

May 28, 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	Oct. 26, 2007	Jun. 30, 2010 (Note)
	Interest rate		
	2.66188 % (from Jun. 1, 2010 to Jun. 30, 2010)		

(Note) As disclosed in the press release titled "Notice concerning Change of Terms of Existing Borrowings" dated April 21, 2010, "Maturity date" was changed from "May 31, 2010" to "June 30, 2010".

---

Note: This English language notice is a translation of the Japanese language notice released on May 28, 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.