

To All Concerned Parties

Name of REIT Issuer:

Invincible Investment Corporation
Naoki Fukuda, Executive Director
(Securities Code: 8963)

Asset Manager:

Consonant Investment Management Co., Ltd.
Naoki Fukuda, President & CEO
Contact: Jun Komo
General Manager of Planning Department
(Tel. +81-3-5411-2731)

Notice concerning Acquisition of CASBEE Certification for Buildings

Invincible Investment Corporation (“INV”) announces that among the properties owned by INV, INV acquired CASBEE Certification for Buildings for two hotels today as follows. With this certification, the number of properties owned by INV that have obtained CASBEE Certification for Buildings has increased to five hotels.

1. Properties Newly Obtained CASBEE Certification for Buildings and Certification Rank

Property Name	Hotel MyStays Yokohama Kannai	Hotel MyStays Sapporo Station
Appearance		
Certification Rank	 Rank B+	 Rank B-

(Note) Evaluation Agent: Center for Better Living

This English language notice is a translation of the Japanese-language notice released on May 24, 2024 and was prepared solely for the convenience of, and reference by, non-Japanese investors. It is not intended as an inducement or solicitation for investment. We caution readers to undertake investment decisions based on their own investigation and responsibility. This translation of the original Japanese-language notice is provided for informational purposes only, and no warranties or assurances are given regarding the accuracy or completeness of this English translation. Readers are advised to read the original Japanese-language notice. In the event of any discrepancy between this translation and the Japanese original, the latter shall prevail in all respects.

2. Overview of CASBEE Certification for Buildings

CASBEE (Comprehensive Assessment System for Built Environment Efficiency) is a method that is a comprehensive assessment of the quality of a building, evaluating features such as interior comfort and scenic aesthetics, in consideration of environment practices that include using materials and equipment that save energy or achieve smaller environmental loads.

CASBEE Certification for Buildings (Existing Buildings) that INV's hotels acquired scores buildings based on the environmental quality and the environmental load reduction of buildings that are at least one year old after completion. Assessment results by CASBEE are indicated on a scale with the following five ranks: Rank S "★★★★★", Rank A "★★★★", Rank B+ "★★★", Rank B- "★★", and Rank C "★".

3. Initiatives for Sustainability

INV and Consonant Investment Management Co., Ltd. ("CIM"), the asset manager of INV, recognize the importance of environmental, social, and governance considerations in real estate investment management and regard the improvement of sustainability as an important management issue.

INV and CIM will continue to recognize its social responsibility to the environment and local communities and will proactively implement ESG-friendly investment management and sustainability initiatives that take advantage of asset characteristics and carry out social contribution activities.

For the details of INV's Initiatives for Sustainability, please visit its website:

<https://www.invincible-inv.co.jp/en/sustainability/index.html>

Website of INV: <https://www.invincible-inv.co.jp/en/>