

September 27, 2012

To All Concerned Parties

Name of REIT Issuer:

Invincible Investment Corporation
 Naoki Shibatsuji, Executive Director
 6-6-1 Ginza, 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- 5411-2731)

Notice concerning Debt Financing (Determination of Interest Rate)

Invincible Investment Corporation (INV) has today announced that the applicable interest rates for the term loan (Syndicate B) (hereinafter, the "Syndicate Loan B") has been determined today, which had been disclosed in the press releases titled "Notice concerning Debt Financing, Repayment of Borrowings, and Fund Procurement through Debt Financing Backed by Trust Assets" dated September 26, 2012. Details are as follows.

Details

Syndicate Loan B

Lender	Outstanding Borrowing (mn JPY)	Scheduled borrowing date	Maturity date
MetLife Alico Life Insurance K.K. The Bank of New York Mellon Trust (Japan), Ltd. Citibank Japan Ltd. Shinsei Bank, Limited	13,400	September 28, 2012	July 31, 2014
	Interest rate		
	2.25443% (September 28, 2012 to November 29, 2012)		

Note: This English language notice is a translation of the Japanese language notice released on September 27, 2012 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.