

June 3, 2015

To All Concerned Parties

Name of REIT Issuer:

Invincible Investment Corporation

Name of representative:

Naoki Fukuda, Executive Director

Roppongi Hills Mori Tower

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(Securities code: 8963)

Asset manager:

Consonant Investment Management Co., Ltd.

Naoki Fukuda, CEO

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Notice Concerning Execution of Sponsor Support Agreement

Invincible Investment Corporation ("INV") announced today that Consonant Investment Management, Ltd. ("CIM"), INV's asset manager, entered into a "Sponsor Support Agreement" with Fortress Investment Group Japan Godo Kaisha (the "Support Company") on June 3, 2015.

1. Details and Reasons for the Execution of the Sponsor Support Agreement

CIM and the Support Company have entered into the Sponsor Support Agreement in order to confirm and clarify the Support Company's role as well as the rights and obligations between CIM and the Support Company, based on the details of the support that have been provided to date by the Support Company (as an affiliate of Calliope Godo Kaisha, the parent company of CIM) to CIM.

The Sponsor Support Agreement sets forth, among other matters, (1) that the Support Company may, in its sole discretion, provide property information to CIM in the event Fortress Investment Group LLC and its affiliates including the Support Company (collectively, the "Sponsor Group") intend to sell properties held, developed or managed by the Sponsor Group, or in the event the Support Company obtains information regarding a sale from a third party, in each case to the extent the Support Company reasonably deems suitable to INV's investment criteria, and (2) cooperation by the Support Company in securing human resources for CIM, provision of various advisory services and mutual information sharing regarding the real estate sale and leasing market. Further, the Support Company will not receive any fee from INV or CIM under the Sponsor Support Agreement.

2. Overview of Past Sponsor Support

Since Calliope GK became the sponsor of INV in July 2011, the Support Company has worked together with CIM and the Sponsor Group to implement the following initiatives:

- 2011: Injected ¥7.0 billion of equity capital by way of a third-party allotment of INV's units, refinanced and repaid existing debt through term loans, a syndicated bank facility and long-term fixed rate debt, thereby reducing the amount of borrowings and improving LTV. As a result, our auditors removed the note in our financial statements regarding the uncertainty of our "going-concern" status in August.
- 2012: Actively sought to improve portfolio performance and continued to implement cost reduction measures. In September, INV purchased 24 additional residential properties from the sponsor without the issuance of new units. INV successfully increased its distributions per unit ("DPU") in 2012.
- 2013: Significantly increased DPU and diversified INV's lender base through a megabank-led refinancing and repayment of the Shinsei Trust Loan and a ¥3.0 billion third-party allotment of INV's units.
- 2014: Repositioned INV's portfolio by disposing seven fixed-rent senior housing properties, which had limited growth potential, and acquiring two hotel properties, which include a variable rent component and show strong potential for upside growth. INV acquired 18 additional hotel properties from the sponsor from the proceeds of a 144A global equity offering and an additional megabank-led financing. Gross operating profit for the 20 hotels acquired in 2014 grew collectively by 21.2% as compared to 2013, leading to a 160.7% increase in annual DPU in 2014 as compared to 2013, the highest percentage increase among all J-REITs.
- 2015: Acquired three additional hotel properties, one from a third party and two from the sponsor, in order to promote further growth and stability. The acquisition was funded by existing cash and an additional megabank-led syndicate loan.

3. Future Outlook

As described above, the Sponsor Support Agreement was entered into in order to confirm and clarify the Support Company's role as well as the rights and obligations between CIM and the Support Company, based on the details of the support that have been provided to date by the Support Company to CIM. Therefore, there is no effect on INV's operating conditions resulting from the entry into the Sponsor Support Agreement.