

November 30, 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: Eiji Takizawa, 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 rates for the following “term loan (Shinsei Trust & Banking Co., Ltd.)” disclosed in the press release titled “Notice concerning Change of Terms of Existing Borrowings” dated September 28, 2010. Details are as follows.

Term loan (Shinsei Trust & Banking Co., Ltd.)

Lender	Outstanding of Borrowing (mn JPY)	Borrowing date	Maturity date
Shinsei Trust & Banking Co., Ltd.	16,800	Mar. 30, 2007	Dec. 30, 2010
	Interest rate		
	3.62000% (December 1, 2010 to December 30, 2010)		

Note: This English language notice is a translation of the Japanese language notice released on November 30, 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.