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To All Concerned Parties

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Notice concerning Revision of Forecasted Financial Results for the 16th Fiscal Period  
Ended June 2011 and concerning Forecasted Financial Results  
and Distribution per Unit for the 17th Fiscal Period Ending December 2011

Invincible Investment Corporation (INV) plans to issue new investment units by way of a third-party allotment, procure funds by new borrowings, fully repay all existing borrowings except for part of the Term Loan from Shinsei Trust & Banking Co., Ltd. (the "Securitized Loan") or refinance them with long-term loans, and take other measures, as announced in the press releases titled "Notice concerning Series of Transactions with Calliope Godo Kaisha," "Notice concerning Invitation of New Sponsor and Issuance of New Investment Units by way of Third-Party Allotment," "Notice concerning Debt Financing and Repayment of Borrowings, etc.(1)" "Notice concerning Debt Financing and Repayment of Borrowings, etc.(2)" and "Notice Concerning Fund Procurement through Debt Financing Backed by Trust Assets and Repayment of Borrowings and Change in Trustee of Trust Assets" all dated today (hereinafter, the transactions INV plans to implement and announced in these press releases collectively referred to as the "Transactions").

On the premise that the Transactions are actually implemented, INV announces the revision of its forecasted financial results for the fiscal period ended June 2011 (16th fiscal period; January 1, 2011 to June 30, 2011) announced in the financial summary (*Kessan-Tanshin*) dated February 24, 2011, and forecasted financial results as well as forecasted distribution per unit for the fiscal period ending December 2011 (17th fiscal period; July 1, 2011 to December 31, 2011). Details are as follows.

Note: This document is an English translation of a public announcement regarding revision of forecasted financial results for the 16th fiscal period ended June 2011 as well as forecasted financial results and distribution per unit for the 17th fiscal period ending December 2011, and has not been prepared as an inducement or invitation for investment. We caution readers to undertake investment decisions at their own examination and responsibility. This translation of the original Japanese public announcement is provided solely for information purposes. Should there be any discrepancy between this translation and the Japanese original, the latter shall prevail.

## 1. Revision of forecasted financial results for the 16th fiscal period (January 1, 2011 to June 30, 2011)

	Operating revenues	Operating income	Recurring profit	Net income	Distribution per unit (excluding exceeding profit distribution per unit)
Previous forecast (A) (financial summary dated February 24, 2011)	Million JPY 2,343	Million JPY 867	Million JPY 4	Million JPY 3	JPY 200
Revised forecast (B)	Million JPY 2,272	Million JPY 765	Million JPY -102	Million JPY -102	JPY 200
Variance (B-A)	Million JPY -70	Million JPY -101	Million JPY -106	Million JPY -106	JPY —
Rate of variance	% -3.0	% -11.7	% —	% —	% —
(Ref.) Actual results for 15th fiscal period (Note 3) (July 1, 2010 to Dec. 31, 2010)	Million JPY 5,348	Million JPY -5,241	Million JPY -7,078	Million JPY 4,757	JPY 435

	Exceeding profit distribution per unit	Reversal of earned surplus	Dividend resource
Previous forecast (A) (financial summary dated February 24, 2011)	JPY —	Million JPY 123	Million JPY 127
Revised forecast (B)	JPY —	Million JPY 230	Million JPY 127
Variance (B-A)	JPY —	Million JPY 106	Million JPY —
Rate of variance	% —	% 86.2	% —
(Ref.) Actual results for 15th fiscal period (Note 3) (July 1, 2010 to Dec. 31, 2010)	JPY —	Million JPY —	Million JPY 276

(Note 1) The number of investment units issued and outstanding at the end of the fiscal period:  
636,695 units

(Note 2) Dividend resource (revised forecast) for the 16th fiscal period is calculated using the following formula:

Dividend resource (JPY 127 million) = Net Income (JPY -102 million) + Reversal of Earned Surplus (JPY 230 million)

(Note 3) The fiscal period ended December 2010 had 365 operation days from January 1, 2010 to December 31, 2010.

(Note 4) Figures are rounded down to the indicated unit and percentages are rounded to the first decimal place. The same holds true for below.

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## 2. Forecasted financial results for the 17th fiscal period (July 1, 2011 to December 31, 2011)

	Operating revenues	Operating income	Recurring profit	Net income	Distribution per unit (excluding exceeding profit distribution per unit)
Forecast for 17thh fiscal period (July 1, 2011 to December 31, 2011)	Million JPY 2,274	Million JPY -1,283	Million JPY -4,483	Million JPY -3,509	JPY 200

	Exceeding profit distribution per unit	Reversal of earned surplus	Dividend resource
Forecast for 17thh fiscal period (July 1, 2011 to December 31, 2011)	JPY —	Million JPY 3,779	Million JPY 269

(Note 1) The number of investment units issued and outstanding after execution of the capital increase by way of third-party allotment (hereinafter, the “Third Party Allotment”), which was announced in the press release titled “Notice concerning Invitation of New Sponsor and Issuance of New Investment Units by way of Third-Party Allotment” dated today, is assumed to be 1,348,292 units. Figures are calculated based on the assumption that no additional investment units will be issued from that time until the end of the 17th fiscal period.

(Note 2) Dividend resource (forecast) for the 17th fiscal period is calculated using the following formula:  
 Dividend resource (JPY 269 million) = Net Income (JPY -3,509 million) + Reversal of Earned Surplus (JPY 3,779 million)

## 3. Reason for revision of forecasted financial results for the 16th fiscal period and for forecasted financial results and distribution per unit for the 17th fiscal period

### [Implementation of the Transactions]

When the Transactions are implemented, INV will issue new investment units by way of the Third-Party Allotment, repay all existing borrowings excluding part (JPY 5,615 million) of the Securitized Loan or refinance them with long-term loans, all as of July 29, 2011. Through the Transactions, INV believes that it can obtain confidence from financial institutions, etc. and achieve significant improvement in its financial base by improving borrowing conditions, including the extension of maturity dates, conducting refinancing borrowings and by other measures. Such improvements will also enable INV to avert the risk of bankruptcy.

### [Great East Japan Earthquake]

INV conducted further verification of the damage to its entire portfolio caused by the Great East Japan Earthquake that broke out on March 11, 2011 (the “Earthquake”) and the amount of repair costs (capital expenditures and repair expenses) that must be borne by INV. INV estimates the approximate amounts of major repair expenses related to the outbreak of the Earthquake to be JPY 6 million for the 16th fiscal period and fiscal period and JPY 10 million for the 17th fiscal period.

Note: This document is an English translation of a public announcement regarding revision of forecasted financial results for the 16th fiscal period ended June 2011 as well as forecasted financial results and distribution per unit for the 17th fiscal period ending December 2011, and has not been prepared as an inducement or invitation for investment. We caution readers to undertake investment decisions at their own examination and responsibility. This translation of the original Japanese public announcement is provided solely for information purposes. Should there be any discrepancy between this translation and the Japanese original, the latter shall prevail.

Further, INV anticipates JPY 26 million for the 16th fiscal period and JPY 12 million for the 17th fiscal period as capital expenditures that are not recorded as expenses. (For the impact of the Earthquake, please also refer to the press releases titled “Notice concerning “The 2011 off the Pacific coast of Tohoku Earthquake”” dated March 13, 2011 and “Notice concerning Impact of “the Great East Japan Earthquake” (Second Release)” dated April 13, 2011.)

The revision to the forecasted results has been decided to be made at this time due to the fact that a review of the forecast, conducted in association with the implementation of the above-mentioned Transactions and the recognition of the expenses due to the occurrence of the Earthquake, revealed that a 30% or more change is expected from the forecasted net income for the 16th fiscal period that was announced on February 24, 2011.

Moreover, INV decided to announce the forecasted financial results and distribution per unit for the 17th fiscal period, with the aim of providing useful information to investors, based on the information currently available and on certain assumptions that are judged to be reasonable.

For details of the revision as well as the pre-conditions and assumptions of the forecasted financial results, please refer to the Attachment.

#### 4. Other: Exit fees

When the Transactions are implemented, INV plans to pay exit fees of 15.0% (total payment: JPY 1,530 million) for the Shinsei Trust Loan A and Shinsei Trust Loan B (the Term Loan (Shinsei Trust A) dated July 29, 2011 and the Term Loan (Shinsei Trust B) of the same date, which are described in the press releases titled “Notice concerning Debt Financing and Repayment of Borrowings, etc.(1)” and “Notice concerning Debt Financing and Repayment of Borrowings, etc.(2)” dated today).

For accounting purposes, the exit fees will be recorded as accounts payable and then offset with earned surplus for the 17th fiscal period. Therefore, INV will pay the amount in actual cash on January 30, 2015, which is the repayment date of the principal of the respective loans, by using cash on hand that will be available. At present, however, INV sees no impact of this on the distribution for the fiscal period ending June 2015.

#### 5. Future outlook

If a certain change is found to occur on the forecasted financial results and forecasted distribution, an announcement will be made immediately.

(Note) The abovementioned figures for the 17th fiscal period are currently forecasted figures based on the assumption that the Transactions will be realized. INV does not guarantee the statements concerning the abovementioned forecasted figures. Please be duly warned that the abovementioned forecasted figures were merely calculated based on a certain set of hypotheses projected by INV.

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Note: This English language notice is a translation of the Japanese language notice released on July 15, 2011 and was prepared solely for the convenience of, and reference by, non-Japanese investors. No warranties or assurances are given for the accuracy or completeness of this English translation. Readers are urged to read the original Japanese language notice.

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(Attachment)

**Pre-Conditions and Assumptions Underlying Distribution Forecasts, etc. for the 16th Fiscal Period (January 1, 2011 – June 30, 2011) and the 17th Fiscal Period (July 1, 2011 – December 31, 2011)**

Item	Assumptions
Fiscal period	<p>Fiscal period ended June 2011 (16th fiscal period): From January 1, 2011 to June 30, 2011</p> <p>Fiscal period ending December 2011 (17th fiscal period): From July 1, 2011 to December 31, 2011</p>
Assets under management	<p>16th fiscal period: 55 properties</p> <p>17th fiscal period: It is assumed that, of the 55 properties owned as of today, New Edobashi Building will be sold in the 17th fiscal period.</p>
Units outstanding	<p>16th fiscal period: 636,695 units</p> <p>17th fiscal period: It is assumed that the number of investment units issued and outstanding after execution of the Third-Party Allotment is 1,348,292 units, and that there will be no additional issuance of investment units until the end of the 17th fiscal period.</p>
Interest-bearing liabilities	<p>16th fiscal period: balance of borrowings: JPY 42,596 million</p> <p>17th fiscal period: As of today, borrowings amount to JPY 42,596 million and the maturity date for all borrowings arrives on July 29, 2011 which is during the 17th fiscal period. However, it is assumed that funds will be procured by way of the Third-Party Allotment and by new borrowings, conditions of existing borrowings will be modified, and all existing borrowings excluding part of the Securitized Loan will be repaid or refinanced with long-term loans (for details, please refer to the press releases titled "Notice concerning Invitation of New Sponsor and Issuance of New Investment Units by way of Third-Party Allotment," "Notice concerning Debt Financing and Repayment of Borrowings, etc.(1)" "Notice concerning Debt Financing and Repayment of Borrowings, etc.(2)" and "Notice Concerning Fund Procurement through Debt Financing Backed by Trust Assets and Repayment of Borrowings and Change in Trustee of Trust Assets" all dated today). It is also assumed that no new borrowing will be made other than the above.</p>
Operating revenues	<p>INV assumes it will incur JPY 2,272 million in operating revenues for the 16th fiscal period and JPY 2,274 million for the 17th fiscal period. The breakdown is as follows:</p> <ul style="list-style-type: none"> <li>Rental revenues: 16th fiscal period: JPY 2,272 million 17th fiscal period: JPY 2,274 million</li> </ul> <p>Rental revenues are calculated based on historical data and taking into account tenant trends, property competitiveness, market environment and other factors. In addition, INV assumes there are no delinquencies or non-payment of rent by tenants.</p>

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Operating expenses	INV assumes it will incur JPY 1,187 million in property related expenses for the 16th fiscal period and JPY 1,256 million for the 17th fiscal period. The breakdown is as follows:		
	[16th fiscal period]		
	• Facility management fees	JPY 411million	(of these, JPY 42 million are repair costs)
	• Taxes and other public charges	JPY 167million	
	• Insurance expenses	JPY 6million	
	• Other expenses	JPY 174million	
	• Depreciation expenses	JPY 427million	
	[17th fiscal period]		
	• Facility management fees	JPY 460million	(of these, JPY 84 million are repair costs)
	• Taxes and other public charges	JPY 167million	
• Insurance expenses	JPY 4million		
• Other expenses	JPY 193million		
• Depreciation expenses	JPY 430million		
	Other than depreciation expenses, the property related expenses are calculated based on historical data and reflect elements that may cause fluctuations. Of the assessed and decided amount of real property tax, city planning tax, depreciable property tax, etc. applicable to assets under management, INV records as expenses the tax amount that it expects to pay during the fiscal periods.		
	Furthermore, concerning assets newly acquired during the year in which the fiscal periods falls, the tax amount is calculated on a pro-rata basis with the prior titleholder, and this adjusted amount is reimbursed at the time of acquisition. INV, however, capitalizes an amount equivalent to the concerned adjusted amount reimbursed as part of the acquisition cost, and thus does not record the amount as expenses.		
	Of the repair costs above, the approximate amounts of major repair costs in relation to the occurrence of the Earthquake are estimated to be JPY 6 million for the 16th fiscal period and JPY 10 million for the 17th fiscal period. For repair costs other than those related to the occurrence of the Earthquake, forecasted amounts are recorded based on the repair plan of CSNT, but they may largely vary depending on changes of conditions and other factors.		
	Capital expenditures are estimated to be JPY 97 million for the 16th fiscal period and JPY 270 million for the 17th fiscal period. Of these, major capital expenditures for repair works related to the Earthquake are estimated to be JPY 26 million for the 16th fiscal period and JPY 12 million for the 17th fiscal period.		
	Non-operating expenses other than the property related expenses (excluding losses on sale of properties) are estimated to be JPY 319 million for the 16th fiscal period and JPY 353 million for the 17th fiscal period. In addition, a certain amount that is reasonably estimated is assumed for losses on sale of properties in relation to the sale of New Edobashi Building for the 17th fiscal period.		

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Non-operating expenses	<p>INV assumes it will incur JPY 871 million in non-operating expenses for the 16th fiscal period and JPY 6,367 million for the 17th fiscal period. The breakdown is as follows:</p> <p>[16th fiscal period]</p> <table> <tr> <td>• Interest expense</td><td>JPY 598 million</td></tr> <tr> <td>• Finance related costs (of which, fees to Calliope)</td><td>JPY 271 million</td></tr> <tr> <td>(of which, exit fees)</td><td>—</td></tr> <tr> <td>• Other non-operating expenses</td><td>JPY 1 million</td></tr> <tr> <td></td><td><hr/>JPY 871 million</td></tr> </table> <p>[17th fiscal period]</p> <table> <tr> <td>• Interest expense</td><td>JPY 800 million</td></tr> <tr> <td>• Finance related costs (of which, fees to Calliope)</td><td>JPY 2,262 million</td></tr> <tr> <td>(of which, exit fees)</td><td>(JPY 336.5 million)</td></tr> <tr> <td>• Other non-operating expenses</td><td>(JPY 1,530 million)</td></tr> <tr> <td></td><td>JPY 138 million</td></tr> <tr> <td></td><td><hr/>JPY 3,200 million</td></tr> </table> <p>For the 17th fiscal period, it is assumed that borrowing conditions are changed, including the loan periods becoming longer, as the Transactions are implemented. For the borrowing conditions when the Transactions are implemented, please refer to the press releases titled "Notice concerning Debt Financing and Repayment of Borrowings, etc.(1)" "Notice concerning Debt Financing and Repayment of Borrowings, etc.(2)" and "Notice Concerning Fund Procurement through Debt Financing Backed by Trust Assets and Repayment of Borrowings and Change in Trustee of Trust Assets" all dated today.</p> <p>Further, INV plans to record JPY 1,530 million, to be paid as exit fees, in the finance related costs as accounts payable.</p>	• Interest expense	JPY 598 million	• Finance related costs (of which, fees to Calliope)	JPY 271 million	(of which, exit fees)	—	• Other non-operating expenses	JPY 1 million		<hr/> JPY 871 million	• Interest expense	JPY 800 million	• Finance related costs (of which, fees to Calliope)	JPY 2,262 million	(of which, exit fees)	(JPY 336.5 million)	• Other non-operating expenses	(JPY 1,530 million)		JPY 138 million		<hr/> JPY 3,200 million
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	<hr/> JPY 3,200 million																						
Extraordinary income	In the 17th fiscal period, extraordinary income of JPY 975 million is estimated as gains from release of obligations for the Securitized Loan.																						
Distribution per unit	<p>The distribution per unit is calculated in accordance with the cash distribution policy set forth in INV's Articles of Incorporation.</p> <p>Of the earned surplus of JPY 4,480 million based on the gain on negative goodwill recorded during the 15th fiscal period, INV assumes that JPY 127 million in the 16th fiscal period and JPY 269 million in the 17th fiscal period will be distributed, within the range of funds surplus, respectively. Further, the distribution per unit may vary due to various factors, such as fluctuations in rental revenues due to changes in the portfolio composition, changes in the tenant composition, etc. and incurrence of unexpected repairs.</p>																						
Exceeding profit distribution per unit	INV currently does not expect to make distributions exceeding profits (exceeding profit distribution per unit).																						
Other	<p>INV assumes there will be no amendments to laws and ordinances, the taxation system, accounting standards and other regulations that will affect the foregoing forecasts.</p> <p>In addition, INV assumes there will be no unforeseen material changes in the market environment, including general economic trends and real estate market conditions.</p>																						

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