

October 27, 2011

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: Michiko Ishibachi,
Manager in charge of Investor Relations
(Tel. +81-3-3272-7311)

Notice concerning Additional Debt Financing and Repayment of Borrowing and Determination of Interest Rate

Invincible Investment Corporation (INV) announces that it has today decided to conduct additional debt financing and repayment of borrowing as stated below. In addition, INV announces that the applicable interest rate for Term Loan (Syndicate A) (hereinafter, "Syndicated Loan A") has been determined today as follows.

1. About additional debt financing

(1) Reason for additional debt financing

INV will conduct the additional debt financing (hereinafter, "Additional Borrowing") for the partial repayment (JPY 200 million each (Total: JPY 400 million)) both in Term Loan (Shinsei Trust A) (hereinafter, "Shinsei Trust Loan A") and Term Loan (Shinsei Trust B) (hereinafter, "Shinsei Trust Loan B") and for the allocation to cash on hand (JPY 500 million) (Note) for the purpose of future external growth etc. (For the details of each loans, please refer to 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)" both dated July 15, 2011, "Notice concerning Execution of Loan Agreements on the New Borrowings and Amendment Loan Agreement regarding Changes of the Borrowing Terms on the Existing Borrowing and Determination of Interest Rates" and "(Correction) Notice concerning Execution of Loan Agreements on the New Borrowings and Amendment Loan Agreement regarding Changes of the Borrowing Terms on the Existing Borrowing and Determination of Interest Rates" both dated July 28, 2011).

(Note) The specific use of this cash on hand (JPY 500 million) will be disclosed as soon as it is determined. Furthermore, the funds will be managed in INV's bank account until payment is implemented.

(2) Details of Additional Borrowing

- (a) Lender of additional borrowing : The Bank of New York Mellon Trust (Japan), Ltd. (Note)
- (b) Additional borrowing amount : JPY 900 million
- (c) Additional borrowing method : Borrowing based on the term loan agreement dated July 27, 2011 after change by the amendment term loan agreement dated today (hereinafter, the "amendment agreement")
- (d) Agreement date of additional borrowing : October 27, 2011
- (e) Additional borrowing date : October 31, 2011

(Note) The Bank of New York Mellon Trust (Japan), Ltd. is the trustee in the form of a specified money trust and Platinum CRE Loan Investment Limited Partnership holds beneficiary interests for such trust.

Furthermore, the followings are details of Syndicate Loan A before and after the Additional Borrowing.

<Before Additional Borrowing>

- (a) Lenders : Citibank Japan Ltd.
Shinsei Bank, Limited
The Chuo Mitsui Trust and Banking Company, Limited
Resona Bank, Limited
- (b) Borrowing amount : JPY 10,100 million
- (c) Interest rate, etc. : 2.44000 % (July 29, 2011 to October 31, 2011)
Variable interest rate
- (d) Borrowing method : Borrowing based on the term loan agreement dated July 27, 2011
Mortgage (Note) / non guarantee
- (e) Borrowing date : July 29, 2011
- (f) Interest payment date : Last business day of every three months before the principal repayment date, with October 31, 2011 set as the first payment date, and the principal repayment date
- (g) Principal repayment method : Part of the principal (JPY 37.5 million) will be repaid on the same day as the interest payment date (every three months), and the rest will be repaid in full on the principal repayment date
- (h) Principal repayment date : July 29, 2014
- (g) Partial repayment date of principal : Same day as the above (f) Interest payment date

(Note) The first pledges was established on trust beneficiary interests in real estate for 19 properties (City House Tokyo Shinbashi, Winbell Kagurazaka, Nishiwaseda Crescent Mansion, Lexington Square Akebonobashi, Casa Eremitaggio, Towa City Coop Shinotsuka II, Bichsel Musashiseki, Lexel Mansion Ueno Matsugaya, Towa City Coop Sengencho, Royal Park Omachi, Lexington Square Haginomachi, Visconti Kakuozan, Lexington Square Daitabashi, Lexington Square Honjo Azumabashi, AMS TOWER Minami 6-Jo, Cross Square NAKANO, Ohki Aoba Building, Lexington Plaza Hachiman and AEON TOWN Sukagawa (former property name: Loc Town Sukagawa)), and the first mortgages was established on 2 properties (Shinjuku

Island and Stop Parking Kanda-Sudacho). In addition, in accordance with the term loan agreement dated July 27, 2011, the first pledge was established on trust beneficiary interests in the trust assets for the loan backed by trust assets to be granted by Prudential Mortgage Asset Holdings 1 Japan Investment Business Limited Partnership (hereinafter, "Prudential LPS") on the condition that full repayment of the credit in the loan backed by trust assets or prior consent by Prudential LPS is required for the execution of the pledges.

<After Additional Borrowing> (Changed places only)

- | | | |
|-------------------------|---|---|
| (a) Lenders | : | Shinsei Bank, Limited
Citibank Japan Ltd.
The Chuo Mitsui Trust and Banking Company, Limited
The Bank of New York Mellon Trust (Japan), Ltd.
Resona Bank, Limited |
| (b) Borrowing amount | : | JPY 10,962.5 million (Note 1) |
| (c) Interest rate, etc. | : | 2.43643 % (November 1, 2011 to January 31, 2012)
Variable interest rate |
| (d) Borrowing method | : | Borrowing based on the term loan agreement dated July 27, 2011 (including changes made thereafter)
Mortgage (Note 2) / non guarantee |

(Note 1) The borrowing amount is the figure after Additional Borrowing (JPY 900 million) and partial repayment of principal (JPY 37.5 million) in the form of scheduled repayment as of October 31, 2011.

(Note 2) There is no change made in the contents of mortgage.

2. Details of repayments

(1) Partial repayment of principal of Shinsei Trust Loan A

- | | | |
|---|---|---|
| (a) Lender | : | Shinsei Trust & Banking Co., Ltd. |
| (b) Borrowing amount before repayment | : | JPY 7,300 million |
| (c) Repayment amount | : | JPY 200 million |
| (d) Borrowing amount after repayment | : | JPY 7,100 million |
| (e) Source of repayment | : | Part (JPY 200 million) of the Additional Borrowing: JPY 900 million |
| (f) Interest rate etc. | : | 8.5 %
Fixed interest rate |
| (g) Borrowing method | : | Borrowing based on the term loan agreement dated July 27, 2011 |
| (h) Partial repayment date of principal | : | October 31, 2011 |
| (i) Repayment date of principal | : | January 30, 2015 |

(Note) As for the exit fees relating to Shinsei Trust Loan A (the amount obtained by multiplying the principal amount by 15.0 %), at the beginning, INV intended to pay the exit fees in full in actual cash on the

repayment date of principal (January 30, 2015), but because of the partial repayment above, part of the exit fees (JPY 30 million) will be paid on the partial repayment date of principal (October 31, 2011) by using cash on hand.

Furthermore, for accounting purposes, the exit fees will be recorded as accounts payable and then offset with earned surplus for the 17th Fiscal Period Ending December 31, 2011.

For the details of the exit fees, please refer to the press releases titled "Notice concerning Debt Financing and Repayment of Borrowings, etc.(1)" and "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" both dated July 15, 2011.

(2) Partial repayment of principal of Shinsei Trust Loan B

- (a) Lender : Shinsei Trust & Banking Co., Ltd.
- (b) Borrowing amount : JPY 2,900 million
before repayment
- (c) Repayment amount : JPY 200 million
- (d) Borrowing amount : JPY 2,672 million (Note 2)
after repayment
- (e) Source of repayment : Part (JPY 200 million) of the Additional Borrowing: JPY 900 million
- (f) Interest rate etc. : 9.5%
Fixed interest rate
- (g) Borrowing method : Borrowing based on the term loan agreement dated July 27, 2011
- (h) Partial repayment :
date of principal : October 31, 2011
- (i) Repayment date of :
principal : January 30, 2015

(Note 1) As for the exit fees relating to Shinsei Trust Loan B (the amount obtained by multiplying the principal amount by 15.0 %), at the beginning, INV intended to pay the exit fees in full in actual cash on the repayment date of principal (January 30, 2015) but because of the partial repayment above, part of the exit fees (JPY 30 million) will be paid on the partial repayment date of principal (October 31, 2011) by using cash on hand.

Furthermore, for accounting purposes, the exit fees will be recorded as accounts payable and then offset with earned surplus for the 17th Fiscal Period Ending December 31, 2011.

For the details of the exit fees, please refer to the press releases titled "Notice concerning Debt Financing and Repayment of Borrowings, etc.(2)" and "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" both dated July 15, 2011.

(Note 2) The borrowing amount after repayment is the figure after the above partial repayment of principal (JPY 200 million) and the partial repayment (JPY 28 million) in the form of scheduled repayment as of October 31, 2011.

3. Future Outlook

Since there is a minor impact to the performance on the forecast of results for the 17th Fiscal Period Ending December 31, 2011 (July 1, 2011 to December 31, 2011) by this matter, no change being made on the forecast of results for the 17th Fiscal Period Ending December 31, 2011 reported in the financial summary (*Kessan-Tanshin*).

4. Others: for appropriate understanding of investors

Regarding the risk involving the transfer, there is no important change which can cause bad effects to the “Investment risks” description in the securities report for the Fiscal Period Ended June 2011 (January 1, 2011 to June 30, 2011) which INV submitted on September 27, 2011 (in Japanese only).

Note: This English language notice is a translation of the Japanese language notice released on October 27, 2011 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.

<Reference>

Borrowing amount outstanding as of October 31, 2011

(Units: mn JPY, figures rounded down to a mn JPY)

	Before repayment	After repayment	Balance
Long-term debt	31,300	31,734	434
Total debt	31,300	31,734	434
Loan-to-Value (LTV) (%) (Note 1) (Note 2)	49.1	49.5	0.3

(Note 1) The figures after repayment are calculated including the partial repayments of principal of Syndicate Loan A and Shinsei Trust Loan B as of October 31, 2011 in the form of the scheduled repayments.

(Note 2) LTV is calculated using the following formula:

$$\text{LTV} = \frac{\text{Interest-bearing debt}}{(\text{Interest-bearing debt} + \text{Unitholders' capital (including retained earnings on unitholders' capital)})} \times 100$$

(Note 3) Percentages are rounded down to the first decimal place.