

[For Information Purpose Only.  
The Japanese language press release should be referred to as the original.]

October 9, 2024

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  
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General Manager of Planning Department  
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## **Notice concerning Debt Financing (Refinance with Green Loan)**

Invincible Investment Corporation ("INV") has determined today to obtain new debt financing to refinance existing debt. Details are as follows.

### 1. Reason for borrowing

INV has decided and executed JPY 3,560 million of new loan agreements (the "New Borrowing") today in order to repay the existing borrowing of the same amount. The New Borrowing will be executed as a green loan based on the Green Finance Framework (Note 1).

(Note 1) For the details of the green finance framework, please refer to the INV's website below.

[https://www.invincible-inv.co.jp/en/upd/framework\\_202406\\_ENG.pdf](https://www.invincible-inv.co.jp/en/upd/framework_202406_ENG.pdf)

### 2. Details of the New Borrowing (anticipated)

< Term Loan (022) > (green loan)

6.5-Year Loan

- |                                |   |                                                                                                                                                                   |
|--------------------------------|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) Lenders                    | : | Mizuho Bank, Ltd.                                                                                                                                                 |
| (2) Borrowing amount           | : | JPY 1,250 million                                                                                                                                                 |
| (3) Interest rate, etc.        | : | 1-month JPY TIBOR (Base Rate) + spread (0.650%)<br>Floating interest rate (Note 1)                                                                                |
| (4) Borrowing method           | : | Borrowing based on separate term loan agreement dated<br>October 9, 2024<br>Unsecured / with no guarantee                                                         |
| (5) Agreement date             | : | October 9, 2024                                                                                                                                                   |
| (6) Anticipated borrowing date | : | October 11, 2024                                                                                                                                                  |
| (7) Interest payment date      | : | (i) The last Japanese business day of every month before the<br>principal maturity date, beginning with October 31, 2024, and (ii)<br>the principal maturity date |
| (8) Principal repayment method | : | Lump-sum repayment on the principal maturity date                                                                                                                 |

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(9) Principal maturity date : March 14, 2031

< Term Loan (023) > (green loan)

6.5-Year Loan

(1) Lenders : Sumitomo Mitsui Banking Corporation  
(2) Borrowing amount : JPY 1,250 million  
(3) Interest rate, etc. : 1-month JPY TIBOR (Base Rate) + spread (0.650%)  
Floating interest rate (Note 1)  
(4) Borrowing method : Borrowing based on separate term loan agreement dated  
October 9, 2024  
Unsecured / with no guarantee  
(5) Agreement date : October 9, 2024  
(6) Anticipated borrowing date : October 11, 2024  
(7) Interest payment date : (i) The last Japanese business day of every month before the  
principal maturity date, beginning with October 31, 2024, and (ii)  
the principal maturity date  
(8) Principal repayment method : Lump-sum repayment on the principal maturity date  
(9) Principal maturity date : March 14, 2031

< Term Loan (024) > (green loan)

6.5-Year Loan

(1) Lenders : Sumitomo Mitsui Trust Bank, Limited  
(2) Borrowing amount : JPY 1,060 million  
(3) Interest rate, etc. : 1-month JPY TIBOR (Base Rate) + spread (0.650%)  
Floating interest rate (Note 1)  
(4) Borrowing method : Borrowing based on separate term loan agreement dated  
October 9, 2024  
Unsecured / with no guarantee  
(5) Agreement date : October 9, 2024  
(6) Anticipated borrowing date : October 11, 2024  
(7) Interest payment date : (i) The last Japanese business day of every month before the  
principal maturity date, beginning with October 31, 2024, and (ii)  
the principal maturity date  
(8) Principal repayment method : Lump-sum repayment on the principal maturity date  
(9) Principal maturity date : March 14, 2031

(Note 1) Base rate applicable to each interest calculation period for the interests to be paid on the relevant interest payment date shall be the 1-month JPY TIBOR announced by Japanese Bankers Association two Japanese business days prior to the immediately preceding interest payment date (in case of the initial interest calculation period, two Japanese business days prior to the borrowing date).

(Note 2) JPY TIBOR announced by the Japanese Bankers Association is available at its website (<https://www.jbatibor.or.jp/english/>).

(Note 3) Details of our debt financing is available at the "Borrowings & Investment Corporation Bonds" page of INV's website (<https://www.invincible-inv.co.jp/en/finance/loan.html>).

### 3. Loan proceeds, use of proceeds and scheduled timing of disbursement

#### (1) Loan proceeds

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JPY 3,560 million

(2) Use of proceeds

The proceeds will be used for the repayment of the New Syndicate Loan (H).

The New Borrowing will be executed as a green loan which will be used to repay the borrowing for the acquisition of Hotel MyStays Sapporo Station (rated four stars “★★★★” in BELS certification), a green building which satisfies the eligible criteria of the Green Finance Framework.

(3) Scheduled timing of disbursement

October 11, 2024

4. Details of loans to be repaid

New Syndicate Loan (H)

Lenders	Borrowing Date	Balance before Repayment (JPY million)	Repayment Amount (JPY million)	Balance after Repayment (JPY million)	Interest Rate (annual)	Maturity Date	Borrowing Method
Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited	Oct. 13, 2017	3,560	3,560	—	1.15182% (Note 1)	Oct. 11, 2024	Unsecured/non-guaranteed
Total		3,560	3,560	—			

(Note 1) The interest rate applicable as of October 9, 2024 is shown

5. Future outlook

The impact of the New Borrowing on financial results is minimal.

6. Other matters necessary for investors' appropriate understanding/judgment of concerned information

With respect to the risks associated with the New Borrowing, please refer to the content of “Investment Risks” stated in the securities report for the fiscal period ended June 2024 (from January 1, 2024 to June 30, 2024) (available in Japanese only) filed on September 26, 2024.

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

[For reference only]

■ Change in balance of interest-bearing liabilities (anticipated)

(Unit : JPY million)

	Before the New Borrowing (As of October 9, 2024)	After the New Borrowing (As of October 11, 2024)	Increase / Decrease
Total loans	299,097	299,097	—
Total investment corporation bonds	25,100	25,100	—
Total interest-bearing liabilities	324,197 (320,772)	324,197 (320,772)	— (—)
Total appraisal value of assets owned by INV (Note 1)	752,521	752,521	—
LTV (based on appraisal value) (Note 2) (%)	42.6	42.6	—

(Note 1) As to “Total appraisal value of assets owned by INV”, among the 146 properties owned by INV as of today (including preferred equity interest in the TMK which holds Sheraton Grande Tokyo Bay Hotel), the appraisal value for the 133 properties held as of June 30, 2024 is based on the appraisal value stated in the appraisal reports on the valuation date of June 30, 2024. Appraisal value for the 12 properties acquired on July 31, 2024 is based on figures stated in the appraisal reports on the valuation date of June 1, 2024. 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 appraisal value of overseas real estate assets (which are “The Westin Grand Cayman Seven Mile Beach Resort & Spa” and “Sunshine Suites Resort”) is translated into JPY based on the exchange rate of 1 USD=110.45 JPY which is the foreign exchange forward rate under the foreign exchange forward agreement which we entered into on July 26, 2018 and became effective as of September 26, 2018.

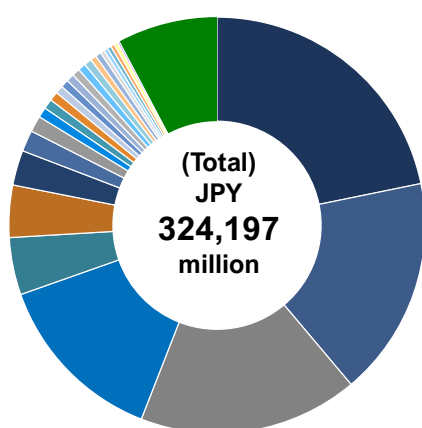
(Note 2) “LTV (based on appraisal value)” in the above table is calculated according to the following formula:  

$$\text{LTV (based on appraisal value)} = \frac{\text{Total interest-bearing liabilities (excluding short-term consumption tax loan)}}{\text{Total appraisal value of assets owned by INV}} \times 100$$

“Total interest-bearing liabilities” does not include the interest-bearing liabilities of the TMK which holds Sheraton Grande Tokyo Bay Hotel as an underlying asset.

(Note 3) The amounts are rounded down to the nearest million yen. The percentages are rounded to the nearest one decimal place.

■ Lender formation after the New Borrowing (anticipated)



Mizuho Bank	21.8%	The Chiba Bank	0.6%
MUFG	17.1%	Yamaguchi Bank	0.6%
SMBC	17.1%	The Chukyo Bank	0.6%
SMTB	13.7%	Tochigi Bank	0.6%
DBJ	4.5%	Nishi-Nippon City Bank	0.5%
SBI Shinsei Bank	4.1%	Kiyo Bank	0.5%
Tokyo Star Bank	2.7%	Kagawa Bank	0.3%
Aozora Bank	1.6%	The San-in Godo Bank	0.3%
San ju San Bank	1.3%	Ogaki Kyoritsu Bank	0.3%
Nomura TB	0.8%	Kiraboshi Bank	0.3%
Fukuoka Bank	0.8%	Momiji Bank	0.3%
Shizuoka Bank	0.7%	Aeon Bank	0.2%
Resona Bank	0.6%		
Suruga Bank	0.6%	REIT Bond	7.7%

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