

To All Concerned Parties

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Performance Update for February 2017

Invincible Investment Corporation (“INV”) hereby announces its monthly and fiscal period to date performance for the hotel and residential assets.

1. Hotel Assets Overview

The hotel portfolio¹ performance for the month of February 2017 (year-on-year) has shown ADR growth of 0.9% and declines in occupancy and RevPAR by 1.1pt and 0.3% respectively, due to the guest room renovation work at Hotel Epinard Nasu, which began in January 2017. The February performance of 38 hotel properties excluding Hotel Epinard Nasu and including Hotel MyStays Kanda, for which year-on-year comparisons can be made under the same conditions, is as follows: ADR increased by 1.2%, occupancy declined by 0.8pt, resulting in an increase of RevPAR by 0.3% year-on-year.

The performance for the June 2017 fiscal period (from January to February 2017) is as follows: ADR increased by 1.8% and occupancy and RevPAR decreased by 1.9pt and 0.4% respectively compared to the same period of the previous year. The performance of 38 hotel properties for the June 2017 fiscal period excluding Hotel Epinard Nasu and including Hotel MyStays Kanda, for which year-on-year comparisons can be made under the same conditions, is as follows: ADR increased by 2.0%, occupancy declined by 1.6pt, resulting in an increase of RevPAR by 0.1% compared to the same period of the previous year.

(Note 1) Based on 38 hotel properties stated in “4. Performance (1) 38 Hotel Properties” below.

2. Residential Assets Overview

The residential portfolio¹ occupancy rates as of the end of February 2017 and average occupancy rate for the June 2017 fiscal period were 94.3% (-1.5pt year-on-year) and 93.8% (-1.9pt year-on-year) respectively. However, the rent increase program continues to maintain progress as average rent per tsubo as of the end of February 2017 and the June 2017 fiscal period increased by 0.7% and 1.0%, respectively, year-on-year.

Rents, compared with immediately preceding leases, increased by 1.7% across all new leases, 2.5% across all renewal leases and 2.1% across all combined new and renewal leases for the June 2017 fiscal period.

INV achieved a rent increase for 61.2% of contract renewals, which is an increase of 22.1pt compared to 39.1% for the previous calendar year. The retention rate for existing tenants remained high at 89.9% for June 2017 fiscal period. NOI² increased by 1.2% for the month of February 2017 year-on-year, and increased by 2.0% for the June 2017 fiscal period compared to the same period of the previous year.

(Note 1) Based on 66 residential properties stated in "4. Performance (2) 66 Residential Properties" below; provided, however, that the rent increase and retention rate are based on 68 residential properties held by INV at the end of February 2017.

(Note 2) NOI excludes one-off insurance-related revenues and expenses. NOI is provisional figure and subject to change when it is determined at financial closing; hereinafter the same.

3. Hotel and Residential Assets Overview

The combined NOI for the hotel and residential portfolio¹ decreased by 3.6% for the June 2017 fiscal period to date compared to the same period of the previous year, mainly because 2016 was a leap year and had one extra day in February. The combined NOI of June 2017 fiscal period to date for the 38 hotels excluding Hotel Epinard Nasu and including Hotel MyStays Kanda, for which year-on-year comparisons can be made under the same conditions, and residential portfolio declined by 1.6% compared to the same period of the previous year.

(Note 1) Based on 38 hotel properties and 66 residential properties stated in "4. Performance (1) 38 Hotel Properties" and "(2) 66 Residential Properties" below.

4. Performance

(1) 38 Hotel Properties¹

	February 2017 (A)	Same month of the previous year (B)	Difference (A - B)	YoY Change
Occupancy Rate ²	89.2%	90.3%	-1.1pt	-1.3%
ADR (JPY) ³	8,637	8,558	+79	+0.9%
RevPAR (JPY) ⁴	7,702	7,729	-26	-0.3%
Gross Revenue (JPY million)	1,568	1,591	-23	-1.4%
# of Properties	38	38	—	—

	Fiscal period ending June 2017 Cumulative ⁵ (C)	Same period of the previous year ⁶ (D)	Difference (C - D)	YoY Change
Occupancy Rate ²	86.1%	88.0%	-1.9pt	-2.2%
ADR (JPY) ³	8,383	8,234	149	+1.8%
RevPAR (JPY) ⁴	7,215	7,244	-29	-0.4%
Gross Revenue (JPY million)	3,118	3,125	-7	-0.2%
# of Properties	38	38	—	—

(2) 66 Residential Properties⁷

	February 2017 (A)	Same month of the previous year (B)	Difference (A - B)	YoY Change
Occupancy Rate	94.3%	95.8%	-1.5pt	-1.6%
Rent per Tsubo (JPY)	9,967	9,898	+69	+0.7%
# of Properties	66	66	—	—

	Fiscal period ending June 2017 Cumulative ⁵ (C)	Same period of the previous year ⁶ (D)	Difference (C - D)	YoY Change
Occupancy Rate	93.8%	95.7%	-1.9pt	-1.9%
Rent per Tsubo (JPY)	10,002	9,903	+99	+1.0%
# of Properties	66	66	—	—

(Note 1) Based on 38 hotel properties; of the 48 hotel properties in our portfolio as of the end of February 2017, 9 hotels with fixed-rent lease agreements as well as one hotel, D01 Hotel MyStays Kanda, which was renovated from May 20, 2016 to August 22, 2016 is excluded. 9 hotels with fixed-rent lease agreements are D29 Super Hotel Shinbashi/ Karasumoriguchi, D33 Comfort Hotel Toyama, D36 Super Hotel Tokyo-JR Tachikawa Kitaguchi, D37 Super Hotel JR Ueno-iriyaguchi, D39 Comfort Hotel Kurosaki, D40 Comfort Hotel Maebashi, D41 Comfort Hotel Tsubame-Sanjo, D42 Comfort Hotel Kitami, and D48 Takamatsu Tokyu REI Hotel. Furthermore, the 2016 performance includes the pre-acquisition data for the

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properties acquired in 2016, which was obtained from third-parties including previous owners.

- (Note 2) “Occupancy Rate” for hotel portfolio is calculated using the following formula:
room occupancy rate = total number of rooms occupied during the relevant period ÷ (aggregate number of rooms during the relevant period x number of business days during target period)
- (Note 3) “ADR,” or Average Daily Rate, is the value of the total room sales for a certain period (excluding service fees) divided by the total number of sold rooms for the same period.
- (Note 4) “RevPAR”, or Revenues Per Available Room, is calculated by dividing the total sales for a certain period by the aggregate number of rooms for the same period (rooms x number of days), and is the same figure as that of a product of ADR and occupancy rate.
- (Note 5) Cumulative figures from January 2017 to February 2017 are stated.
- (Note 6) Cumulative figures from January 2016 to February 2016 are stated.
- (Note 7) Based on 66 residential properties owned as of the beginning of January 2016. Portfolio consists of 68 residential properties, and the occupancy rate for the entire residential portfolio is 95.2%, as of the end of February 2017.
- (Note 8) Percentages are rounded to one decimal place. ADR and RevPAR are rounded to the nearest yen and Gross Revenue is rounded down to the nearest million yen.
- (Note 9) For the details of performance for each asset, please visit INV’s website:
<http://www.invincible-inv.co.jp/eng/cms/review.html>
- (Note 10) Cumulative occupancy rate for residential portfolio is calculated by dividing the sum of total leased area by the sum of total leasable area at the end of each month and the percentages are rounded to one decimal place. Cumulative rent per tsubo is calculated by dividing the total rental revenue including common area charges for each month by the sum of total leasable area at the end of each month.

Website of INV: <http://www.invincible-inv.co.jp/eng>