Invincible

Investment Corporation

Presentation for “Property Conference Tokyo 2018”

TSE Code : 8963

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INQUIRIES:

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Comparison of 2016 Portfolio[1] and Current Portfolio[2] (1)

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CIM believes that the last three equity offerings were positive for unitholders because it increased portfolio quality, contributed to portfolio diversification, and have or will increase DPU

- ✓ In 2017 and 2018, Invincible conducted three equity offerings increasing its unit count by 56.4%
- ✓ During this period, Invincible acquired 20 assets and disposed of 12 assets
- ✓ Impact was that simulated Net Income increased to ¥17.9 billion or by 88.2% versus a 56.4% increase in the unit count

(¥ million)

		2016 Actual	2018 Simulated[4]		Change	
			2016 Portfolio 〈A〉	Current Portfolio 〈B〉	(Amount) 〈B〉 - 〈A〉	(%) 〈B〉 / 〈A〉 -1
Number of Assets[3]	Net	124	124	132	8	6.5%
	Acquired	-	-	20	-	-
	Sold	-	-	12	-	-
Net properties acquired (Total acquisition price[3])		266,619	266,619	449,113	182,494	68.4%
NOI		**15,551**	**15,760**	**27,138**	**11,378**	**72.2%**
Depreciation		3,742	4,244	6,265	2,021	47.6%
AM fee		500	550	550	0	0.0%
Operating expenses		302	367	500	133	36.1%
Finance costs		467	331	553	222	66.9%
Interest expenses		655	711	1,289	578	81.4%
Other		91	0	0	0	-
Net income		**9,794**	**9,556**	**17,980**	**8,424**	**88.2%**
Outstanding Units (Unit)		3,675,824	3,675,824	5,748,181	2,072,357	56.4%
EPU (¥)		**2,663**	**2,599**	**3,126**	**527**	**20.3%**
Excess distribution per unit (¥)		0	16	28	12	75.0%
DPU (¥)		**2,663**	**2,615**	**3,154**	**539**	**20.6%**

(Note 1) Indicates the properties owned by INV as of the end of CY2016. Hereafter the same

(Note 2) Indicates the properties owned by INV as of the end of October 2018. Hereafter the same

(Note 3) Number of assets and Acquisition price: The 49% preferred equity interest in the JV TMK that holds Sheraton Grande Tokyo Bay Hotel (SGTB) is counted as one property for INV's portfolio, and acquisition price of SGTB interest in INV's portfolio is calculated by applying the amount of preferred equity interest contribution by Invincible to the JV TMK. Also, Westin and Sunshine Resort are counted as two properties for INV's portfolio, and the amount of TK investment by INV to the SPC which holds the leasehold of these properties is deemed to be the acquisition price for such proportion, which is converted into JP yen based on the foreign exchange forward executed on July 26, 2018. Hereafter the same

(Note 4) 2018 Simulated: Assuming all properties of relevant portfolio were owned since the beginning of 2018. Includes the dividends from preferred equity interest of TMK that owns SGTB and estimated TK dividend backed by two Cayman hotels, assuming these dividends contributed 2018 full year of INV. Actual results for the pre-acquisition period of the properties acquired in 2018 is based on actual results provided by sellers. The estimated TK dividend amount is calculated at the exchange rate of US$1 to ¥110. These figures are calculated by applying adjustments based on the assumption above as reference, and INV does not guarantee that such amount of DPU will be achieved

Comparison of 2016 Portfolio and Current Portfolio (2)

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DPU would have been materially lower had Invincible stuck with its original portfolio and not conducted these equity offerings and new acquisitions

- ✓ 2016 portfolio provided simulated Net Income of ¥9.7 billion in 2016 or simulated DPU of ¥2,660
- ✓ 2016 portfolio would have provided simulated Net Income of ¥9.5 billion or simulated DPU of ¥2,615 in 2018
- ✓ Instead, 2018 simulated DPU is projected to be ¥3,154, a 20.6% increase based upon simulated Net Income for the expanded portfolio of ¥17,980 million

(¥ million)

		2016 Actual		2018 Simulated[2]		Change	
			(Simulated[1]) 〈A〉	2016 Portfolio 〈B〉	Current Portfolio 〈C〉	(Amount) 〈C〉 - 〈B〉	(%) 〈C〉 / 〈B〉 -1
Number of Assets	Net	124	124	124	132	8	6.5%
	Acquired	-	-	-	20	-	-
	Sold	-	-	-	12	-	-
Net properties acquired (Total acquisition price)		266,619	266,619	266,619	449,113	182,494	68.4%
NOI		**15,551**	**15,801**	**15,760**	**27,138**	**11,378**	**72.2%**
Depreciation		3,742	4,122	4,244	6,265	2,021	47.6%
AM fee		500	550	550	550	0	0.0%
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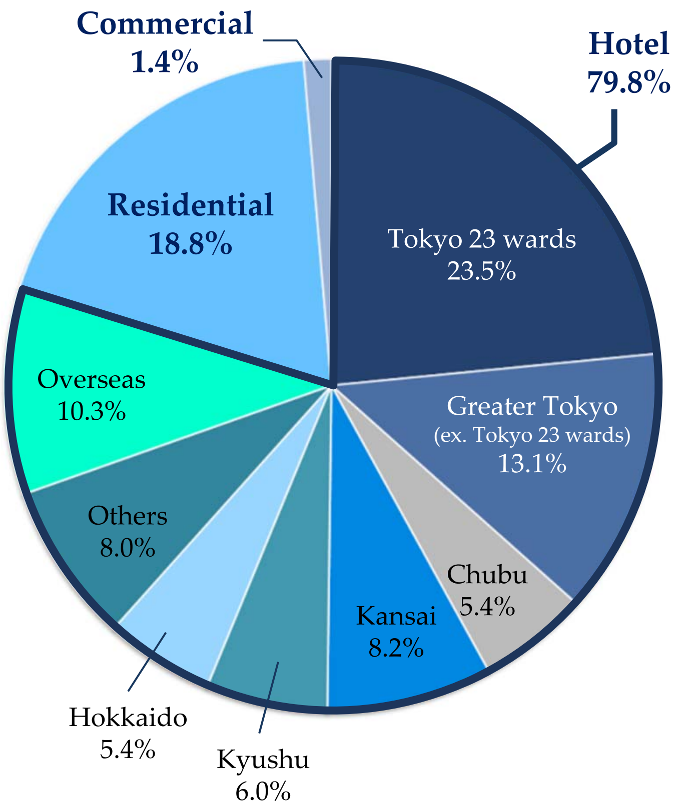
Finance costs		467	331	331	553	222	66.9%
Interest expenses		655	711	711	1,289	578	81.4%
Other		91	0	0	0	0	-
Net income		**9,794**	**9,719**	**9,556**	**17,980**	**8,424**	**88.2%**
Outstanding Units (Unit)		3,675,824	3,675,824	3,675,824	5,748,181	2,072,357	56.4%
EPU (¥)		**2,663**	**2,644**	**2,599**	**3,126**	**527**	**20.3%**
Excess distribution per unit (¥)		0	16	16	28	12	75.0%
DPU (¥)		**2,663**	**2,660**	**2,615**	**3,154**	**539**	**20.6%**

(Note 1) Based on 2016 portfolio assuming all of 2016 portfolio owned from the beginning of 2016. The pre-acquisition period of the properties acquired in 2016 is based on actual results provided by sellers
(Note 2) Please refer to Note 4 on previous page

Diversified Portfolio Mitigates Swings in Any Specific Market

2018 Simulated NOI[1] by Region and Asset Type (Current Portfolio)



		Number of Properties	2018 Simulated NOI[1] (¥ million)	2018 Simulated NOI[1] (%)
Hotel	Tokyo	27	6,363	23.5%
	Greater Tokyo (ex. Tokyo 23 wards)	10	3,563	13.1%
	Chubu	6	1,468	5.4%
	Kansai	7	2,226	8.2%
	Kyushu	5	1,636	6.0%
	Hokkaido	4	1,462	5.4%
	Other Areas	5	2,163	8.0%
	Overseas	2	2,782	10.3%
Sub-total Hotel		66	21,667	79.8%
Residential		64	5,102	18.8%
Commercial		2	368	1.4%
Total		132	27,138	100.0%

(Note 1) Based on the properties owned by INV as of the end of October 2018, assuming all properties were owned since the beginning of 2018. Includes the dividends from preferred equity interest of TMK that owns SGTB and estimated TK dividend backed by two Cayman hotels, assuming these dividends contributed 2018 full year of INV. Actual results for the pre-acquisition period of the properties acquired in 2018 is based on actual results provided by sellers. The estimated TK dividend amount is calculated at the exchange rate of US$1 to ¥110

A Diversified Portfolio with Exposure to Growing Markets

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- A stable residential portfolio with increasing rents and NOI coupled with a geographically diversified hotel portfolio cushioned the impact of natural disasters in Kansai and Hokkaido
- Recent acquisitions in Tokyo, Maihama (Disneyland area), Hokkaido, Kyushu and Grand Cayman have mitigated the impact of new supply in Kansai
- Tokyo expected to benefit from June 2018 Minpaku regulations and the 2020 Tokyo Olympics

		NOI Ratio[1] (2018 Simulated[2])	NOI growth[1] (2017 Simulated vs 2018 Simulated)	
			Full Year	2H (July – December)
Domestic Hotel	Tokyo 23 wards	23.5%	+7.7%	+11.1%
	Greater Tokyo (excluding Tokyo 23 wards)	13.1%	+4.0%	+9.9%
	Tokyo Area - Subtotal	36.6%	+6.3%	+10.6%
	Chubu	5.4%	-0.7%	-4.6%
	Kansai	8.2%	-19.9%	-20.5%
	Kyushu	6.0%	+7.1%	+3.7%
	Hokkaido	5.4%	-4.3%	-9.1%
	Other domestic	8.0%	+1.7%	+1.3%
Domestic Hotel - Subtotal		69.5%	+0.8%	+1.6%
Residential		18.8%	+4.1%	+4.9%
Commercial		1.4%	-0.1%	-0.4%
Domestic Asset - Subtotal		89.7%	+1.5%	+2.2%
Overseas		10.3%	+112.0%[3]	N/A[4]
Total		100.0%	+7.2%[3]	+2.2%

(Note 1) MS Midosuji Honmachi is included in the amount of NOI figures, but excluded in the NOI growth calculation since it opened in December, 2017
(Note 2) Based on the properties owned by INV as of the end of October 2018, assuming all properties were owned since the beginning of 2017. Includes the dividends from preferred equity interest of TMK that owns SGTB and estimated TK dividend backed by two Cayman hotels, assuming these dividends contributed 2018 full year of INV. Actual results for the pre-acquisition period of the properties acquired in 2017 and 2018 is based on actual results provided by sellers. The estimated TK dividend amount is calculated at the exchange rate of US$1 to ¥110
(Note 3) The Westin Grand Cayman Seven Mile Beach Resort & Spa, one of the two overseas hotels, was under renovation from May, 2017 through November, 2017. Calculation of NOI growth is affected by the fact that Simulated NOI in 2017 would be declined as usual due to the renovation
(Note 4) 2H NOI growth of Cayman is not applicable since 2H 2017 NOI is negative

Residential Rent Increase Initiative

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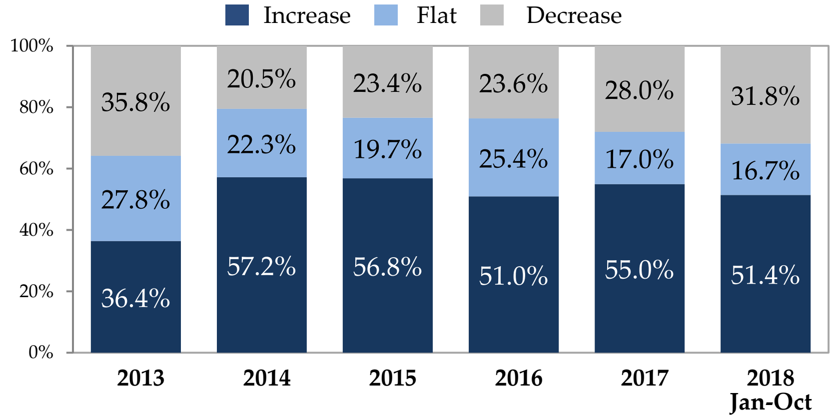
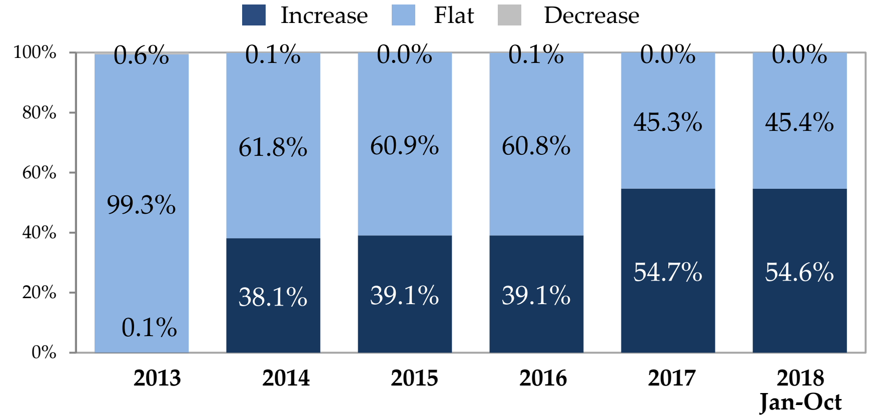
- In 2014, INV initiated a Rent Increase Program to increase rents on new and renewal contracts
- INV replaced the property managers at 16 properties in December 2016 and at four properties in June 2017, focusing on property managers with a track record of successfully raising rents on INV's residential properties

Change in Rent for New Contracts[1]



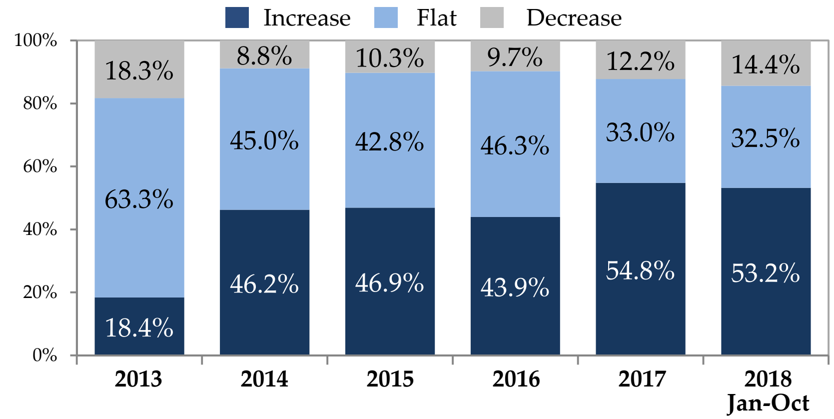
	2013	2014	2015	2016	2017	2018 Jan-Oct
No. of New Contracts	827	649	943	783	1,030	908
Occupancy[2] (%)	95.5	94.0	94.7	95.9	95.0	95.5
Net Leasing Cost (No. of months)[3]	1.15	1.01	1.23	1.15	1.02	0.74

Change in Rent for Renewal Contracts[1]

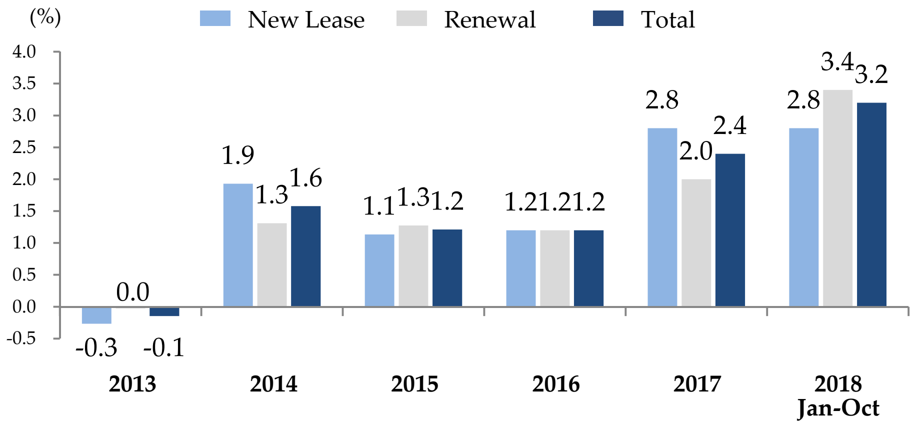


	2013	2014	2015	2016	2017	2018 Jan-Oct
No. of Renewals	818	872	1,209	1,126	1,337	1,104
Renewal Rate[4] (%)	81.2	84.7	85.4	83.7	82.8	83.0

Change in Rent for All Contracts[1]



Average Rent Increase / Decrease[5]



(Note 1) Based on the properties owned by INV for the relevant period. The properties INV acquired / disposed during the period are included only for the term when owned by INV.
(Note 2) Occupancy is calculated by dividing the sum of total residential leased area by the sum of total residential leasable area at the end of each month of each year
(Note 3) Net Leasing Cost (Multiple of Monthly Rent) = Advertising Expenses (Multiple of Monthly Rent) + Free Rent (Multiple of Monthly Rent) – Key Money (Multiple of Monthly Rent)
(Note 4) Renewal rate is calculated by "Number of Renewals during the Period" ÷ "Number of Cases Targeted for Renewal during the Period"
(Note 5) Weighted average of monthly rent increase or decrease (%) of new or renewal contracts, or the total of both, compared with previous contracts of properties owned at the end of period

Sponsorship

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- Since January 2017 and prior to the August 2018 offering, INV has acquired 15 hotels and residential assets[1] from the Sponsor for a combined acquisition price of ¥136 billion[2]
- These acquisitions have contributed to INV's growth in light of the size and quality of the portfolio

Property	Royal Parks Tower Minami-Senju	Royal Parks Seasir Minami-Senju	Hotel MyStays Premier Hamamatsucho	Hotel MyStays Gotanda Station[5]	Sheraton Grande Tokyo Bay Hotel (Preferred Equity)	Beppu Kamenoi Hotel	Hotel MyStays Premier Omori
							
Acquisition Date	February 2017	February 2017	May 2017	October 2017	October 2017	October 2017	October 2017
Acquisition Price[2] (¥ million)	21,879	2,683	8,000	26,523	17,845[2]	8,870	9,781
2018 Simulated NOI Increase[3]	+4.4%	+14.1%	+11.8%	+14.1%	+5.3%[3]	+12.3%	+10.8%
Contribution to 2018 Total Simulated NOI[4]	5.3%	0.7%	2.1%	4.1%	7.4%[3]	3.3%	2.4%

Hotel MyStays Shin-Osaka Conference Center	Hotel MyStays Sapporo Station	Hotel MyStays Yokohama Kannai	Art Hotel Joetsu	Art Hotel Hirosaki City	Hotel MyStays Oita	Hotel MyStays Gotanda	Hotel MyStays Tachikawa
							
October 2017	October 2017	February 2018	February 2018	February 2018	February 2018	June 2018	June 2018
13,068	7,880	5,326	2,772	2,723	1,604	4,068	3,257
-6.8%	+6.8%	+4.1%	+0.2%	+4.4%	+4.8%	+7.1%	+9.8%
3.4%	2.1%	1.2%	1.0%	0.9%	0.5%	0.9%	0.8%

Total 2018 simulated NOI increase: **+6.3**%, Contribution to 2018 Total Simulated NOI: **36.0**%

(Note 1) Preferred equity interest in the JV TMK which holds SGTB is counted as one hotel property
(Note 2) Calculated by applying the investment amount of preferred equity contribution by INV to the JV TMK for the acquisition price of SGTB in INV's portfolio
(Note 3) Calculated by comparing 2018 simulated NOI versus 2017 simulated NOI, assuming each property were owned since the beginning of 2017. NOI for the pre-acquisition period of the properties is based on actual results provided by sellers. The amount of the estimated annual dividend for 49% preferred equity investment by JV TMK, which holds 100% of SGTB, for NOI of SGTB
(Note 4) 2018 total simulated NOI is based on the properties owned by INV as of June 30, 2018
(Note 5) Originally main building was acquired on March 2016, and additionally annex building was acquired on October 2017. NOI for full year 2018 is based on both main building and annex building; NOI of the annex building for the pre-construction period in 2017 of annex building is not considered

Case Studies: Royal Parks Tower Minami-Senju

Acquisition Date	Acquisition Price
March 2017	¥21,879 mn

	2016 (Actual)	2017 (Actual)	2018 (Forecast[1])
NOI (¥ million)	1,068	1,127	1,177
Y on Y	-	+5.7%	+4.4%

◆ Change in Rent for Lease Contracts (From March 2017 to October 2018)

		New (A)	Renewal (B)	Total (A) + (B)
No. of Contracts		260	156	416
Change in Rent for All Contracts	Increase	93.1%	92.3%	92.8%
	Flat	3.1%	7.7%	4.8%
	Decrease	3.8%	0.0%	2.4%
Average Rent Increase[2]		10.2%	10.9%	10.4%

Notes and Action

- ✓ By actively executing rent increase initiatives from March 2017 to October 2018, INV successfully increased the rents for 93.1% of new contracts and for 92.3% of renewal contracts, realizing rent increases of +10.2% and +10.9% respectively
- ✓ The appraisal report stated that in-place rents were 7.7% below the original assumption, providing INV room to increase rents. However, INV was able to achieve an overall rent increase of +10.4% (+2.7 pts) through proactive asset management
- ✓ Changed the PM as of December 2017, reducing the PM fee from 2.7% to 1.5%. YTD savings as of October 2018 were approximately ¥15 million, and full year savings are expected to be ¥18 million
- ✓ As a result of the initiatives listed above, the property NOI has increased by +5.7% (from 2016 to 2017) and is expected to increase by +4.4% (2017 to 2018)

(Note 1) Jan-Oct Actual, Nov-Dec Forecast
(Note 2) Weighted average of monthly rent increase percentage for new and renewal contracts compared with the previous contracts of properties owned at the end of each month for the term

Case Studies: Royal Parks Seasir Minami-Senju

Acquisition Date	Acquisition Price (TMK Investment)
March 2017	¥2,683 mn

	2016 (Actual)	2017 (Actual)	2018 (Forecast*)
NOI (¥ million)	145	144	165
Y on Y	-	-0.6%	+14.1%

*Jan-Oct Actual, Nov-Dec Forecast

Notes and Action

- ✓ Changed the PM and the lease agreement structure as of December 2017
- ✓ As a result of the change above, rent revenue from January to October 2018 increased by ¥28 million (+19.6%) Y o Y due to pass-through change. It is expected to increase by ¥34 million (+19.7%) in the year 2018
- ✓ The average occupancy rate from January to October 2018 is high at 97.1%
- ✓ Due to the pass-through change effect and stable occupancy rate, NOI is expected to increase by +12.8% for 1H, +15.4% for 2H, and +14.1% for the full year

Case Studies: Hotel MyStays Premier Akasaka

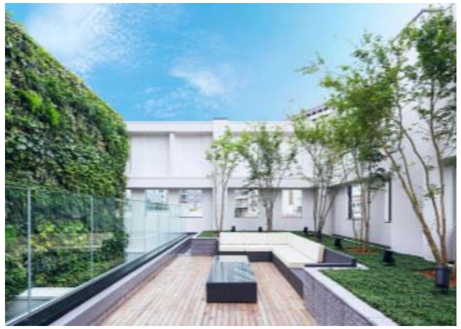
Acquisition Date	Acquisition Price
August 2018	¥20,691 mn

		2017 (Actual)	2018 (Forecast*)	Variance
KPI	Occupancy	94.0%	94.3%	+0.3pts
	ADR (¥)	11,917	12,777	+7.2%
	RevPAR (¥)	11,204	12,047	+7.5%
NOI (¥ million)		781	882	+13.0%

*Jan-Oct Actual, Nov-Dec Forecast

Notes and Action

- ✓ Newly opened in July 2016 as MyStays first “Premier” branded hotel, which was developed by the Sponsor
- ✓ The stylish hotel is a 4-minute walk to Akasaka Station, one of Tokyo’s major stations
- ✓ Proactive sales activities to corporate and inbound agents helped to strengthen recognition in both domestic international markets, attracting both business and leisure guests



Case Studies: Hotel MyStays Premier Hamamatsucho

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Acquisition Date	Acquisition Price
May 2017	¥8,000 mn

		2017 (Actual)	2018 (Forecast*)	Variance
KPI	Occupancy	89.2%	93.4%	+4.2pts
	ADR (¥)	17,652	18,479	+4.7%
	RevPAR (¥)	15,748	17,263	+9.6%
NOI (¥ million)		410	458	+11.8%

*Jan-Oct Actual, Nov-Dec Forecast

Notes and Action
✓ Large room sizes for Tokyo market, all rooms 28 square meters, offers a spacious and comfortable stay ✓ 14 serviced apartments, occupancy at 93.0% contributing ¥50 million in revenue or 6.7% of total revenue ✓ Successfully capturing international individual guests, which uplifted both occupancy and ADR

Case Studies: Hotel MyStays Premier Omori

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Acquisition Date	Acquisition Price
October 2017	¥9,781 mn

		2017 (Actual)	2018 (Forecast*)	Variance
KPI	Occupancy	90.1%	93.4%	+3.3pts
	ADR (¥)	12,641	13,046	+3.2%
	RevPAR (¥)	11,391	12,191	+7.0%
NOI (¥ million)		491	544	+10.8%

*Jan-Oct Actual, Nov-Dec Forecast

Notes and Action

- ✓ Large room sizes for Tokyo market, all rooms are 22.5 square meters or larger
- ✓ 24 serviced apartments, occupancy at 85.1% and revenue is ¥79 million or 7.5% of total revenue
- ✓ By accommodating inbound groups, successfully increased both Occupancy and ADR

Case Studies: Beppu Kamenoi Hotel

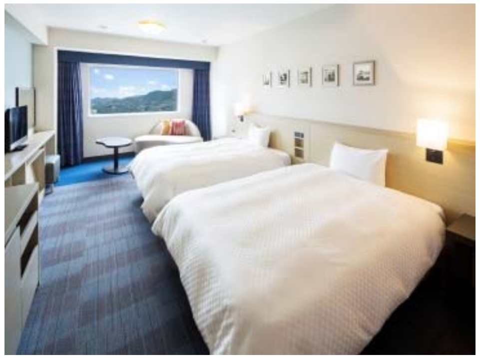
Acquisition Date	Acquisition Price
October 2017	¥8,870 mn

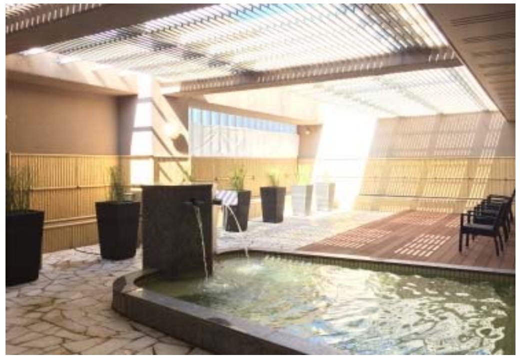
		2017 (Actual)	2018 (Forecast*)	Variance
KPI	Occupancy	90.1%	88.7%	-1.4pts
	ADR (¥)	9,846	11,092	+12.7%
	RevPAR (¥)	8,875	9,836	+10.8%
NOI (¥ million)		648	728	+12.3%

*Jan-Oct Actual, Nov-Dec Forecast

Notes and Action

- ✓ Majority of rooms are twin rooms of 21 square meters or larger, including 21 rooms that can accommodate six guests (62 square meters)
- ✓ Attracting both individual and group inbound guests, enabling hotel to achieve monthly occupancy of 80% and above





Case Studies: Hotel MyStays Sapporo Station

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Acquisition Date	Acquisition Price
October 2017	¥7,880 mn

		2017 (Actual)	2018 (Forecast*)	Variance
KPI	Occupancy	89.4%	89.5%	+0.1pts
	ADR (¥)	10,264	10,491	+2.2%
	RevPAR (¥)	9,175	9,387	+2.3%
NOI (¥ million)		432	461	+6.8%

*Jan-Oct Actual, Nov-Dec Forecast

Notes and Action
✓ Located adjacent to Sapporo Station ✓ Capturing more inbound groups, which helped to increase the occupancy in September 2018 despite the earthquake in the same month ✓ Successfully converted operations of the restaurant from direct to outsourced, which enabled GOP margins to increase from 37.7% to 40.0%

Case Studies: Hotel MyStays Gotanda Station

Acquisition Date	Acquisition Price
March 2016 (Annex: October 2017)	¥26,523 mn

		2016 (Actual)	2017 (Actual)	2018 (Forecast*)
KPI	Occupancy	95.8%	95.2%	93.7%
	ADR (¥)	10,386	10,552	10,993
	RevPAR (¥)	9,948	10,048	10,301
NOI (¥ million)		801	803	916
Y on Y		-	+0.1%	+14.1%

*Jan-Oct Actual, Nov-Dec Forecast

Notes and Action

- ✓ Acquired the annex (49 rooms) in October 2017 at an 8.6% NOI[1] yield, by converting office space to hotel rooms
- ✓ Substantial ADR premium for the annex rooms. The ¥15,662 ADR contributed to an overall ADR increase of ¥440 or 4.2%
- ✓ Efficient addition of rooms without adding elevators/back-of-house helped increase GOP by ¥126 million

(Note 1) 2018 Forecasted NOI for the additional acquisition of Hotel MyStays Gotanda Station is calculated as follows: i) other revenues and expenses except for travel agency commission are calculated based on the share of rooms sold (annex rooms sold/total rooms sold, ii) travel agency commission is calculated based on the share of room revenue (room revenue from annex/total room revenue)

Case Studies: Cayman Hotels

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Acquisition Date	Acquisition Price* (TK Investment)
September 2018	¥37,534 mn

*converted into JP yen based on the foreign exchange forward executed on July 26, 2018

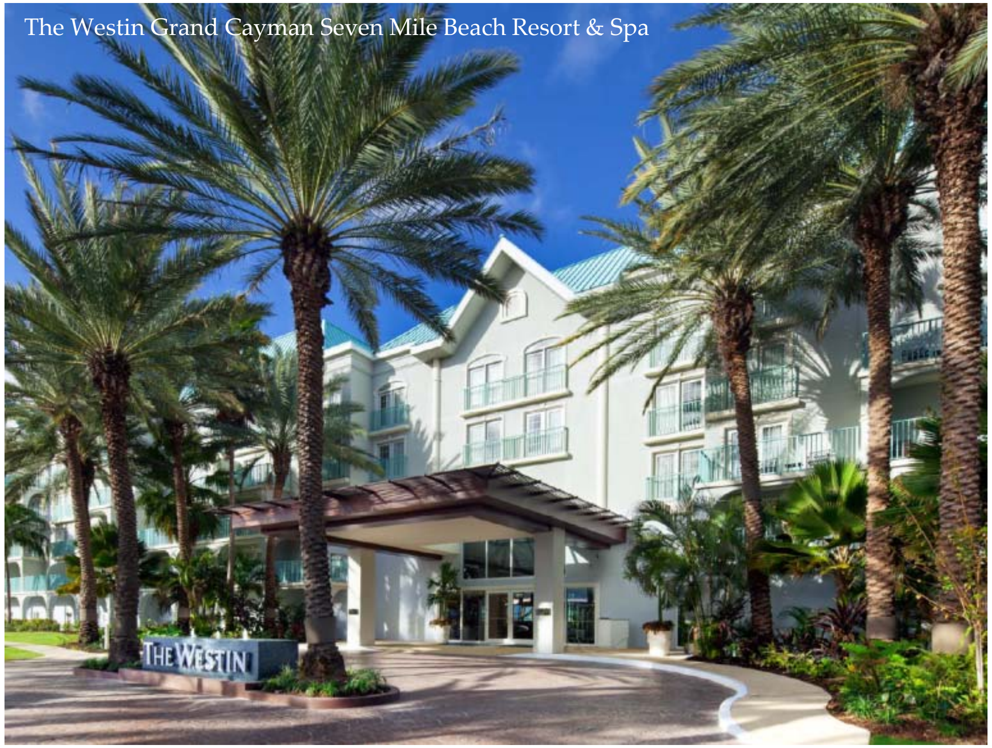
		Budget[1]	Forecast[2]	Variance
KPI	Occupancy	77.3%	82.0%	+4.7pts
	ADR (USD)	315.94	320.75	+1.5%
	RevPAR (USD)	244.15	263.14	+7.7%
NOI (¥ million)[3]		3,533	3,705	+4.8%

(Note 1) Budget figure: Jan-May Actual, Jun-Dec Forecast (the expected figures as of the time to decide the acquisition)
(Note 2) Forecast figure: Jan-Oct Actual, Nov-Dec Forecast
(Note 3) NOI: Exchange Rate: USD1=JPY110

Notes and Action

- ✓ Westin is aiming to achieve an occupancy (forecast) of 83.8% per annum, compared to the budget of 77.1% (+6.7pts) while maintaining a budgeted ADR of $363.63 (+0.6%) resulting in RevPAR of $304.88, which is higher than the budget RevPAR of $278.75 (+9.4%)
- ✓ Sunshine is successfully increasing the ADR to $198.98 compared to last year (+$24.94 or +14.3%), which is almost in-line with the budget. RevPAR is $153.83 (+0.2% vs. Budget and +15.8% vs. last year)
- ✓ Updated 2018 NOI is estimated to be 4.8% higher than original estimates as announced in the July 2018 press release, based on actual results through October 2018 and updated forecast for the remainder of the year
- ✓ The increase in NOI is mainly driven by a strong increase in occupancy rate during the slower summer months, led by a combination of leisure and incentive travelers
- ✓ Currently conducting detailed analysis on the feasibility of room expansion to accommodate stronger group business during all seasons to drive rate

The Westin Grand Cayman Seven Mile Beach Resort & Spa



Sunshine Suites Resort

Financial Condition

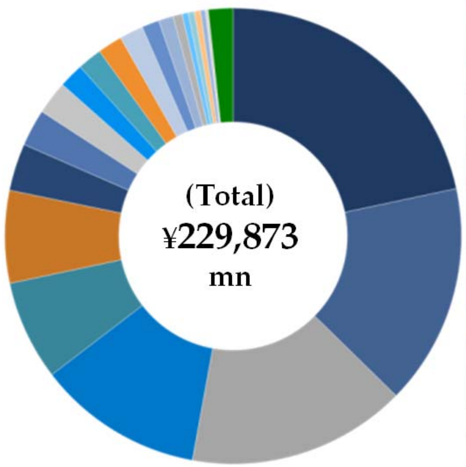
Invincible Investment Corporation

Issued investment corporation bonds to diversify INV's financing sources, while lowering its borrowing costs and extending the maturity of its debt

Investment Corporation Bonds

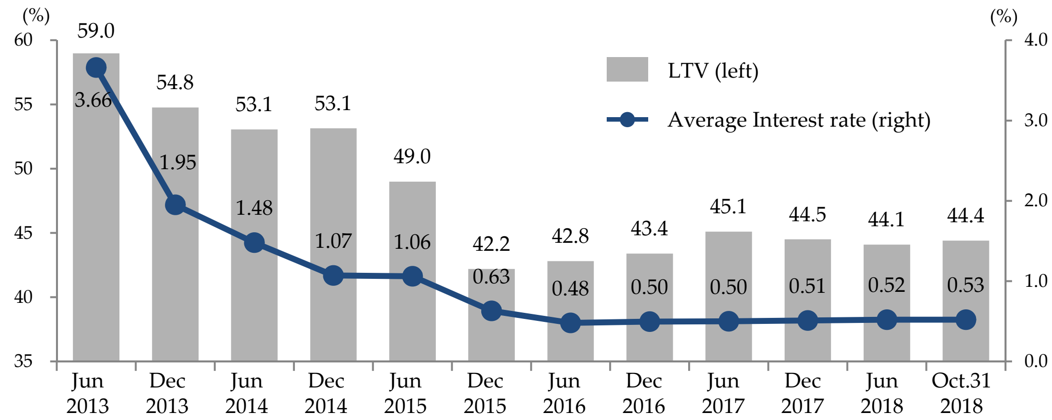
Bonds name	Issued Date	Term (years)	Balance (¥ mn)	Annual Interest Rate	Rating
1st Series Investment Corporation Bonds	May 25, 2018	5.0	1,000	0.40%	A (JCR)
2nd Series Investment Corporation Bonds	May 25, 2018	10.0	1,000	0.80%	A (JCR)
3rd Series Investment Corporation Bonds	Oct. 25, 2018	5.0	2,000	0.55%	A (JCR)
Total			4,000		

Lender Formation (as of October 31, 2018)

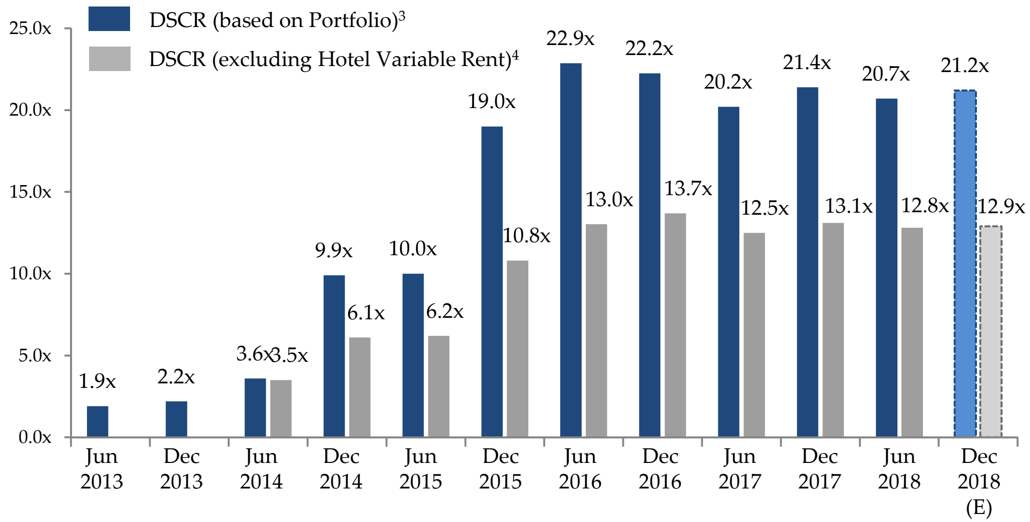


Mizuho Bank	21.7%
SMBC	15.7%
MUFG	15.5%
SMTB	11.7%
Shinsei Bank	7.1%
Citibank	6.6%
Resona Bank	3.4%
DBJ	2.6%
Aeon Bank	2.4%
Japan Post Bank	1.7%
Tokyo Star Bank	1.7%
Dai-ichi Life Insurance	1.7%
Fukuoka Bank	1.7%
Nomura TB	1.2%
Shizuoka Bank	1.0%
Hiroshima Bank	0.7%
Kagawa Bank	0.4%
Daishi Bank	0.4%
Hyakugo Bank	0.4%
Towa Bank	0.3%
Gunma Bank	0.2%
REIT Bond	1.7%

LTV(Appraisal Value Base)[1] and Weighted Average Interest Rate[2]



DSCR



(Note 1) Calculated by the following formula: (Interest-bearing debts at the end of the relevant fiscal period, excluding short-term consumption tax loan) / (Total appraisal value as of the end of the same period). For "Oct. 31, 2018", calculated by following formula: (Interest-bearing debts as of October 31, 2018, excluding short-term consumption tax loan of ¥1,099 million) / (Total appraisal value of the properties owned by INV as of the end of October 2018). As to "Total appraisal value of properties owned by INV owned by INV as of the end of October 2018", for the 126 properties owned by INV at the end of June 2018 Fiscal Period, are based on the appraisal value stated in the appraisal reports on the valuation date of June 30, 2018. However, for the preferred equity interest in the TMK which holds Sheraton Grande Tokyo Bay Hotel as an underlying asset, the acquisition price (INV's investment amount) of such preferred equity interest, JPY 17,845 million, is deemed as the appraisal value and included. The Four Domestic Hotel Properties acquired in August 2018 are based on the appraisal value stated in the appraisal reports on the valuation date of June 1, 2018. For the Overseas Real Estate TK Interest the underlying assets of which are "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the anticipated acquisition price (INV's anticipated TK investment amount) of such TK interest, USD 339,836 thousand (JPY 37,534 million, converted into JPY amount via the forward exchange rate of USD 1=JPY 110.45 based on the foreign exchange forward contract entered into on July 26, 2018), is deemed as the appraisal value and included.

(Note 2) Calculated by the following formula: (Total loan amount outstanding at the relevant time multiplied by applicable interest rate at the relevant time for each loans) / (The loan amount outstanding at the end of each fiscal period)

(Note 3) DSCR is calculated by dividing (i) by (ii) for the relevant period; (i) operating income, as adjusted for depreciation expenses from property rental business and any loss (gain) on sales of property (ii) scheduled prepayments of loans payable, interest expense and the amount of redemption of bond

(Note 4) DSCR (excluding hotel variable rent) is in the same manner as DSCR, except for excluding hotel variable rent from operating income