

March 29, 2010

To All Concerned Parties

Name of REIT Issuer:

Invincible Investment Corporation  
Naoki Shibatsuji, Executive Director  
Nihon-bashi Nishikawa Bldg.  
1-5-3 Nihon-bashi, Chuo-ku, Tokyo, Japan  
(Securities code: 8963)  
URL: <http://www.invincible-inv.co.jp/eng/>

Asset manager:

Consonant Investment Management Co., Ltd.  
Naoki Shibatsuji, CEO  
Contact: Yuji Kubo, CFO  
(Tel. +81-3-3272-7311)

## Notice Concerning Debt Financing (Determination of Interest Rate)

Invincible Investment Corporation (INV) has today announced that the applicable interest rate for the following term loan (GE Japan Co., Ltd.), disclosed in the press release titled "Notice Concerning Change of Terms of Existing Borrowings" dated March 26, 2010 as follows.

Term loan (GE Japan Co., Ltd.)

Debtor bank	Outstanding of Borrowing (mn JPY )	Borrowing date	Maturity date
GE Japan Co., Ltd.	3,826 (Note 1)	Oct. 26, 2007	May 31, 2010 (Note 2)
	Interest rate		
	2.68813 % (from March 31, 2010 to May 31, 2010)		

(Note 1) Part of borrowings (JPY 200 million) is scheduled to be repaid on March 30, 2010 according to the press release titled "Notice Concerning Change of Terms of Existing Borrowings" dated March 26, 2010. Outstanding of borrowing is after the repayment of part of borrowings and figures are rounded down to the indicated unit.

(Note 2) Should the terms as provided in the term loan agreement (including change or adjustments made thereafter) dated October 24, 2007 be satisfied, the maturity date is extended automatically to June 30, 2010 according to the press release titled "Notice Concerning Change of Terms of Existing Borrowings" dated March 26, 2010.

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Note: This English language notice is a translation of the Japanese language notice released on March 29, 2010 and was prepared solely for the convenience of, and reference by, non-Japanese investors. No warranties or assurance are given for its accuracy or completeness of this English translation.