Invincible

Investment Corporation

Invincible Investment Corporation
June 2024 Fiscal Period Results
(January 1, 2024 to June 30, 2024)

TSE Code : 8963

August 26, 2024

Table of Contents

Invincible
Investment Corporation

Ⅰ. Executive Summary 3～4

Ⅱ. Summary of Properties Acquired in July 2024

Ⅱ-1. Summary of Properties Acquired in July 2024 6
Ⅱ-2. Change in Hotel Portfolio 7
Ⅱ-3. Geographic Footprint of Domestic Hotels 8

Ⅲ. Summary of June 2024 FP Results, December 2024 FP Forecasts, and June 2025 FP Forecasts

Ⅲ-1. Financial Highlights for June 2024 FP 10
Ⅲ-2. Operating Revenue Composition 11
Ⅲ-3. Summary of December 2024 FP Forecast 12
Ⅲ-4. Summary of June 2025 FP Forecast 13
Ⅲ-5. Domestic Hotel KPIs Past Performance and Forecasts for December 2024 FP and June 2025 FP 14
Ⅲ-6. Cayman Hotel KPIs Past Performance and Forecasts for December 2024 FP and June 2025 FP 15
Ⅲ-7. Revenue and GOP of MHM 73 Hotels Past Performance and Forecasts for December 2024 FP and June 2025 FP 16
Ⅲ-8. Banquet and Meeting Demand Trends 17
Ⅲ-9. Capital Expenditures and Depreciation 18
Ⅲ-10. Case Study (1): Strategic CAPEX at Flexstay Inn Iidabashi 19
Ⅲ-11. Case Study (2): Strategic CAPEX at Sunshine Suites Resort 20

Ⅳ. Status of Hotel Operations and Market

Ⅳ-1. Changes in Total Overnight Stays in Japanese Accommodation Market 22
Ⅳ-2. Japanese Domestic Tourism 23
Ⅳ-3. Plans for Summer Vacations (Survey about the Summer by Meiji Yasuda Life Insurance) 24
Ⅳ-4. Inbound Market: 1st half Comparison: 2019 vs. 2024 25
Ⅳ-5. Inbound Market: China 26
Ⅳ-6. Inbound Market: Outlook 27
Ⅳ-7. Inbound Market: Number and Destination Trend of Inbound Repeat Visitors 28
Ⅳ-8. Initiatives by MHM 29
Ⅳ-9. MHM: Future Outlook and Strategy 30
Ⅳ-10. Initiatives by Sheraton Grande Tokyo Bay Hotel (SGTB) 31
Ⅳ-11. Trial Calculation: Business vs. Leisure Demand 32
Ⅳ-12. Update of the Status of the Cayman Islands 33
Ⅳ-13. Status of Overseas Travel 34
Ⅳ-14. New Hotel Development in Japan and Increase of Construction / Labor Cost 35

Ⅴ. Status of Residential Operations

V-1. Performance of Residential Properties 37
V-2. Changes of Residential Rents 38

Ⅵ. Financial Condition 40

Ⅶ. ESG Initiatives

Ⅶ-1. ESG Initiatives by INV 42
Ⅶ-2. ESG Initiatives by MHM 43

Appendix (1)

1. KPIs of Hotels acquired in July 2024 (2023 Actual, 2024 Simulated, 2026 Appraisal) 45～46
2. Unitholder Benefit Program for Invincible Unitholders 47
3. Inbound Market: Inbound Visitors to Japan by Country 48
4. Domestic Portfolio Map 49
5. Track Record of External Growth 50
6. Sponsor Pipeline 51
7. Summary of Appraisal Value and NAV per Unit 52
8. Financial Impact of Foreign Exchange Fluctuation (vs. Dec. 2024 FP Forecast) 53
9. Financial Impact of Foreign Exchange Fluctuation (vs. Jun. 2025 FP Forecast) 54

Appendix (2) – Financial and Operational Data

1. Key Operational Data for Variable Rent Hotels 56～57
2. Financial Metrics 58
3. Income Statement 59
4. Balance Sheet 60～61
5. Cash Flow Statement and Dividend Distribution 62
6. Property Income 63～66
7. Appraisal Value 67～70
8. Portfolio Properties 71～74
9. Borrowings and Investment Corporation Bonds 75～82
10. Overview of Unitholders 83
11. Unit Price Information 84

Ⅰ. Executive Summary

Ⅰ. Executive Summary (1)

Invincible
Investment Corporation

Results of June 2024 Fiscal Period (FP)	■ Sales and profits increased significantly this period due to robust hotel performance and dividend income[1] from Sheraton (recorded for the first time in eight fiscal periods). Operating revenue increased by 12.3% to JPY 21,136 million compared to the previous fiscal period ("previous period") ■ Net income increased by 16.9% to JPY 12,900 million compared to the previous period. Distribution per unit ("DPU") also increased by 16.9% to JPY1,917, which is the highest DPU achieved since February 2010 when the corporate name changed to Invincible Investment Corporation ■ DPU increased by JPY 32 or 1.7% compared to the forecast announced at the time of public offering on July 18, 2024 ■ The total appraisal value of the 133 properties held at the end of the June 2024 FP was JPY 657,902 million, an increase of JPY 28,861 million (or a 4.6% increase) from the end of the December 2023 appraisal
Summary of Properties Acquired in July 2024	■ Acquired 12 domestic hotels for a total acquisition price of JPY 104.4 billion at an average NOI appraisal yield of 6.0% NOI (after depreciation: NOI 4.8% yield) ■ Expanded investments centered on domestic full service hotels, including hotels in regional-areas, further growing the largest hotel portfolio among J-REITs to JPY 612.2 billion ■ Aim to capture non-room revenue demand from banquets, meetings, and restaurants, which have recovered significantly from COVID, as well as inbound demand in regional areas ■ Regarding the potential sponsor pipeline, the sponsor manages over 50 hotels, approximately 6,000 rooms, most of which are operated by MyStays Hotel Management ("MHM")
Domestic Portfolio	■ For the 81 domestic hotels[2] owned by INV, all KPIs for this period exceeded those of the same period in 2023, with an 11.0% increase in RevPAR and a 17.2% increase in GOP ■ For this period, Food & Beverage revenue[3], including revenue from banquets, meetings, and restaurants, exceeded the pre-COVID level (100.2% of the same period in 2019) for the 73 domestic hotels managed by the major tenant, MHM ("73 MHM properties[4]"). GOP margin of the 73 MHM properties was 39.7%, the same level as that of the same period in 2019 (39.8%), through continued strategies to maximize GOPPAR (GOP Per Available Room), which continues to be successful despite cost increases ■ NOI of 41 residential properties for this period was JPY 1,140 million, up 1.2% from the same period in 2023, due to successful efforts to increase rents and occupancy rate

(Note 1) Refers to dividend from Kingdom TMK (the "TMK") that owns Sheraton Grande Tokyo Bay Hotel ("SGTB") as an underlying asset
(Note 2) Refers to 81 of the 90 domestic hotel properties (including Sheraton Grande Tokyo Bay Hotel, asset-backed by preferred securities) owned as of the beginning of the period ending Jun. 2024, excluding nine properties with fixed rents
(Note 3) Refers to revenue from banquets, meetings, weddings, and restaurants
(Note 4) Refers to 73 hotels operated by MHM in INV portfolio as of the beginning of the December 2023 FP

Cayman Hotel Portfolio	■ RevPAR for the two Cayman hotels for this period was USD 446, 7.4% higher than USD 415 in the same period in 2023 due to an increase in both ADR and Occupancy rate ■ USD based Management Contract Revenue this period increased by 8.2% compared to the same period in 2023 ■ Average Occupancy rate for this period was 79.0%, which is still lower than the pre-COVID level, down 10.3 points from the same period in 2019. Going forward, a further recovery in air traffic to the Cayman Islands, which was reduced due to COVID, is expected to increase Occupancy to the 2019 level, leading to an increase in revenues
Financial Condition	■ For this period, INV further diversified fund procurement methods by issuing JPY 6 billion in retail bonds (investment corporation bonds for individual investors) for the first time in February 2024 ■ Credit rating was upgraded from A (positive) to A+ (stable) by Japan Credit Rating Agency in March 2024 ■ INV borrowed JPY 56.7 billion with a weighted average loan term of 5.9 years for the acquisition of 12 hotels in July 2024, lengthening the average remaining duration of interest-bearing-debt from 2.4 years (as of the end of the December 2023 FP) to 3.5 years (as of August 26, 2024), diversifying the repayment dates
Forecasts for December 2024 Fiscal Period (FP) and June 2025 Fiscal Period (FP)	■ DPU is expected to be JPY 1,797 for the December 2024 FP and JPY 1,895 for the June 2025, or an increase of JPY 8 (or a 0.4% increase) and JPY 8 (or a 0.4% increase) respectively from the forecast announced at the time of the public offering on July 18, 2024, due to the change in the number of investment units offered through the third-party allotment ■ The forecast factors in a slight decrease in domestic demand following the end of the "National Travel Discount Campaign" program. As for inbound demand in 2024, the number of inbound visitors is expected to exceed that in 2019, despite a slow recovery in the number of Chinese tourists visiting Japan. As for 2025, an increase in demand is expected due to the World Expo 2025 in Osaka ■ The portfolio of 41 residential properties and one commercial property is expected to maintain stable returns

Ⅱ. Summary of Properties Acquired in July 2024

Ⅱ-1. Summary of Properties Acquired in July 2024

Invincible
Investment Corporation

Acquired 12 domestic hotels for a total acquisition price of JPY 104.4 billion at an average 6.0% appraisal NOI yield

No.	Property Name	Location	Type	Rooms	Acquisition Price[1] (JPY mn)	2024 NOI[2] (Before Depreciation) (Appraisal) (JPY mn)	2024 NOI Yield[3] (Before Depreciation) (Appraisal)	Hotel Performance[4] (Appraisal Basis)	
								ADR (JPY)	Occupancy
1	Art Hotel Osaka Bay Tower & Solaniwa Onsen	Osaka-shi, Osaka	Full Service	454	31,185	1,662	5.3%	20,000	89.0%
2	Hakodate Kokusai Hotel	Hakodate-shi, Hokkaido	Full Service	435	16,830	1,052	6.3%	17,000	84.0%
3	Art Hotel Nippori Lungwood	Arakawa-ku, Tokyo	Full Service	134	16,335	924	5.7%	23,700	93.6%
4	Hotel MyStays Kumamoto Riverside	Kumamoto-shi, Kumamoto	Limited Service	194	6,831	437	6.4%	12,685	86.9%
5	Art Hotel Aomori	Aomori-shi, Aomori	Full Service	211	5,672	372	6.6%	11,500	82.0%
6	Kamenoi Hotel Izukogen	Ito-shi, Shizuoka	Resort	55	5,563	344	6.2%	41,200	89.0%
7	Art Hotel Oita	Oita-shi, Oita	Full Service	228	5,484	360	6.6%	9,990	86.1%
8	Art Hotel Kokura New Tagawa	Kitakyushu-shi, Fukuoka	Full Service	90[5]	4,672	326	7.0%	13,000	90.0%
9	Art Hotel Miyazaki Sky Tower	Miyazaki-shi, Miyazaki	Full Service	135	3,821	271	7.1%	12,500	85.0%
10	Art Hotel Kagoshima	Kagoshima-shi, Kagoshima	Full Service	208	3,395	257	7.6%	12,200	82.4%
11	Kamenoi Hotel Hikone	Hikone-shi, Shiga	Resort	48	2,603	179	6.9%	21,350	88.0%
12	Kamenoi Hotel Nara	Nara-shi, Nara	Resort	42	2,029	122	6.0%	20,400	85.0%
	Total / Average[6]			**2,234**	**104,420**	**6,311**	**6.0%**	**17,960**	**86.7%**

























(Note 1) Acquisition Price shows purchase price set forth in the purchase and sale agreement and does not include adjustments for property taxes, city planning taxes, or national or local consumption taxes
(Note 2) Appraisal NOI is the one calculated by direct capitalization method in stated in the appraisal report on the valuation date of June 1, 2024
(Note 3) Appraisal NOI yield is calculated by dividing appraisal NOI by acquisition price
(Note 4) Numbers are from appraisal report as of June 1, 2024. They are assumed numbers for the normal year (approximately three years by DCF method assessed by each appraisal firm under certain preconditions, and it is not guaranteed to be achieved in the future, and it may actually change significantly
(Note 5) There is a building operated as "Suisui Garden Ryokan" within the site of the property. However, since such building is not included in the anticipated acquisition, the figures do not include the 3 guest rooms of the building
(Note 6) The average is a simple average for ADR and Occupancy, while it is a weighted average for NOI Yield

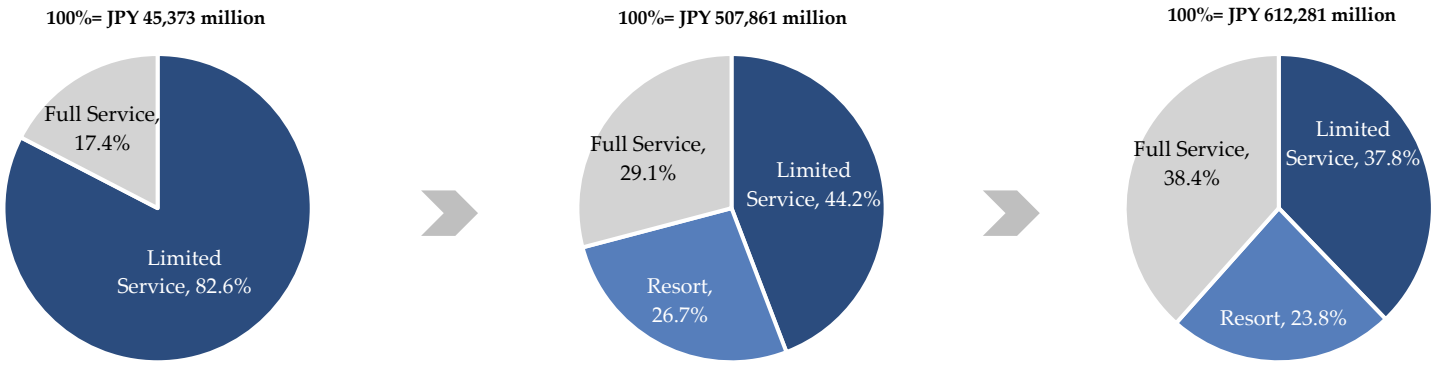
Ⅱ-2. Change in Hotel Portfolio

Invincible Investment Corporation

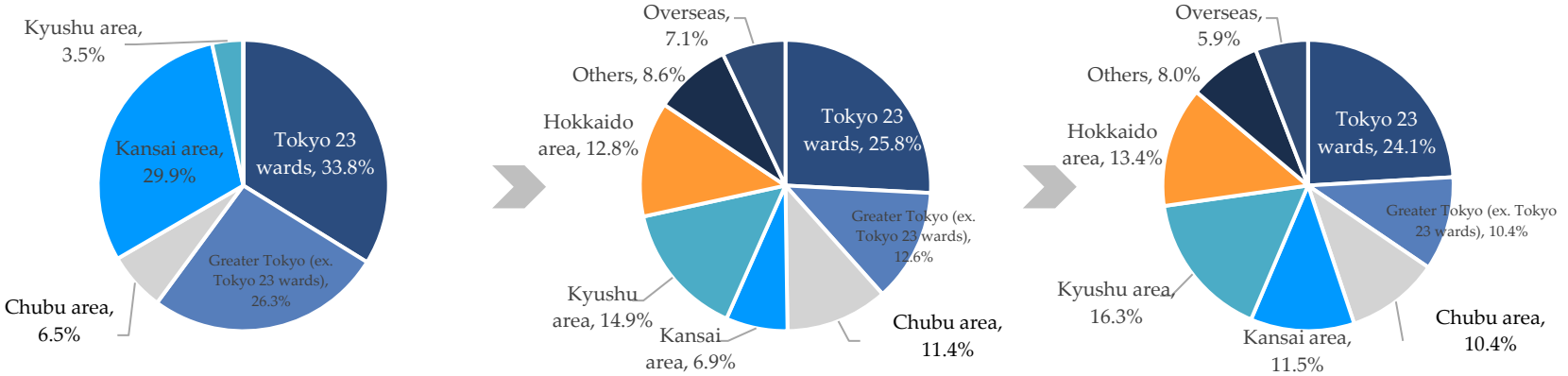
- INV's hotel portfolio, which is the largest among J-REITs, reached JPY 612.2 billion in size by acquiring 12 hotels in July 2024
- INV's hotel portfolio, which initially focused on limited service hotels, has developed into a well-balanced portfolio that captures a variety of needs through continuous external growth. INV aims to capture more non-room revenue demand from banquets and meetings, which have recovered significantly from COVID, as well as inbound demand in regional areas

	As of December 31, 2014	As of December 31, 2023	As of July 31, 2024
No. of Hotels[1]	**20** hotels	**92** hotels	**104** hotels

Portfolio Composition[2] by Hotel Type[3]



Portfolio Composition[2] by Geography[4]



(Note 1) The amount of preferred equity interest contribution by INV to the JV TMK is counted according to the number of properties of underlying assets

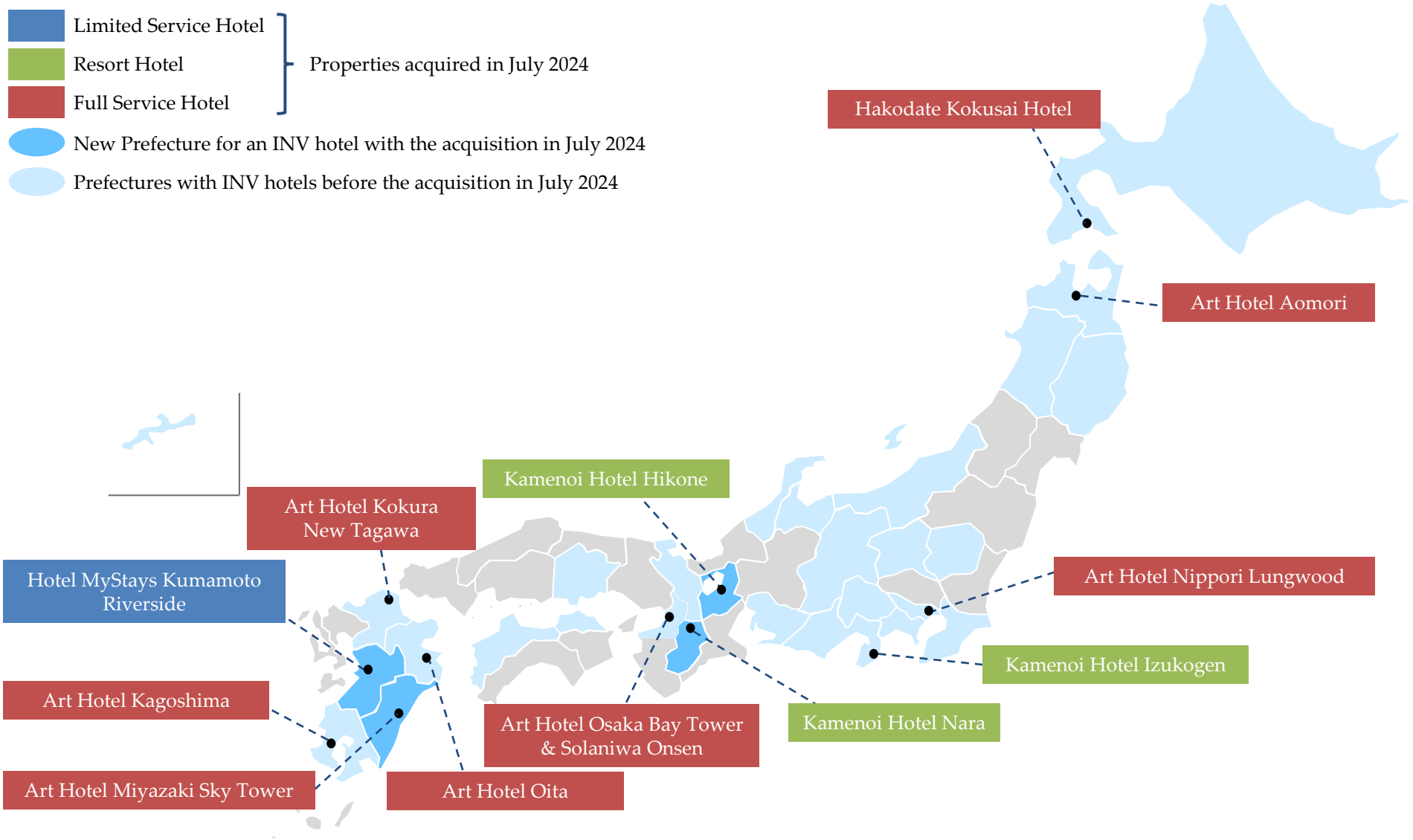
(Note 2) Based on acquisition price and acquisition price of SGTB interest in INV's portfolio is calculated by applying the amount of preferred equity interest contribution by INV to the JV TMK. The acquisition price of overseas hotels is the book value of the hotels as of May 9, 2019 when INV acquired the leaseholds of the properties, etc. related to the overseas hotels as dividend in kind in line with the termination of the SPC contract, which were converted into a JPY amount via the forward exchange rate of USD 1=JPY 110.45. The amount of preferred equity interest contribution by INV to the JV TMK is based on the property type or location of the underlying asset

(Note 3) Full service hotels are, in general, hotels that have both restaurant facilities providing breakfast, lunch and dinner (including meals provided by reservation) and meeting facilities that can be used for banquet services. We categorize all hotels other than full service hotels as limited service hotels (except for limited service hotels that are classified as resort hotels, as described below). Resort hotels are hotels located in areas where a substantial number of guests stay for sightseeing or recreational purposes and includes both full service hotels and limited service hotels. With respect to a hotel that falls within the definition of both a full service hotel and a resort hotel, we categorize the hotel as a full service hotel if it has substantial demand for meeting room, banquet service, wedding service or food and beverage service (including demand from non-staying guests) and as a resort hotel in all other cases. With respect to a hotel that falls within the definition of both a limited service hotel and a resort hotel, we categorize the hotel as a resort hotel

(Note 4) Defined as follows: Greater Tokyo (ex, Tokyo 23 wards) is Tokyo (ex. Tokyo 23 Wards), Kanagawa, Chiba and Saitama. Kansai area is Osaka, Hyogo ,Kyoto, Shiga, Wakayama and Nara. Chubu area is Aichi, Gifu, Mie, Shizuoka, Nagano, Yamanashi, Niigata, Toyama, Ishikawa and Fukui. Kyushu area is Fukuoka, Kumamoto, Kagoshima, Nagasaki, Oita, Miyazaki, Saga and Okinawa

Ⅱ-3. Geographic Footprint of Domestic Hotels

- The acquisition of 12 hotel properties in July 2024 will further strengthen diversification by region and hotel type, creating a well-balanced portfolio
- With the addition of hotels in four new prefectures, INV has a presence in 29 of 47 prefectures in Japan



Ⅲ. Summary of June 2024 FP Results, December 2024 FP Forecasts, and June 2025 FP Forecasts

Ⅲ-1. Financial Highlights for June 2024 FP

Invincible Investment Corporation

- Operating revenue increased by 12.3% to JPY 21,136 million from the previous FP due to an increase in management contract revenue resulting from robust overseas hotel performance and seasonal factors as well as an increase in the TMK dividend amount (Sheraton), as the TMK dividend was recorded for the first time in eight fiscal periods, despite a decrease in rents from domestic hotels due to seasonal factors. The TMK dividend amount for the June 2024 FP is equivalent to 12 months' worth, six more than usual, due to special factors, and the estimated dividends received excluding these special factors is JPY 1,053 million
- Net income increased by 16.9% to JPY 12,900 million from the previous FP, and DPU also increased by 16.9% to JPY 1,917. JPY 1,917 is the highest DPU achieved since February 2010 when the corporate name changed to Invincible Investment Corporation

	Dec. 2023 FP	Jun. 2024 FP	Variance	
			Amount	(%)
Operating revenue	18,819	21,136	2,316	12.3%
Real estate rental revenues	16,696	14,933	-1,763	-10.6%
Hotel Rents (Variable rent)	7,441	7,074	-366	-4.9%
Hotel Rents (Fixed rent)	7,469	5,853	-1,616	-21.6%
Residential Rents	1,388	1,402	13	1.0%
Management contract revenue	2,123	4,774	2,651	124.9%
TMK Dividend amount	-	1,428	1,428	-
Gain on sale of properties	-	-	-	-
Operating expenses	6,230	6,500	270	4.3%
Real estate rental expenses	5,096	5,107	10	0.2%
Taxes and other public charges	754	623	-130	-17.3%
Depreciation expenses	3,776	3,889	113	3.0%
Management contract expenses	734	736	1	0.2%
Depreciation expenses	441	451	10	2.3%
NOI	17,205	19,634	2,428	14.1%
NOI after depreciation	12,987	15,292	2,304	17.7%
Operating income	12,588	14,635	2,046	16.3%
Non-operating income	0	427	427	94,430.2%
Non-operating expenses	1,556	2,162	606	38.9%
Ordinary income	11,033	12,901	1,867	16.9%
Net income	11,032	12,900	1,867	16.9%
Distribution per Unit (JPY)	1,640	1,917	277	16.9%
Operating Days	184	182	-	-

Major Causes for Variance (JPY million)

Operating revenue

- Decrease in revenue from hotels acquired in Aug. 2023: -1,024
- Increase/decrease in revenue from properties acquired before Aug. 2023: -738
  - Hotels: -770 / Residential: +31
- Increase in management contract revenue: +2,651
  - 124.9% increase in JPY basis and 116.3% increase in USD basis (FX rate of 2023 2H: USD 1= JPY 145.4, 2024 1H: USD 1 = JPY 151.2)
- Increase in TMK Dividend amount: +1,428

Operating expenses

- Increase in expenses for hotels acquired in Aug. 2023: +127
  - Increase in depreciation expenses: +94, taxes and other public charges: +31
- Decrease in expenses for properties acquired before Aug. 2023: -116
  - Increase in depreciation expenses: +19, decrease in taxes and other public charges: -161
- Increase in management contract expenses: +1

Non-operating income

- Increase in foreign exchange gains: +423

Non-operating expenses

- Decrease in loan-related costs: -36
- Increase in interest expenses: +290
- Increase in interest expenses on investment corporation bonds: +45
- Decrease in foreign exchange losses: -76
- Increase in derivative losses: +530
- Decrease in investment unit issuance costs: -152

Distribution per Unit (JPY)

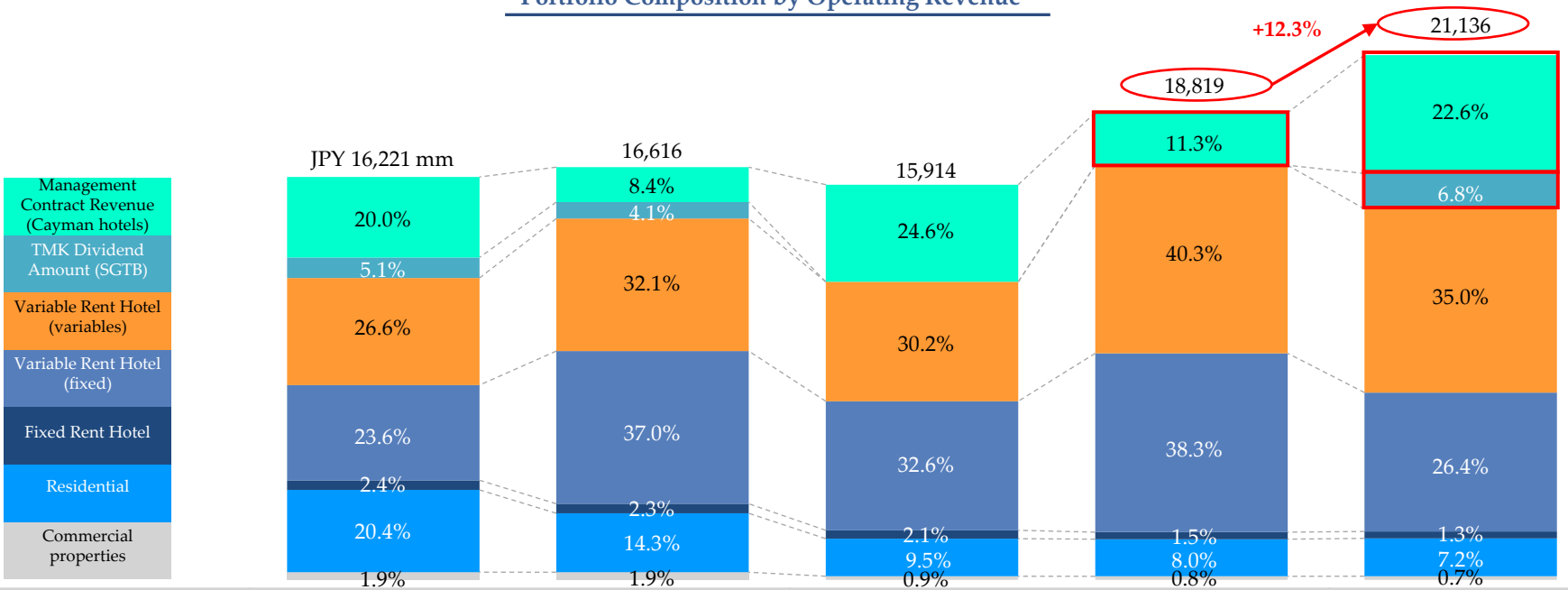
- Increase from the previous period: +277

Ⅲ-2. Operating Revenue Composition

Invincible Investment Corporation

For the June 2024 FP, operating revenue increased by 12.3% compared with the December 2023 FP due to the increase in management contract revenue and TMK dividend amount (Sheraton)

Portfolio Composition by Operating Revenue[1]



(JPY million)		CY2019 June FP		CY2019 December FP		CY2023 June FP		CY2023 December FP		CY2024 June FP	
Management Contract Revenue[2] (Cayman hotels)		3,240	20.0%	1,397	8.4%	3,914	24.6%	2,123	11.3%	**4,774**	**22.6%**
TMK Dividend Amount (SGTB)		827	5.1%	673	4.1%	-	-%	-	-%	**1,428**	**6.8%**
Hotel	Variable Rent Hotel (variables)	4,307	26.6%	5,332	32.1%	4,807	30.2%	7,576	40.3%	**7,398**	**35.0%**
Hotel	Variable Rent Hotel (fixed)	3,834	23.6%	6,144	37.0%	5,194	32.6%	7,198	38.3%	**5,582**	**26.4%**
Hotel	Fixed Rent Hotel	388	2.4%	386	2.3%	341	2.1%	281	1.5%	**281**	**1.3%**
Residential		3,316	20.4%	2,374	14.3%	1,516	9.5%	1,497	8.0%	**1,529**	**7.2%**
Commercial properties		306	1.9%	307	1.9%	141	0.9%	141	0.8%	**141**	**0.7%**
Total		16,221	100.0%	16,616	100.0%	15,914	100.0%	18,819	100.0%	**21,136**	**100.0%**

(Note 1) Based on the properties owned by INV during each fiscal period respectively. The gain on sale is excluded
(Note 2) The figure for the June 2019 FP includes the amount of TK dividends INV received for the fiscal period before INV owned Cayman hotels directly

Ⅲ-3. Summary of December 2024 FP Forecast

Invincible Investment Corporation

- For the December 2024 FP, operating revenue is expected to increase by 26.0% to JPY 23,720 million and DPU is expected to increase by 9.6% to JPY 1,797 from the same period in 2023 due to the increase in rent from the hotels acquired in July 2024, despite a decrease in management contract revenue due to the large-scale renovation of Sunshine Suites Resort and an opening campaign of a competing hotel
- The number of visitors to Japan in June reached three million visitors for the fourth month in a row, and further upside is expected depending on the recovery of demand from Chinese tourists visiting Japan

	Dec. 2023 FP	Dec. 2024 FP	Variance	
			Amount	(%)
Operating revenue	18,819	23,720	4,901	26.0%
Real estate rental revenues	16,696	21,011	4,315	25.8%
Hotel Rents (Variable rent)	7,441	10,788	3,346	45.0%
Hotel Rents (Fixed rent)	7,469	8,440	970	13.0%
Residential Rents	1,388	1,417	28	2.0%
Management contract revenue	2,123	2,020	-102	-4.8%
TMK Dividend amount	-	687	687	-
Gain on sale of properties	-	-	-	-
Operating expenses	6,230	7,484	1,254	20.1%
Real estate rental expenses	5,096	6,106	1,009	19.8%
Taxes and other public charges	754	832	77	10.3%
Depreciation expenses	3,776	4,532	755	20.0%
Management contract expenses	734	765	30	4.2%
Depreciation expenses	441	459	18	4.1%
NOI	17,205	21,840	4,634	26.9%
NOI after depreciation	12,987	16,848	3,861	29.7%
Operating income	12,588	16,235	3,646	29.0%
Non-operating income	0	-	0	-100.0%
Non-operating expenses	1,556	2,516	960	61.7%
Ordinary income	11,033	13,719	2,685	24.3%
Net income	11,032	13,718	2,685	24.3%
Distribution per Unit (JPY)	1,640	1,797	157	9.6%
Operating Days	184	184	-	-

Major Causes for Variance (JPY million)

Operating revenue

- Increase in rents from hotels acquired before Aug. 2023 (variable rent and fixed rent): +489
- Increase in rents from hotels acquired in Aug. 2023 (variable rent and fixed rent): +392
- Increase in rents from hotels acquired in Jul. 2024 (variable rent and fixed rent): +3,435
- Increase in residential rents: +28
- Decrease in management contract revenue: -102
  - 11.3% decrease in USD basis and 4.8% decrease in JPY basis due to JPY depreciation（FX rate of 2023 2H: USD 1= JPY 145.4, 2024 2H: USD 1 = JPY 156.1）
- Increase in TMK Dividend amount：+687

Operating expenses/Non-operating expenses

- Increase in real estate rental expenses: +1,009
  - Increase from hotels acquired in Aug. 2023: +185
  - Increase from hotels acquired in Jul. 2024: +735
- Increase in management contract expenses: +30
  - Increase in insurance premiums, etc: +12
  - Increase in depreciation expenses: +18
- Increase in non-operating expenses: ＋960
  - Increase in interest expenses : +829
  - Increase in interest expenses on investment corporation bonds: +58
  - Increase in loan-related costs: +125
  - Decrease in foreign exchange losses: -76
  - Decrease in derivative losses: -30
  - Increase in investment unit issuance costs: +47

Ⅲ-4. Summary of June 2025 FP Forecast

Invincible Investment Corporation

- For the June 2025 FP, revenue and income are expected to increase YoY due to the increase in revenue from hotels acquired in July 2024 despite the decrease in TMK dividend amount (TMK dividend amount for the June 2024 FP was for 12 months while that of the June 2025 FP is for 6 months) and the decrease in management contract revenue due to similar factors seen in the December 2024 FP. Operating revenue is expected to increase by 14.7% YoY to JPY 24,247 million and net income is expected to increase by 12.2% YoY to JPY 14,467 million
- DPU for the June 2025 FP is expected to be JPY 1,895, which is 1.1% lower than the June 2024 FP actual figure, and 1.8% higher than the June 2024 FP simulated figure (JPY 1,861) assuming the TMK Dividend amount of June 2024 FP is for a normal six-moth period

	June 2024 FP	June 2025 FP	Variance	
			Amount	(%)
Operating revenue	21,136	24,247	3,111	14.7%
Real estate rental revenues	14,933	18,674	3,741	25.1%
Hotel Rents (Variable rent)	7,074	10,247	3,173	44.9%
Hotel Rents (Fixed rent)	5,853	6,594	741	12.7%
Residential Rents	1,402	1,422	20	1.4%
Management contract revenue	4,774	4,630	-143	-3.0%
TMK Dividend amount	1,428	942	-486	-34.0%
Gain on sale of properties	-	-	-	-
Operating expenses	6,500	7,543	1,043	16.1%
Real estate rental expenses	5,107	6,151	1,044	20.4%
Taxes and other public charges	623	752	128	20.6%
Depreciation expenses	3,889	4,651	761	19.6%
Management contract expenses	736	811	75	10.3%
Depreciation expenses	451	509	58	12.9%
NOI	19,634	22,445	2,811	14.3%
NOI after depreciation	15,292	17,284	1,992	13.0%
Operating income	14,635	16,704	2,068	14.1%
Non-operating income	427	-	-427	-100.0%
Non-operating expenses	2,162	2,235	73	3.4%
Ordinary income	12,901	14,468	1,567	12.1%
Net income	12,900	14,467	1,567	12.2%
Distribution per Unit (JPY)	1,917	1,895	-22	-1.1%
Operating Days	182	181	-	-

Major Causes for Variance (JPY million)

Operating revenue

- Increase in rents from hotels acquired before July 2024 (variable rent and fixed rent): +457
- Increase in rents from hotels acquired in July 2024 (variable rent and fixed rent in total): +3,457
- Increase in residential rents: +20
- Decrease in management contract revenue: -143
  - 1.7% decrease in USD basis and 3.0% decrease in JPY basis
- Decrease in TMK Dividend amount: -486

Operating expenses/Non-operating expenses

- Increase in real estate rental expenses : +1,044
  - Increase from hotels acquired in July 2024: +992
- Increase in management contract expenses : +75
  - Increase in insurance premiums, etc : +17
  - Increase in depreciation expenses: +58
- Increase in non-operating expenses : + 73
  - Increase in interest expenses : + 584
  - Increase in Interest expenses on investment corporation bonds: +13
  - Increase in loan-related costs: +34
  - Decrease in derivative losses: -560

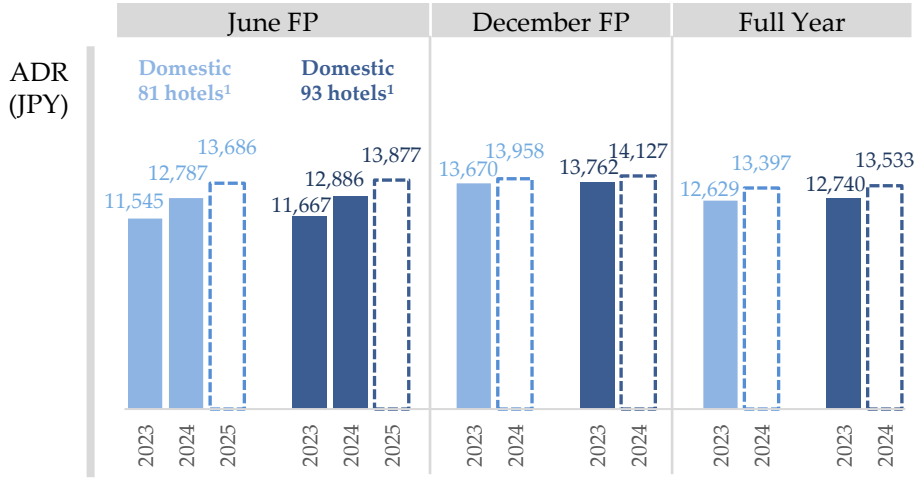
Non-operating income

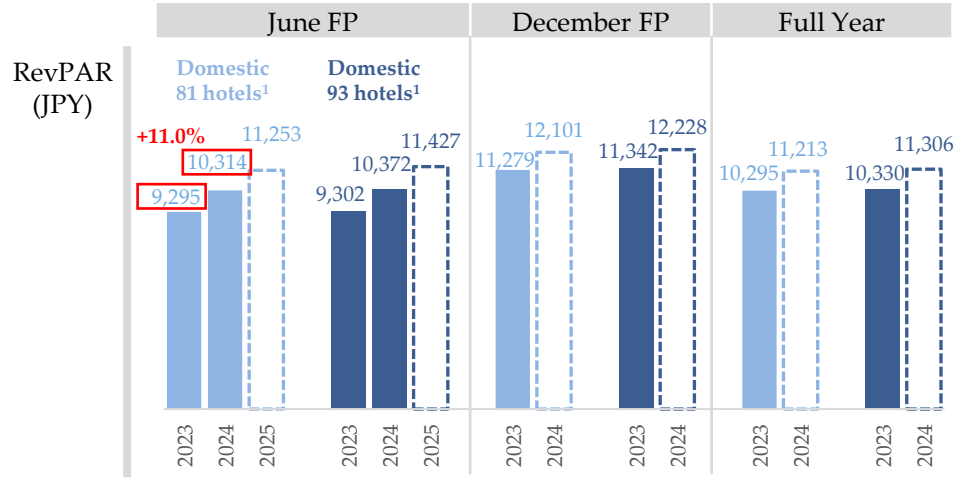
- Decrease in non-operating income: -427
  - Decrease in foreign exchange gains: -423

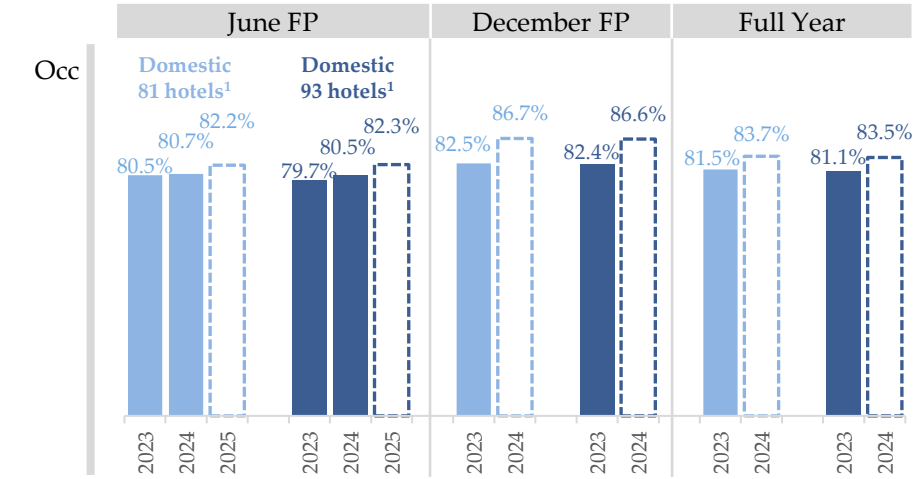
Ⅲ-5. Domestic Hotel KPIs
Past Performance and Forecasts for December 2024 FP and June 2025 FP

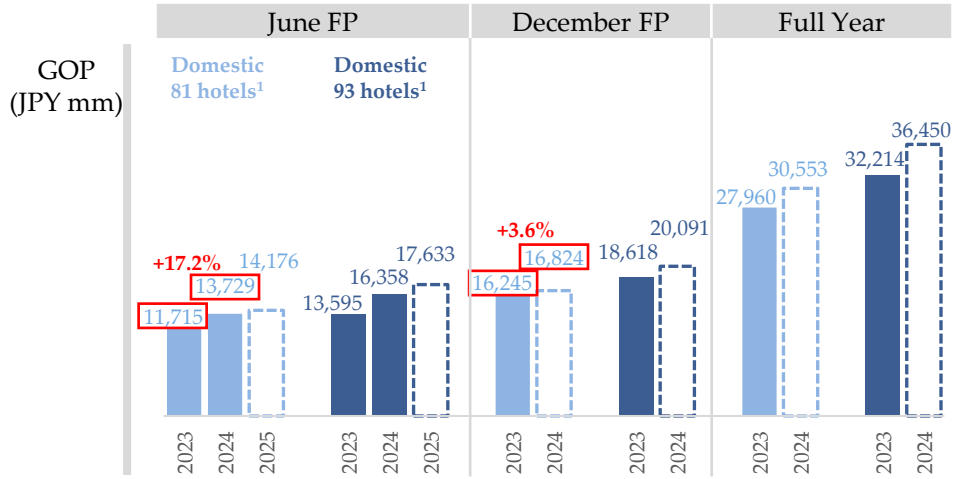
Invincible Investment Corporation

- For the June 2024 FP, all KPIs exceeded those of the same period in 2023, with an 11.0% increase in RevPAR and a 17.2% increase in GOP for 81 domestic hotels[1]
- For the December 2024 FP, all KPIs are expected to exceed those of the same period in 2023, with a 3.6% increase in GOP for 81 domestic hotels
- For the June 2025 FP, all KPIs are expected to exceed those of the same period in 2024 due to an increase in accommodation demand partly driven by the World Expo 2025 in Osaka







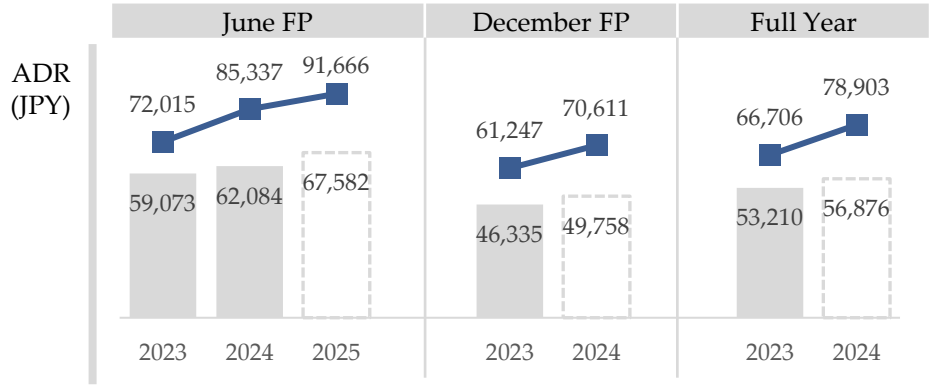


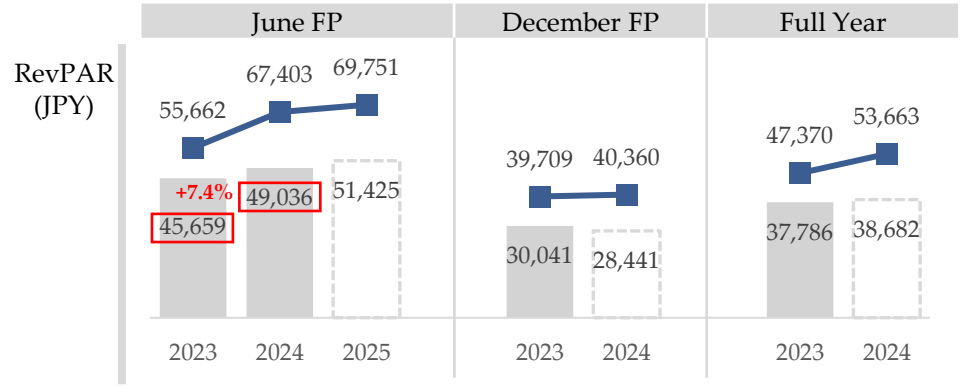
(Note 1) Simulated KPI based on 81 hotels; of the 90 domestic hotels (including Sheraton Grande Tokyo Bay Hotel, the underlying asset of preferred equity interest held by INV) owned at the beginning of the June 2024 FP, nine hotels with fixed-rent lease agreements are excluded, assuming all properties were owned since the beginning of 2019. The performance for the pre-acquisition period, which is based on actual results provided by sellers with certain adjustments assuming INV owned them, are subject to change caused by the adjustments based on differences in accounting treatments, since it is difficult to adjust them due to the timing even if the figures are based on actual performance. In calculating the GOP, added the 49% of GOP for Sheraton Grande Tokyo Bay Hotel, which means INV's pro rata portion of the amount of JV TMK's preferred equity owned by INV. The rent paid for APA Hotel Yokohama-Kannai, is regarded as GOP of the hotel. Furthermore, among the nine hotels excluded, the contract with the major tenant TOKYU HOTELS & RESORTS CO., LTD. for "Takamatsu Tokyu REI Hotel" has been modified to "fixed-rent plus variable rent" since April 25, 2023. However, from the viewpoint of the continuity of data, it is treated as a hotel with fixed rent and continues to be excluded. The same shall apply hereinafter. Domestic 93 hotels; the above 81 hotels plus the 12 hotels acquired in July 2024.

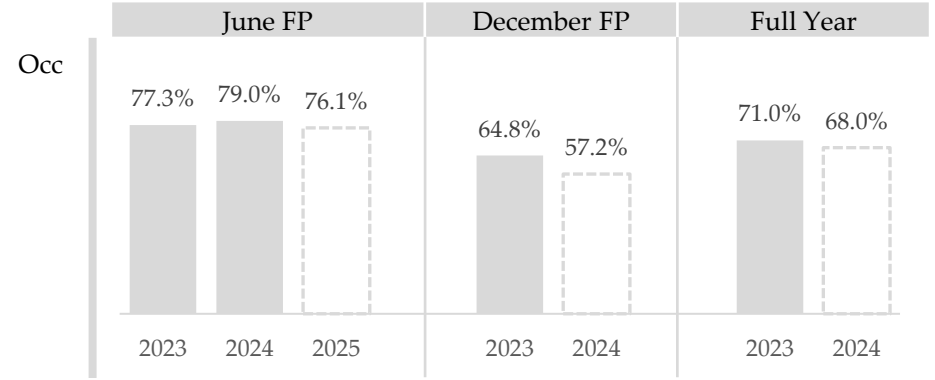
Ⅲ-6. Cayman Hotel KPIs
Past Performance and Forecasts for December 2024 FP and June 2025 FP

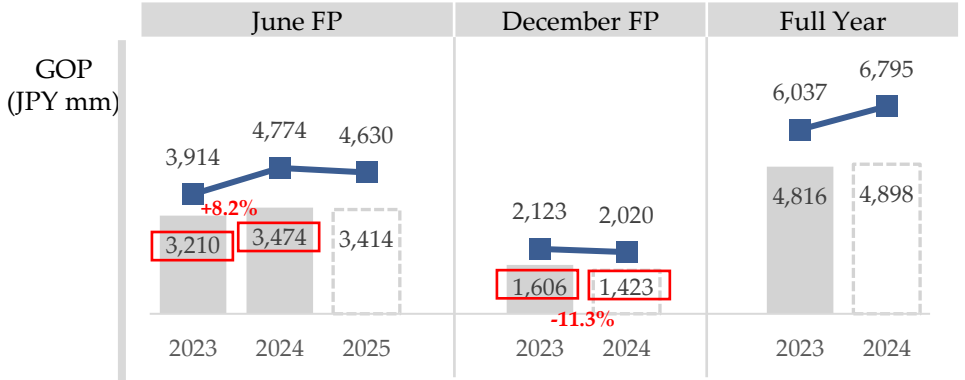
Invincible Investment Corporation

- For the June 2024 FP, all KPIs exceeded those of the same period in 2023, with a 7.4% increase in RevPAR (US dollar based) and an 8.2% increase in GOP (US dollar based)
- For the December 2024 FP, GOP (US dollar based) is expected to decrease by 11.3% from the same period in 2023 due to an opening campaign by a competitor hotel and the partial closure of rooms in connection with the renovation at Sunshine Suites Resort









< About ADR, RevPAR and GOP >
Bar chart = converted into yen using the exchange rate of USD 1 to JPY 110 to eliminate the influence of exchange rate fluctuations.
Line chart (—■—) = converted into yen using the weighted average exchange rate (exchange rates for Dec. 2024 FP and Jun. 2025 FP are forecast) for each fiscal period.

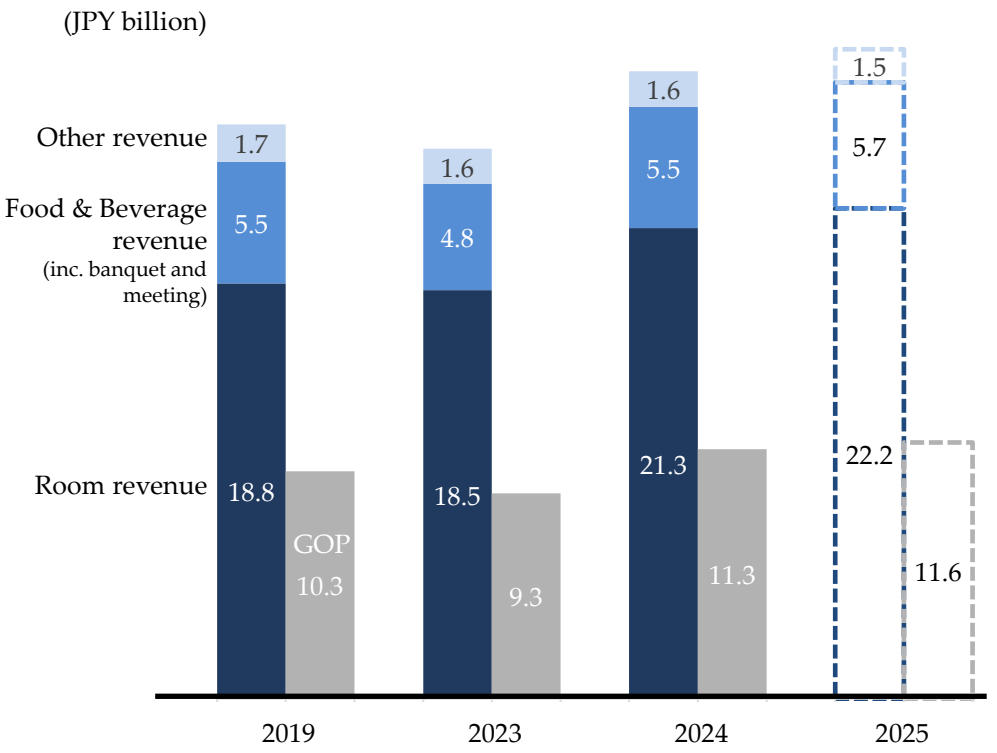
	June FP			December FP		Full Year	
	2023	2024	2025	2023	2024	2023	2024
The weighted average exchange rate (JPY)	134.1	151.2	149.2	145.4	156.1	137.9	152.6

Ⅲ-7. Revenue and GOP of MHM 73 Hotels[1]
Past Performance and Forecasts for December 2024 FP and June 2025 FP

Invincible Investment Corporation

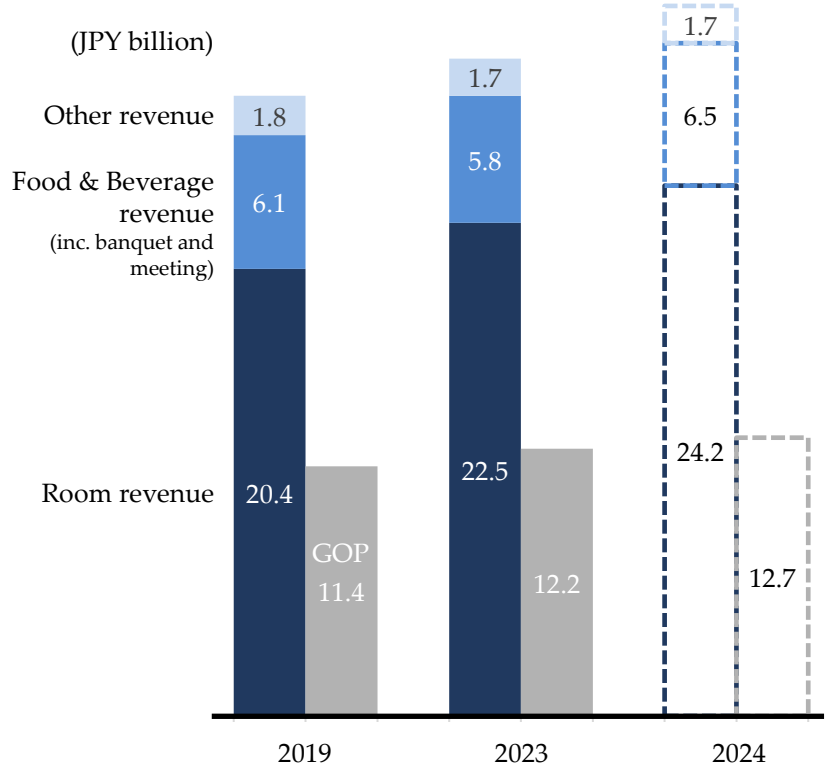
- For the June 2024 FP, Food & Beverage revenue exceeded the 2019 level for the first time since COVID. GOP margin was the same level as 2019 despite cost increases through continued strategies to maximize GOPPAR (GOP Per Available Room)
- For the December 2024 FP and the June 2025 FP, both Room revenue and Food & Beverage revenue are expected to increase, maintaining the GOP margin at the current level

June FP



	2019	2023	2024	2025
GOP Margin	39.8%	37.4%	39.7%	39.2%
Food & Beverage revenue, 2019 = 100%	—	88.1%	100.2%	103.4%

December FP



	2019	2023	2024
GOP Margin	40.3%	40.7%	39.3%
Food & Beverage revenue, 2019 = 100%	—	95.8%	106.1%

(Note 1) 73 hotels managed by MHM as of the beginning of December 2023 FP

Ⅲ-8. Banquet and Meeting Demand Trends

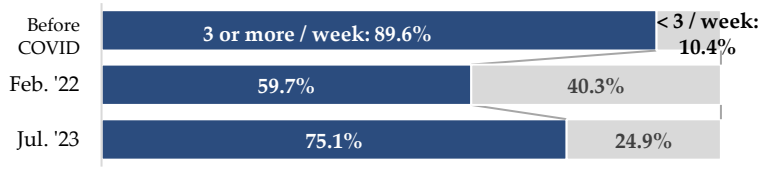
- Demand for banquets and meetings, which stagnated during COVID, is recovering due to several factors such as a return to face-to-face communication, expansion of employee training by companies, and promotion of MICE[1] by the Japanese Government
- Revenue from banquets and meetings at MHM 18 hotels[2] and SGTB has recovered to almost the 2019 level. Further recovery and growth are expected, driven by the macro trends mentioned above

Driver of demand for banquets and meetings

Banquet

The percentage of Tokyo company employees coming to work is on the rise due to the promotion of communication and other reasons, according to a survey by NRI[3]. Demand for banquets is expected to increase in conjunction with this trend

Change in frequency of going to the office by office workers in Tokyo[3]



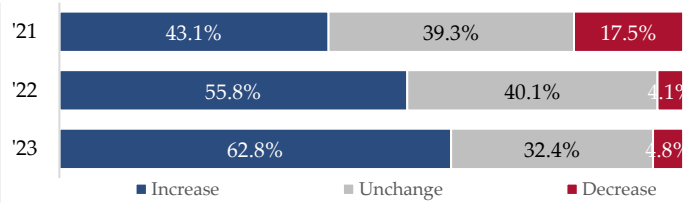
Top 5 reasons for going to the office more frequently[3]

#1: due to change in company's policy **(mandatory)**	39.0%
#2: to have better communication (voluntary)	**28.2%**
#3: for better environment for concentration **(voluntary)**	23.7%
#4: to promote communication with colleagues (mandatory)	**20.1%**
#5: to promote communication with outside parties (mandatory)	**17.6%**

Employee Training

Training expenses are expected to increase in the future for reasons such as increased employee engagement and mandatory disclosure of information on human capital.
Linked to this trend, training and conferences using hotel facilities are expected to increase

Question:
Will you increase / decrease spending on employee training for the coming 3 years? [4]

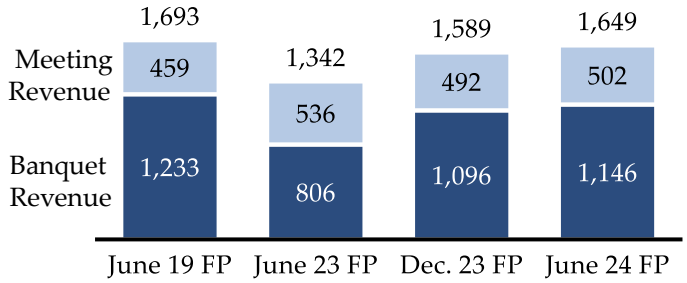


MICE

- 363 international conventions (ICCA[5] standard) were held in 2023 in Japan, which is 68.9% of 2019 level (527 conventions)
- Japanese Gov. has budgeted JPY 908 million for promoting MICE, approximately 4 times JPY 213 million in 2023. Further recovery in the number of international conventions in Japan is expected

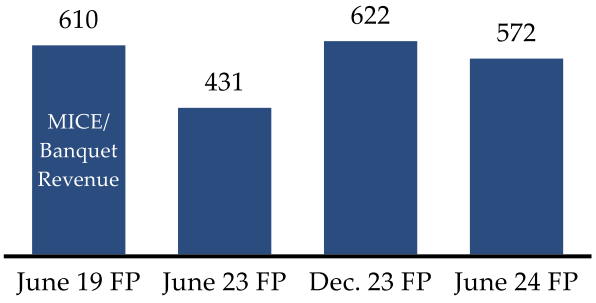
Revenue from banquets and meetings at INV's hotels[6]

MHM 18 hotels[2] (JPY mm)



(June 19 FP = 100%)	June 19 FP	June 23 FP	Dec. 23 FP	June 24 FP
Total	100%	79.3%	93.9%	97.4%
Meeting Revenue	100%	116.7%	107.3%	109.4%
Banquet Revenue	100%	65.4%	88.9%	92.9%

SGTB (JPY mm)



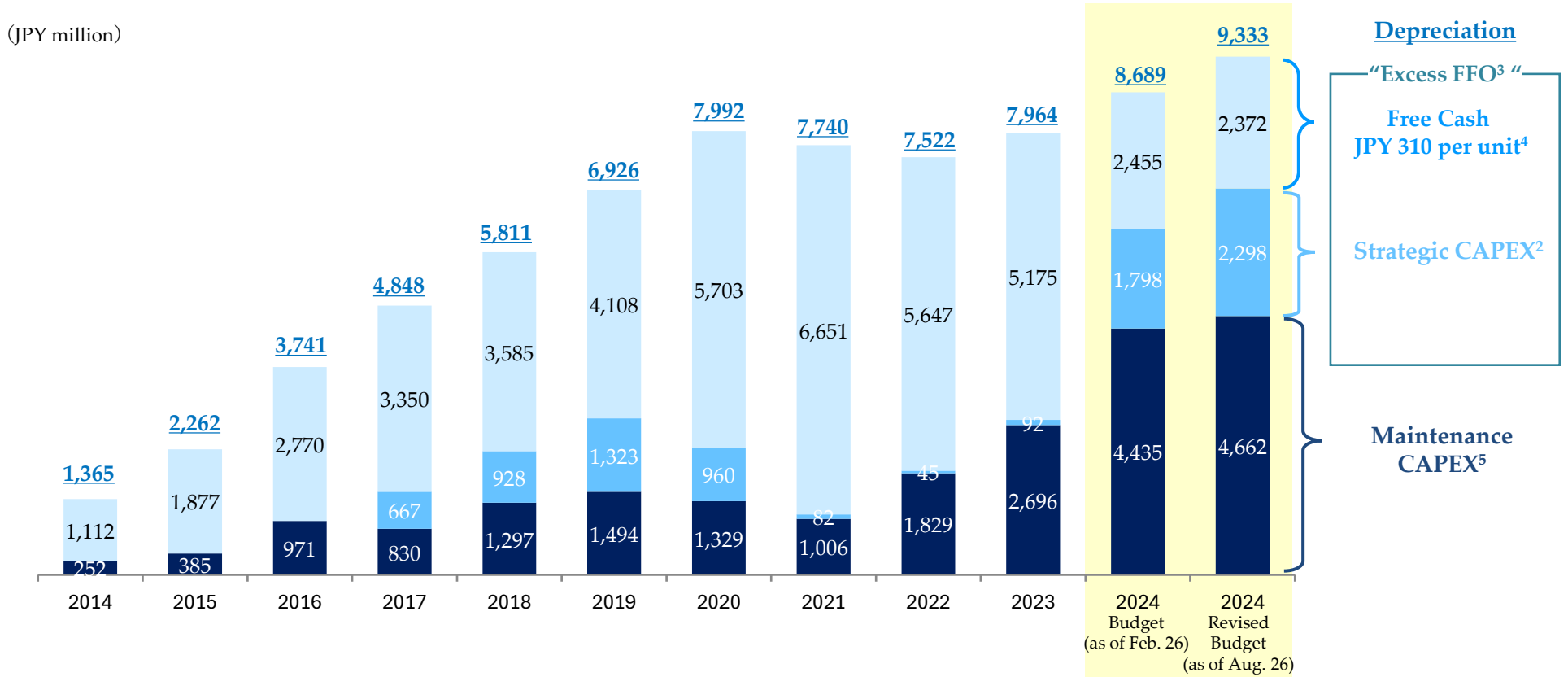
(June 19 FP = 100%)	June 19 FP	June 23 FP	Dec. 23 FP	June 24 FP
	100%	70.7%	102.0%	93.8%

(Note 1) Business events such as corporate meetings, incentive trips conducted by companies, international conferences organized by international organizations or associations, trade shows and exhibitions, and other events
(Note 2) Refers to the following hotels: MyStays Shin- Urayasu Conference Center, Hotel MyStays Hakodate-Goryokaku, Hotel MyStays Utsunomiya, Hotel MyStays Gotanda Station, Hotel Epinard Nasu, Hotel MyStays Shin Osaka Conference Center, Kamenoi Hotel Beppu, Art Hotel Joetsu, Art Hotel Hirosaki City, Hotel MyStays Premier Sapporo Park, Hotel MyStays Sapporo Aspen, Art Hotel Ishigakijima, Art Hotel Niigata Station, Hotel MyStays Kagoshima Tenmonkan, Art Hotel Asahikawa, Hotel MyStays Matsuyama, Hotel MyStays Premier Narita, Art Hotel Morioka
(Note 3) Source: Nomura Research Institute (December 4, 2023)
(Note 4) Source: SANRO Research Institute (November 7, 2023)
(Note 5) International Congress and Convention Association
(Note 6) Revenue from wedding or restaurant is not included

Ⅲ-9. Capital Expenditures and Depreciation

Invincible Investment Corporation

- In order to further increase the profitability of the portfolio, INV has decided additional investment in renovation work at Hotel MyStays Nippori (budget: JPY 296 million) with the aim to increase DOR[1] on top of the original plans to renovate Flexstay Inn Iidabashi and Sunshine Suites Resort. As a result, the budget for Strategic CAPEX[2] in 2024 has increased by JPY 499 million from the original budget as of February 26, 2024
- An increase in depreciation from the original budget is mainly due to 12 hotels acquired in July 2024 and the increase in Strategic CAPEX mentioned above



Asset Size[6] (JPY million)	117,927	173,815	266,619	353,695	448,362	497,979	502,717	494,766	491,416	548,646	548,646	653,066

(Note 1) Abbreviation of "Double Occupancy Ratio". It is calculated by dividing the number of guests stayed by the number of rooms sold, i.e., an average number of guests per room sold. The same is applied for other pages
(Note 2) Strategic capital investment for renovation including guest rooms, banquet rooms, restaurant and others in order to improve the competitiveness/ profitability of the hotels
(Note 3) Excess FFO is defined as the amount of depreciation minus maintenance CAPEX. The same shall apply hereafter
(Note 4) Based on 7,646,453 units after the issuance of new investment units through the third-party allotment, which was approved at the meetings of the board of directors of INV held on July 18, 2024 and July 24, 2024
(Note 5) Capital investment which is required to maintain proper values of properties and capital investment for fixtures and furnishings that are necessary for operating hotels
(Note 6) Based on the acquisition price as of the end of the relevant year. After 2017, includes the amount of preferred equity interest contribution by INV to the JV TMK that holds Sheraton Grande Tokyo Bay Hotel (SGTB). The acquisition price of overseas hotels (i) is the amount of TK investment to the SPC which held the leasehold of properties for "2018" and (ii) is the book value of the hotels as of May 9, 2019 for "2019" onward, which are converted into JPY amount via the forward exchange rate of USD 1=JPY 110.45 based on the foreign exchange forward implemented in connection with the original TK investment in the Cayman SPC (contract thereof was entered into on July 26, 2018 and implemented on September 26, 2018)

Ⅲ-10. Case Study (1) : Strategic CAPEX at Flexstay Inn Iidabashi

Invincible Investment Corporation

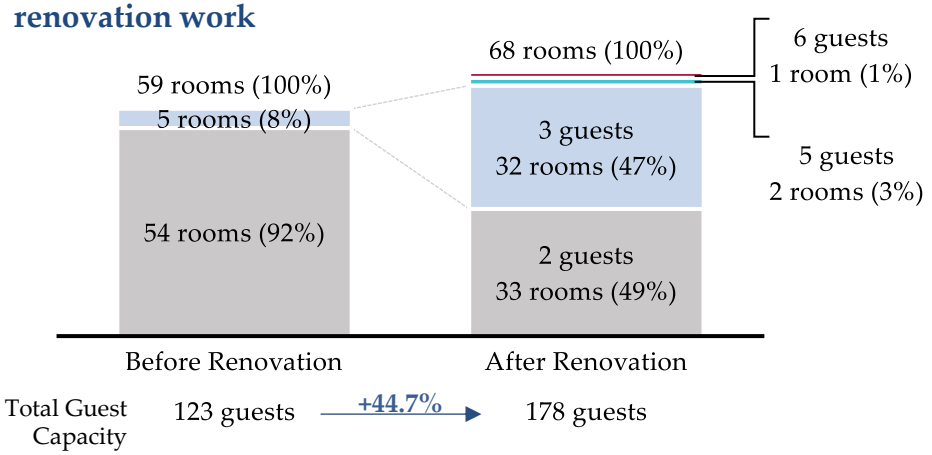
- Adding nine guest rooms through renovation work to increase the number of triple/family rooms which will increase room capacity from 123 to 178 guests (44.7% increase). The hotel will change its brand name from "Flexstay Inn" to "Hotel MyStays" in September 2024
- As a result of the increase in room capacity, DOR is expected to increase from 1.74 to 2.34 and ADR is expected to increase +68.4% compared to 2023
- ROI is expected to be approximately 25%. GOP is expected to increase JPY 99,423 thousand (+82.8%) per year after the renovation compared to the budget for 2024 (established without including renovation work)

Conversion/Renovation for Flexstay Inn Iidabashi

Overview

Period	May 27, 2024 – September 20, 2024 (scheduled)
Investment Amount	JPY 390 million (excluding tax)
Key Changes	1. Room conversion/renovation including the following work ・Convert two "Junior Suite Twin" rooms on the 6th floor into two "Standard Twin" rooms and one "Deluxe Family" room (added one room) ・Convert restaurant space on the 2nd floor into guest rooms (added five rooms) ・Convert tenant space on the 1st floor into guest rooms (added three rooms) 2. Renovation of common area

Composition of guest rooms and capacity before and after the renovation work



■ "Standard Double" (two guests) → "Comfort double" (three guests)[1]




■ 6 floor "Junior Suite Twin" (two guests)→ "Deluxe family room"(six guests)[1]




■ Lobby/reception area[1]




(Note 1) Image after completion of the renovation/conversion work

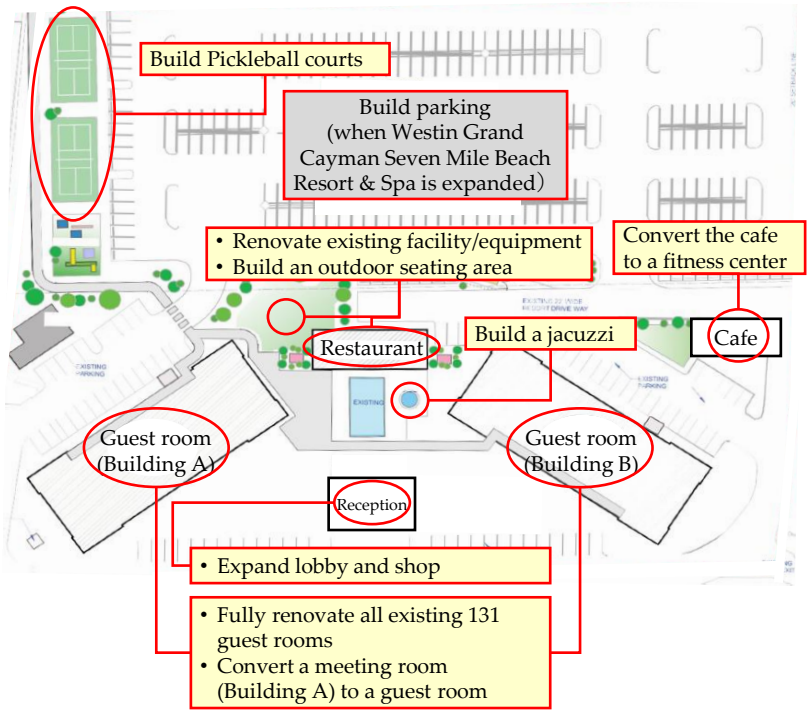
Ⅲ-11. Case Study (2) : Strategic CAPEX at Sunshine Suites Resort

Invincible Investment Corporation

- As 25 years have passed since the completion of Sunshine Suites Resort, the hotel will undergo a large-scale renovation to strengthen its competitiveness against competing hotels that continue to be renovated or open in the vicinity. The plan includes full renovation of all guest rooms, renovation of common areas such as the lobby and restaurant, and building new facilities, such as Pickleball courts
- In order to minimize business disruption and revenue loss, the period of renovating guest-rooms and facilities is split into two periods from Aug. to Nov. 2024 (Building A), and from May to Aug. 2025 (Building B) so that both buildings can operate during the peak season (Dec. – Apr.)
- The total renovation budget is USD 26 million. In 2026, when the effect of the renovation is fully realized, NOI is planned to increase by 91.5% (USD 3.4 million), leading to an ROI of 13.2%, compared to the case of no renovation

Summary of the Renovation

Main Items



Renovation Period

August 2024 – September 2025
Building A: August – November 2024, Building B: May – August 2025

Return / Budget

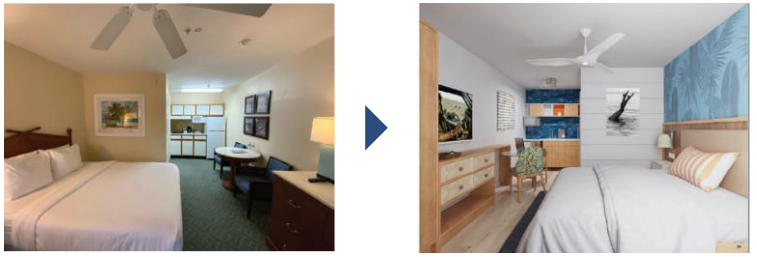
Budget: USD 26 million (CAPEX)
Return: In 2026, when the effect of the renovation is fully realized, RevPAR and NOI is planned to increase by 37.4% and by 91.5% (USD 3.4 million) respectively, compared to the case where the renovation does not happen. ROI is 13.2%

Trends of hotels in neighborhood

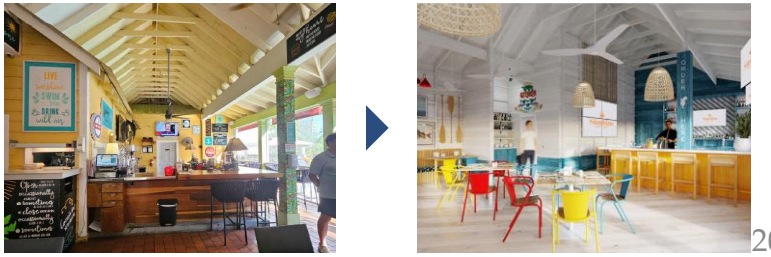
Hotel	# of rooms	Update
Hampton by Hilton Grand Cayman Seven Mile Beach	122	Renovation & Rebrand, 2021
Holiday Inn Resort Grand Cayman	82	Renovation (guest room), 2021
Grand Cayman Marriott Resort	301	Renovation (guest room), 2024
Hotel Indigo Grand Cayman	282	Open, 2024

Before and After (rendering)

■Guest room



■Restaurant



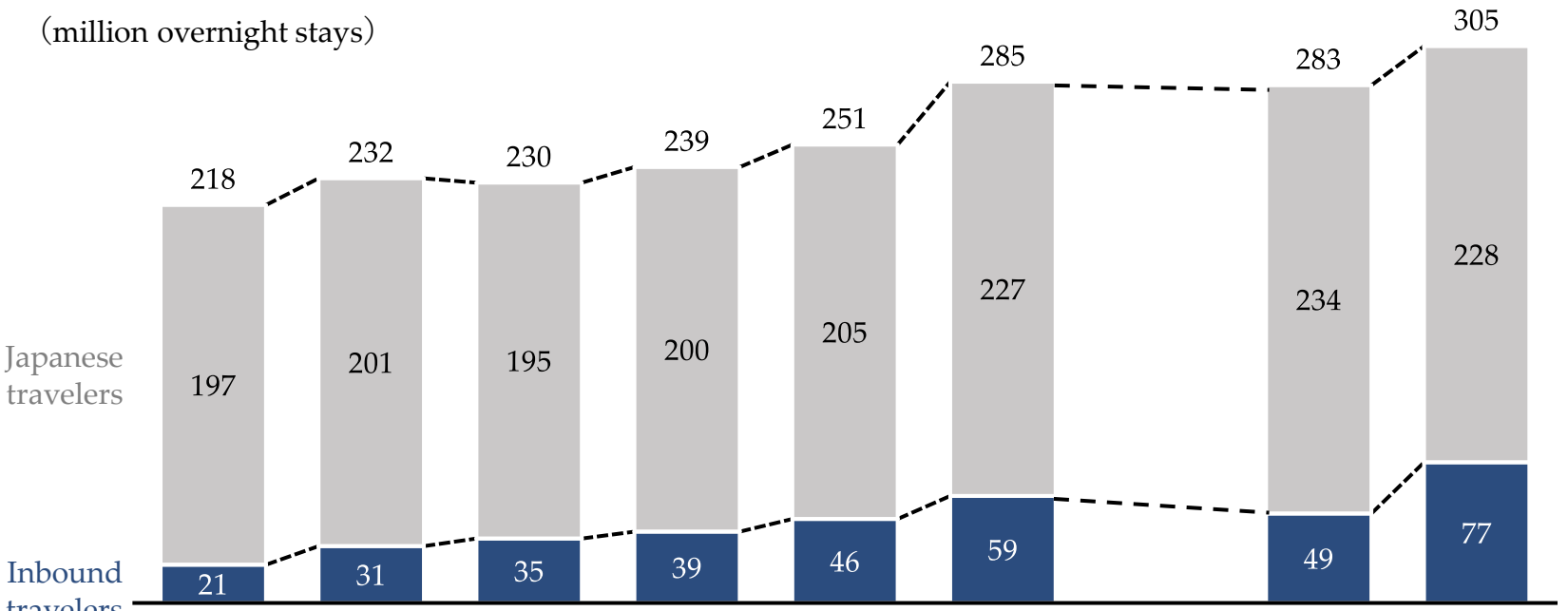
Ⅳ. Status of Hotel Operations and Market

Ⅳ-1. Changes in Total Overnight Stays in Japanese Accommodation Market

Invincible Investment Corporation

- The number of total overnight stays in the 1st half of 2024 increased by 7.5% compared with the same period last year. This increase was driven by inbound travelers, while the number of overnight stays by Japanese travelers decreased slightly
- The number of overnight stays by inbound travelers has maintained steady growth over the last 10 years, achieving a 267.9% increase from the 1st half of 2014 to the same period in 2024. As a result, inbound travelers account for 25.3% of the accommodation market in the 1st half of 2024. Inbound travelers are expected to play a more important role in the market considering Japanese Government's target of 60 million of inbound travelers by 2030[2]

Change in the number of overnight stays last 10 years (Total of January - June)[1]

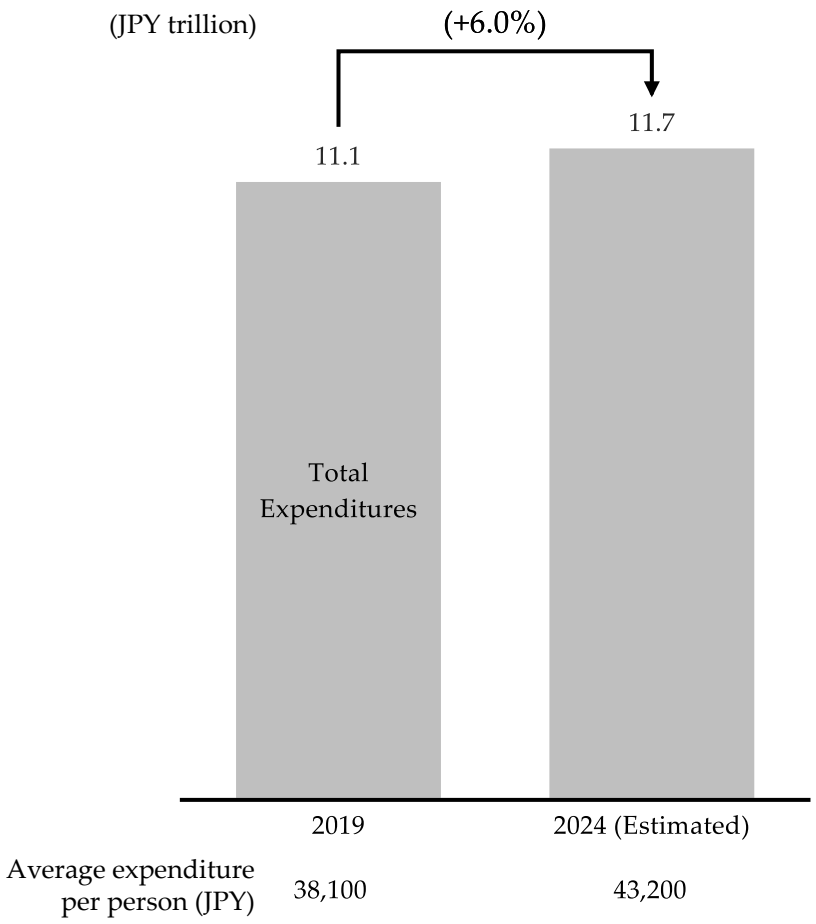


	2014	2015	2016	2017	2018	2019	COVID	2023	2024	Change (%/pt) 2023-24	Change (%/pt) 2014-24
Japanese travelers	197	201	195	200	205	227		234	228	-2.8%	+15.7%
Inbound travelers	21	31	35	39	46	59		49	77	+57.3%	+267.9%
Share of inbound travelers	9.6%	13.4%	15.3%	16.4%	18.3%	20.5%		17.3%	25.3%	+8.0pt	+15.7pt
Total	218	232	230	239	251	285		283	305	+7.5%	+39.9%

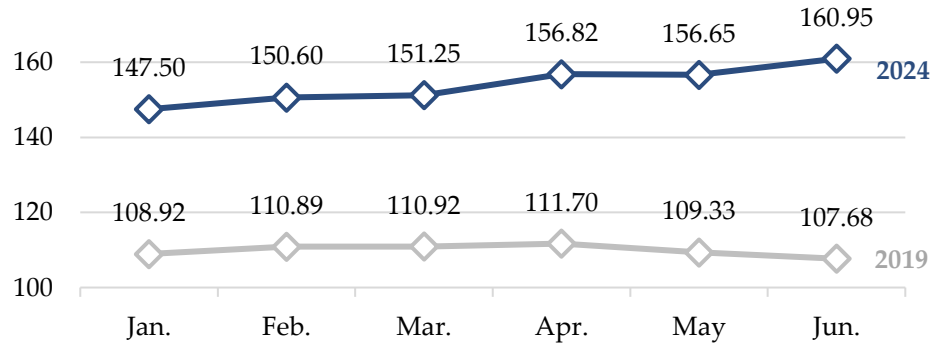
(Note 1) Source: MLIT. The figures for June 2024 are primary preliminary figures and the figures for January 2024 - May 2024 are secondary preliminary figures that are subject to change in the future
(Note 2) Source: The 23rd meeting of the Ministerial Council on the Promotion of Japan as a Tourism-Oriented Country

- In 2024, Japanese tourists are expected to spend 6.0% more on domestic travel than in 2019, according to JTB estimates[1,2]. This corelates to a decrease in outbound visitors in 2024 (January - June) compared to the same period in 2019, stemming from the yen depreciation[3,4]

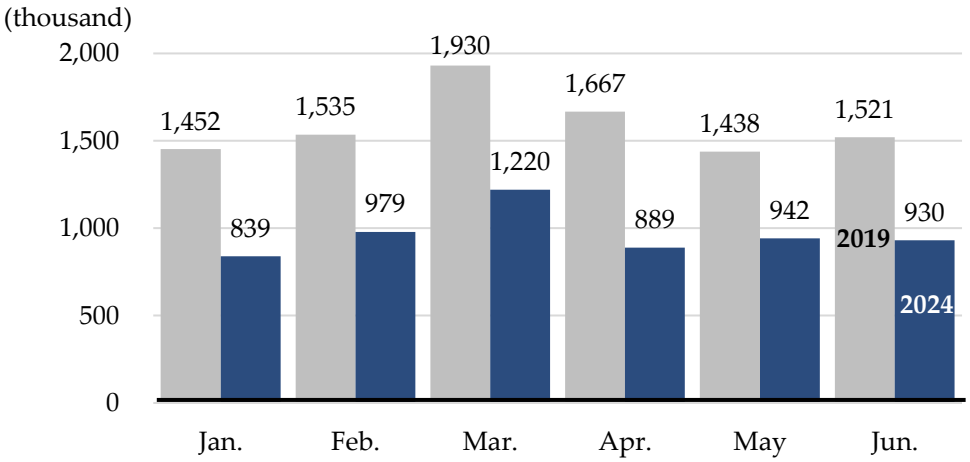
Expenditures of Domestic Tourists[1,2]



USD / JPY Exchange Rate in 2019 and 2024 (Jan. – Jun.)[3]



Number of Outbound Visitors in 2019 and 2024 (Jan. – Jun.)[4]

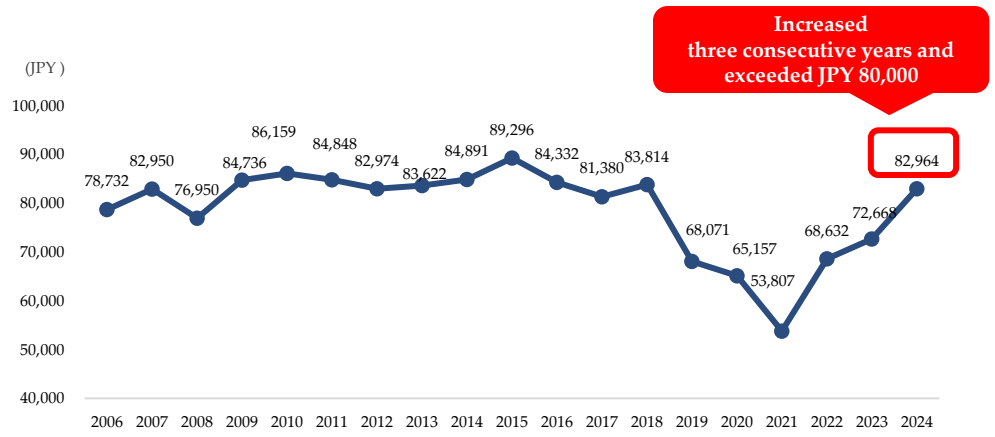


(Note 1) Source: Estimated by JTB
(Note 2) The number is estimation and could be different from actual number
(Note 3) Source: Bank of Japan. The figures are as of the end of the month and the most traded rate of the day based on the trading volume
(Note 4) Source: Ministry of Justice

Ⅳ-3. Plans for Summer Vacations
(Survey about the Summer by Meiji Yasuda Life Insurance)

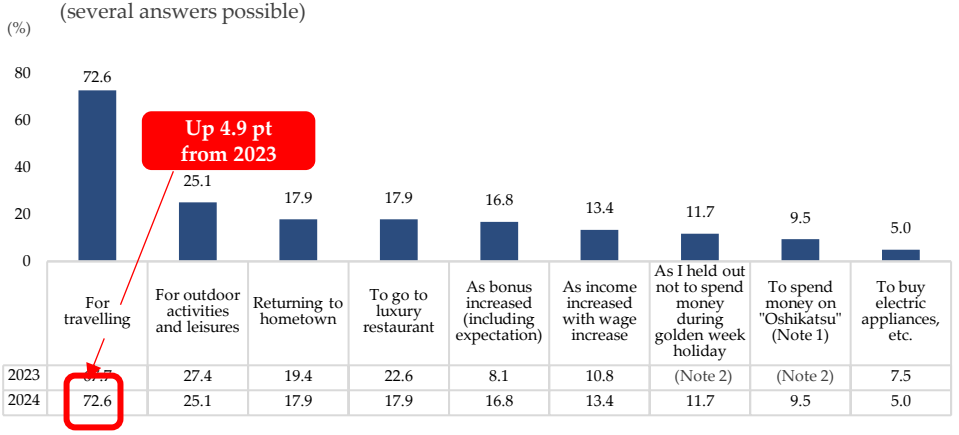
- Japanese behavior for summer vacations in 2024 is split between those who will spend more and those who will spend less money due to price hikes. The number of respondents who "will spend more on summer vacation" remained flat, while those who responded "they will spend less" increased
- Average spending for summer vacations in 2024 is JPY 82,964, up JPY 10,296 from 2023, the third consecutive year of increase
- The top reason given by respondents who responded "to increase spending" was "to travel"
- A shift to "traveling" from "returning to hometown" which increased post-Covid-19 was observed, with "domestic travel" (56.9%, up 2.3 points from last year) and the top choice again this year
- In contrast to the golden week holiday, respondents tended to spend their vacations "more spending, far away, and longer term"

Changes in spending for summer vacations



Reason to "increase" spending for summer vacations

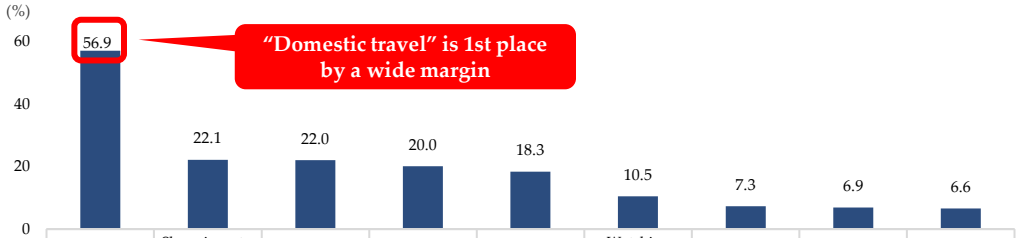
Respondents: those who answered will spend more on summer vacation
(several answers possible)



	For travelling	For outdoor activities and leisures	Returning to hometown	To go to luxury restaurant	As bonus increased (including expectation)	As income increased with wage increase	As I held out not to spend money during golden week holiday	To spend money on "Oshikatsu" (Note 1)	To buy electric appliances, etc.
2023	[illegible]	27.4	19.4	22.6	8.1	10.8	(Note 2)	(Note 2)	7.5
2024	72.6	25.1	17.9	17.9	16.8	13.4	11.7	9.5	5.0

Plans for summer vacations

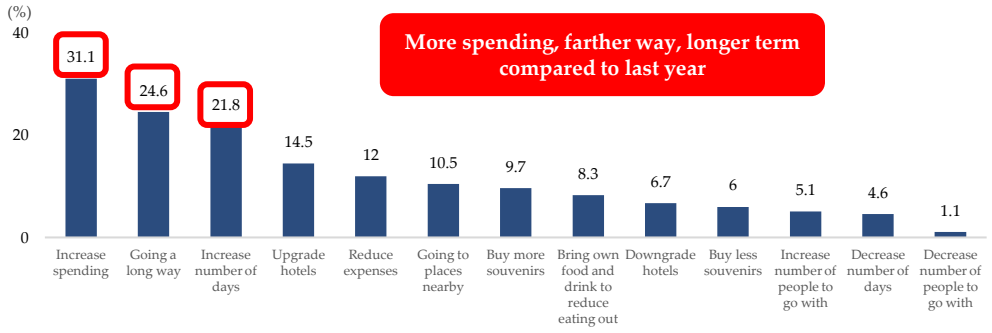
Respondents: those who answered they plan to go out during summer holidays
(several answers possible)



	Domestic travel	Shopping, etc. in the neighborhood without going a long way	Returning to hometown	Pool, amusement park, theme park	Outdoor activities, camping	Watching Olympics, sports games (TV at home, etc)	Overseas travel	"Oshikatsu" (Note 1)	Not decided yet
2023	54.6	(Note 1)	26.2	21.0	20.0	(Note 2)	8.7	(Note 2)	10.4
2024	56.9	22.1	22.0	20.0	18.3	10.5	7.3	6.9	6.6

Change for summer vacations in 2024 compared to 2023

Respondents: those who answered they plan to travel in Japan or to other countries
(several answers possible)



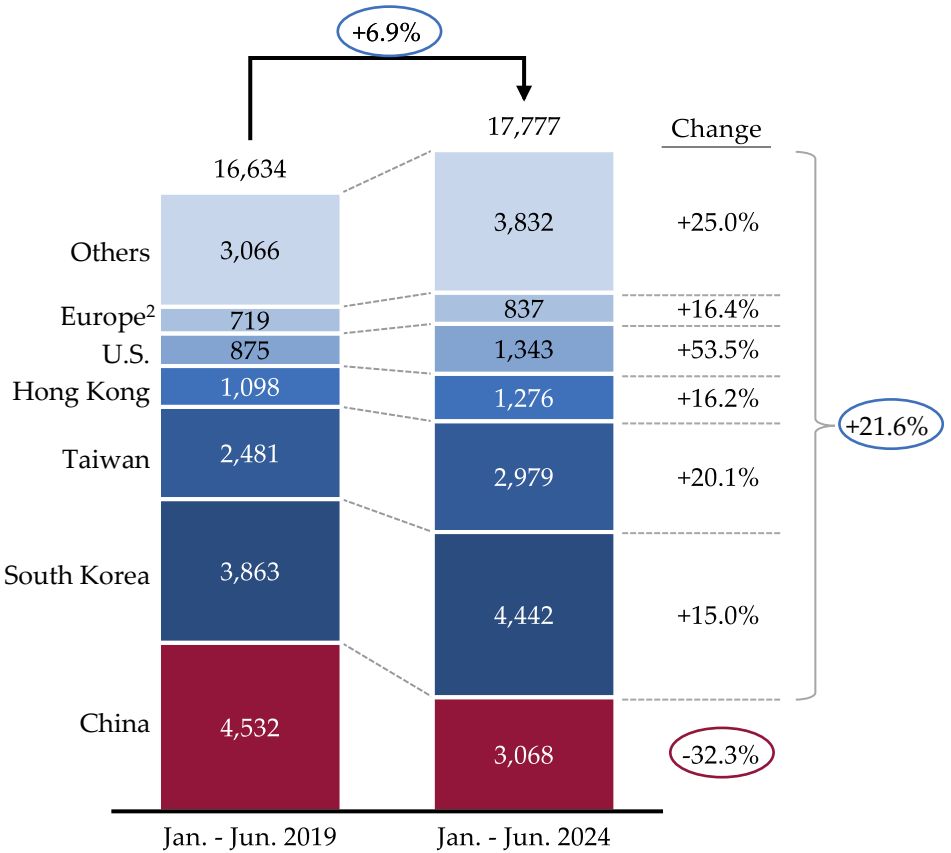
(Note 1) Act of enthusiastically supporting someone like an idol singer or actor that one feels particular devotion to
(Note 2) Answer not listed in the choice of answers

Ⅳ-4. Inbound Market: 1st half Comparison: 2019 vs. 2024

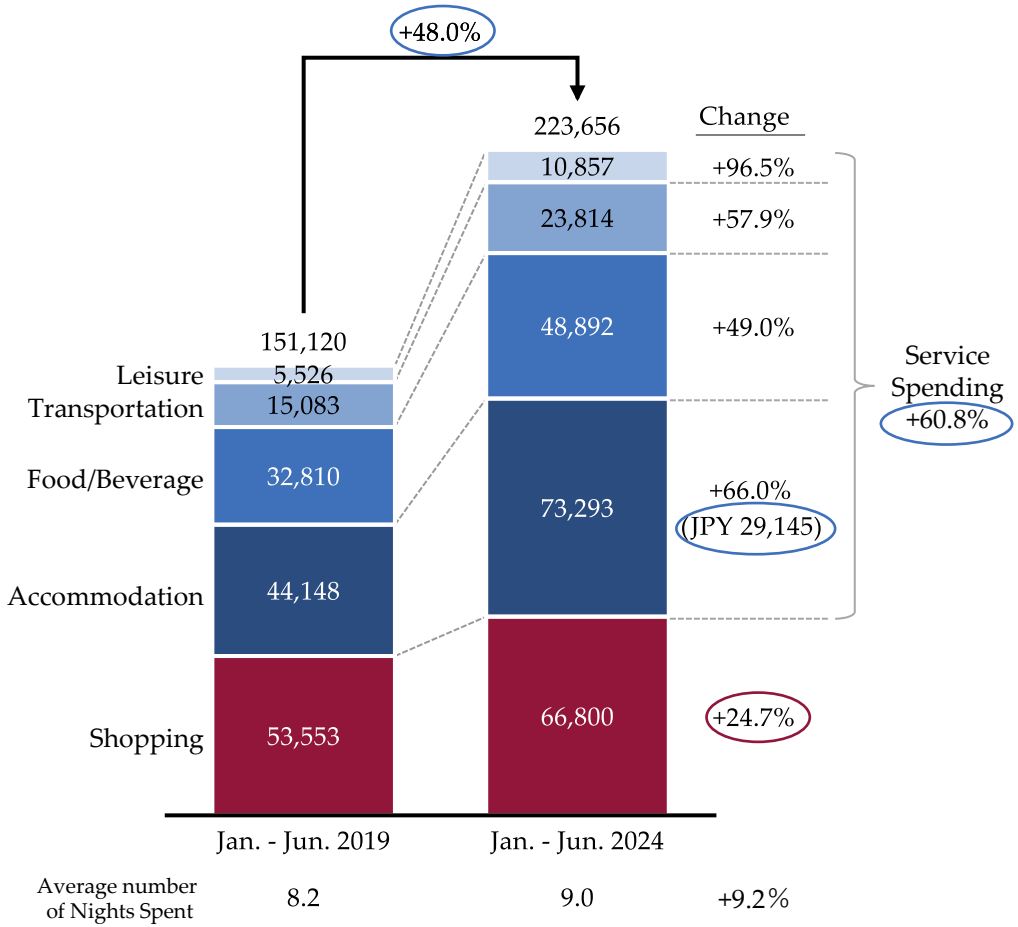
Invincible Investment Corporation

- The number of inbound travelers in the 1st half of 2024 increased by 6.9% compared to the same period in 2019. The number of travelers from China is still below the 2019 level, down 32.3%, while the number of travelers from other countries increased by 21.6%
- Average travel spending of inbound travelers in the 1st half of 2024 increased by 48.0% compared to the same period in 2019. A shift from shopping expenditure to service expenditure was seen: Service expenditure showed a 60.8% increase while shopping expenditure increased by only 24.7%. Among service expenditure, accommodation spending showed the biggest increase of JPY 29,145, which is expected to contribute to the further growth in ADR

Number of Inbound Travelers (Thousand)[1]



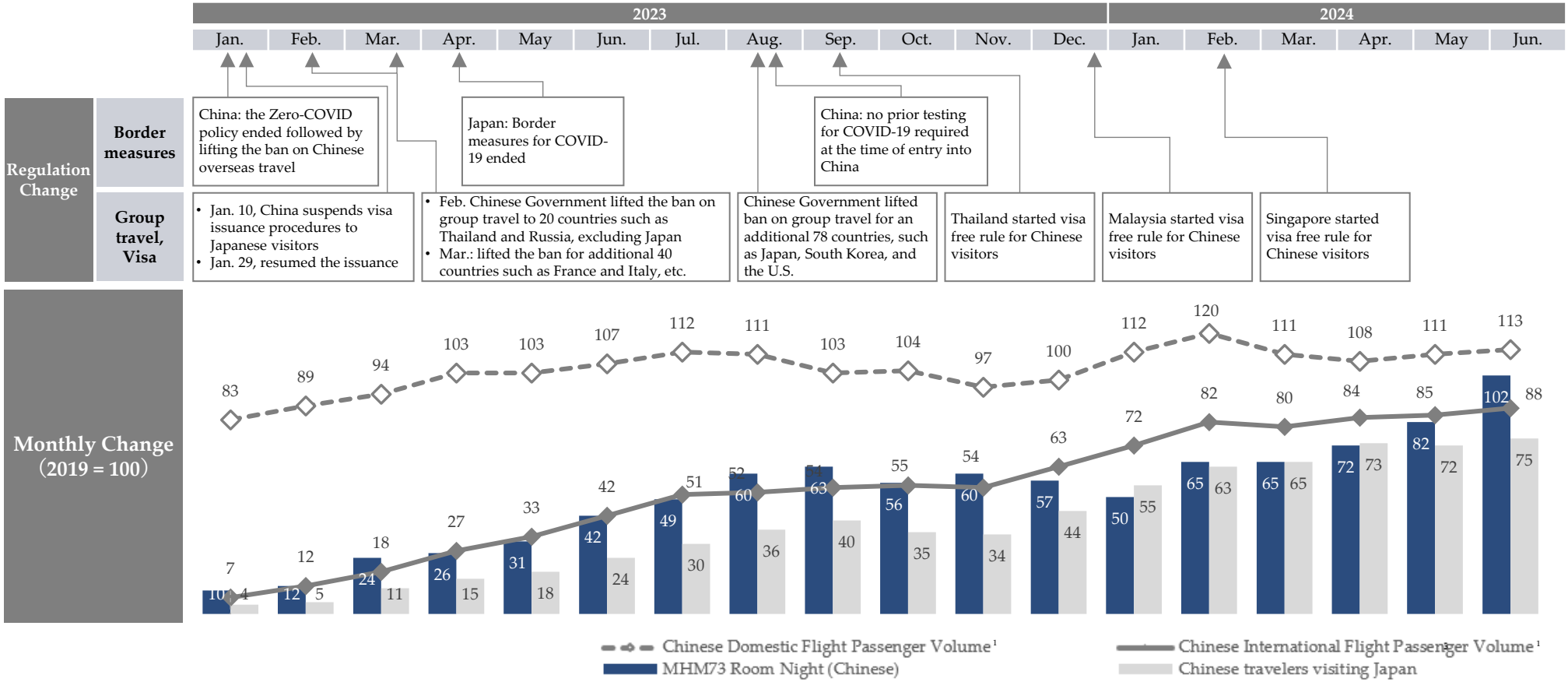
Average Travel Spending of Inbound Travelers (JPY)[3]



(Note 1) Source: JNTO
(Note 2) France, Germany, Italy, Spain, Russia, Sweden, Netherland, Norway, Finland
(Note 3) Prepared by Asset Manager based on Japan Tourism Agency "Consumption Trend Survey for Foreigners Visiting Japan"

Ⅳ-5. Inbound Market: China

- In Jan. 2023, the Chinese Government ended the Zero-COVID policy and lifted the ban on overseas-leisure travel. Since then, the number of Chinese international passengers[1] (proxy of number of overall Chinese outbound travelers) has steadily recovered, reaching 88% of the 2019 level in June 2024. However, the recovery has lagged behind that of China's domestic passenger volume, which has already exceeded the 2019 level. China Tourism Academy, a Chinese Government think tank, announced in Feb. 2024 that the number of overall Chinese outbound travelers in 2024 is expected to recover to 84% of the 2019 level[2]
- The number of Chinese travelers visiting Japan[3] has been recovering with the volume of June 2024 hitting 75% of the same month in 2019 in line with the recovery of overall Chinese outbound tourists
- The recovery of Chinese guests at the 73 hotels managed by MHM has generally outperformed the recovery of Chinese inbound travelers to Japan as a whole. In June 2024, the number of room nights sold to Chinese guests was 102% of that in the same month in 2019

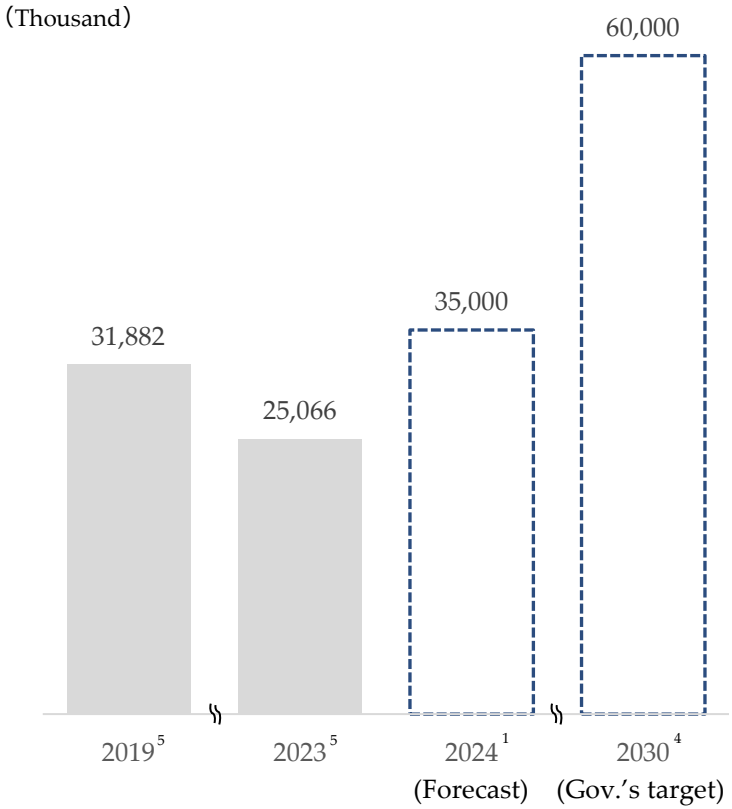


(Note 1) Prepared by Asset Manager based on data from Civil Aviation Administration of China
(Note 2) Source: China Tourism Academy
(Note 3) Prepared by Asset Manager based on data from JNTO

Ⅳ-6. Inbound Market: Outlook

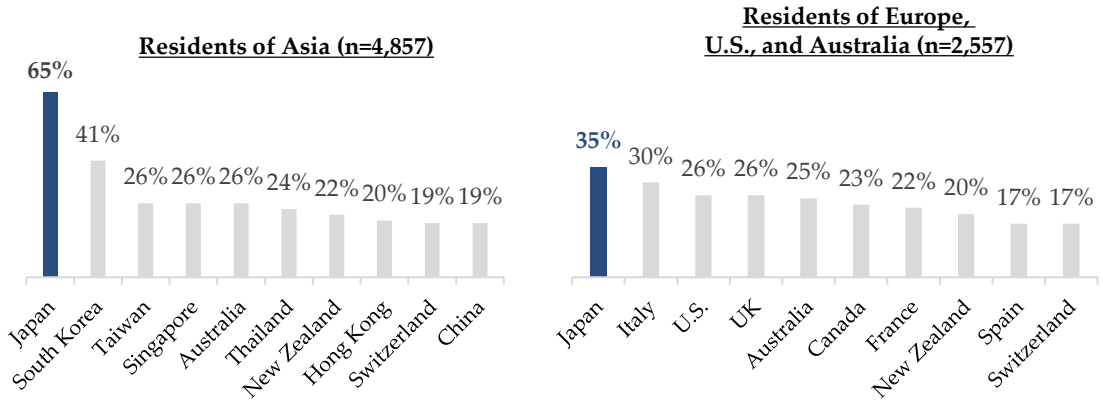
- According to a forecast by JTB, the number of inbound visitors in 2024 is expected to exceed the 2019 level[1]. A survey conducted by the Development Bank of Japan and the Japan Travel Bureau Foundation in July 2023 shows that Japan is the most popular destination[2] for the next overseas travel among both residents of Asia and those of Europe, the U.S., and Australia
- The number of visitors who visited Japan per 1,000 people in population in China and Southeast Asian countries was far behind those of Hong Kong, Taiwan, and South Korea as of 2019[3], and we believe that there is potential for growth of inbound visitors from China and Southeast Asian countries in the future as per capita national incomes increase
- Japanese Government has a target of 60 million inbound visitors by 2030[4]

Changes in Number of Inbound Visitors

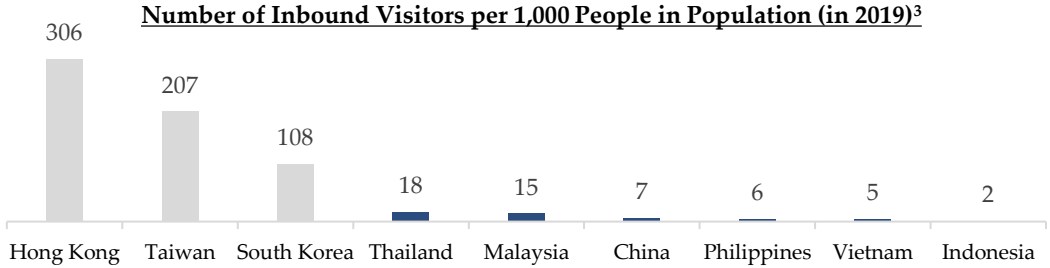


Survey of Demand for Travel Abroad among Foreigners (Conducted in July 2023)[2]

Q：Which countries/regions do you want to visit for the next overseas travel? (Top 10)



Potential for Growth of Inbound Visitors from Asia by Country



(Note 1) Source: The 24rd meeting of the Ministerial Council on the Promotion of Japan as a Tourism-Oriented Country
(Note 2) Source: DBJ and Japan Travel Bureau Foundation: Survey on Tourist Travel to Japan from Asia, Europe, the U.S., and Australia (2023)
(Note 3) Prepared by Asset Manager based on data from the Statistics Bureau, Ministry of Internal Affairs and Communications and JNTO. Number of inbound visitors per 1,000 People in Population is calculated by dividing the number of visitors to Japan from each country in 2019 by population of each country in 2019 and by multiplied by 1,000
(Note 4) Source: The 23rd meeting of the Ministerial Council on the Promotion of Japan as a Tourism-Oriented Country
(Note 5) Source: JNTO

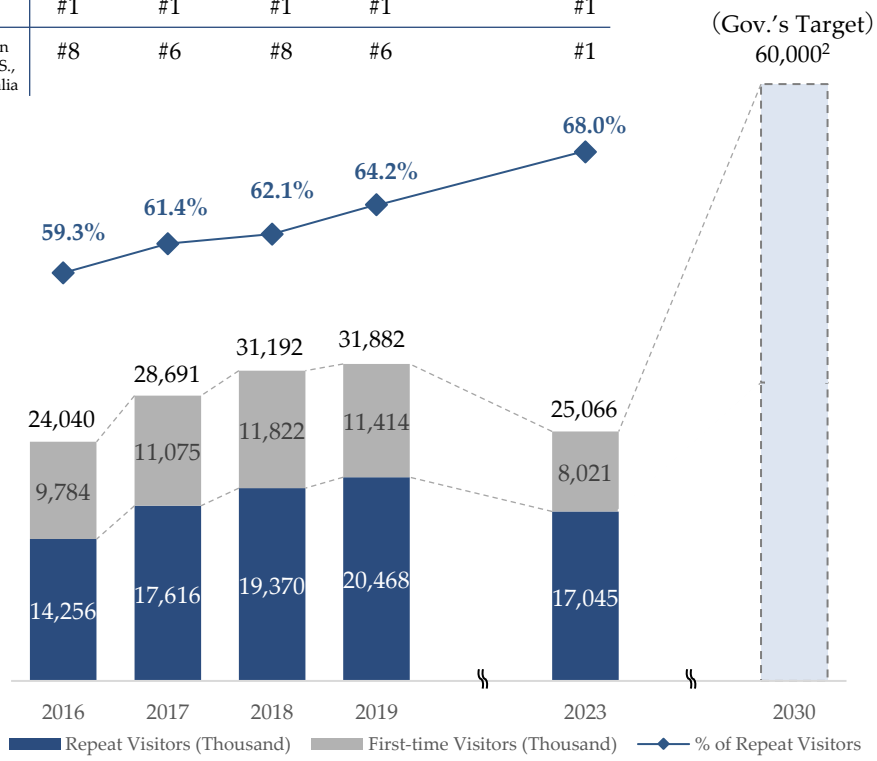
Ⅳ-7. Inbound Market: Number and Destination Trend of Inbound Repeat Visitors

- As Japan continues to rank highly among the most desirable travel destinations[1], the proportion of repeat visitors (those making their second visit or more) among overall inbound visitors increased for four consecutive years before COVID-19, and reached 68.0% in 2023. Further increase in repeat visitors can be expected considering this trend and Japanese Government's target of 60 million of inbound visitors by 2030[2]
- As repeat visitors are more likely to visit regional areas[3] including Hokkaido, Aomori, and Kyushu than first-time visitors (visitors who visit Japan for the first time), an increase in repeat visitors is expected to result in an increase in stays in regional areas, which could act as a tailwind for the regional hotels in INV's portfolio

Change in the Number of Inbound Visitors[4] and % of Repeat Visitors[5]

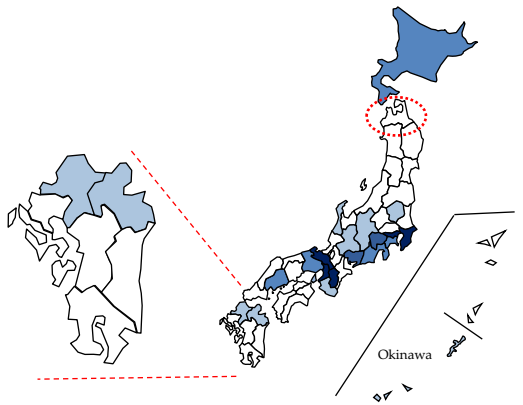
Ranking of Japan as a destination for international travel[1]

	2016	2017	2018	2019	2023	2030
Residents in Asia	#1	#1	#1	#1	#1	
Residents in Europe, U.S., and Australia	#8	#6	#8	#6	#1	

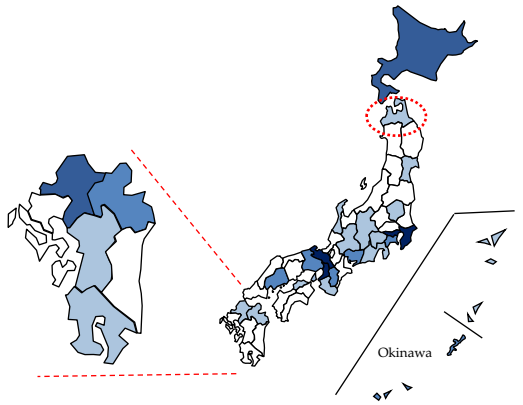


Destination of Inbound Visitors[6]

First-time Visitors



Repeat Visitors



The % of inbound visitors who visit each prefecture is as follows:

- 15% or more
- 10% - 14%
- 5% - 9%
- 1% - 4%
- Less than 1%

(Note 1) Ranking of Japan in each of DBJ and Japan Travel Bureau Foundation: Survey on Tourist Travel to Japan from Asia, Europe, the U.S., and Australia (2016-2019, 2023)
(Note 2) Source: The 23rd Ministerial Conference for the Promotion of Tourism Nation
(Note 3) Regional area refers to prefectures other than Chiba, Saitama, Tokyo, Kanagawa, Aichi, Kyoto, Osaka, and Hyogo
(Note 4) Prepared by Asset Manger based on data from JNTO and Japan Tourism Agency
(Note 5) Prepared by Asset Manager based on data from Japan Tourism Agency
(Note 6) Source: Japan Tourism Agency. The survey targets inbound visitors for leisure visiting Japan in 2019

Ⅳ-8. Initiatives by MHM

- As for banquets and conferences, there has been a shift from holding conferences alone to conferences with banquets, and the number of banquets have been increasing. A similar trend is expected for the December 2024 FP
- MHM aims to create demand for tourism centered around culinary experiences across its entire hotel chain. The headquarters' Food and Beverage Department is committed to continuously developing products, formulating and guiding food and beverage marketing strategies, conducting regular culinary competitions, supporting the training of chefs, and enhancing service quality. Additionally, multiple executive chefs with top-tier skills in various culinary fields lead the pursuit of excellence in cuisine, not only at their respective hotels but throughout the entire MHM chain
- Increased number of sales representatives focused on inbound travel from China, Taiwan, and Korea to strengthen sales capabilities to local agents and proactively worked to capture inbound demand
- For European/US customers, implemented sales activities to travel agencies specializing in Europe/US , taking specific conditions under consideration such as room size and dietary restrictions

Initiatives implemented in the June 2024 FP

MICE and banquet

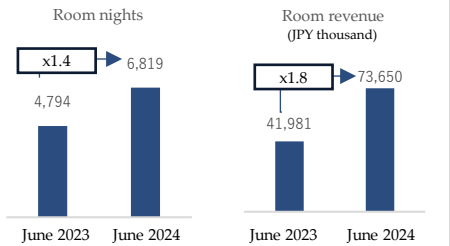
- There has been a shift from holding conferences alone to conferences with banquets, and the number of banquets have been increasing. A similar trend is expected for the December 2024 FP. Consider various activities to continuously capture demand
- Delivery and take-out service offered at 15 hotels owned by INV account for 3.6% of restaurant sales at those hotels, and are expected to continue in the future as a certain level of demand has been established

Initiatives for expansion and enhancement of client base

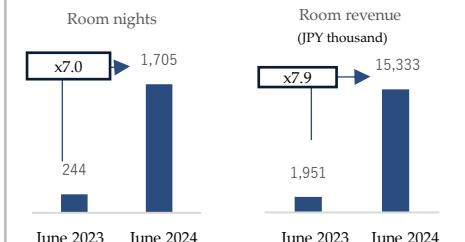
- Taiwan

Increased inbound sales staff. Number of inquiries/demand from travel agents in Taiwan increased through the enhancement of the sales capabilities to local agents

Case 1: Hotel MyStays Nagoya Nishiki[1]



Case 2: Tazawako Lake Resort & Onsen[1]



- Korea

Expansion of client base through recruitment of Korea-related personnel to capture group demand/golf tours, participation in trade fairs ~~in~~ overseas and enhancement of sales to Korean travel agents

- Europe and U.S.

Consider specific conditions required for European/US guests such as room size and dietary restrictions as their booking lead time and length of stay are longer than other nationalities. Implement sales activities to Europe/US specified travel agents and propose room rate tables a year in advance and prepare vegetarian menu, etc.

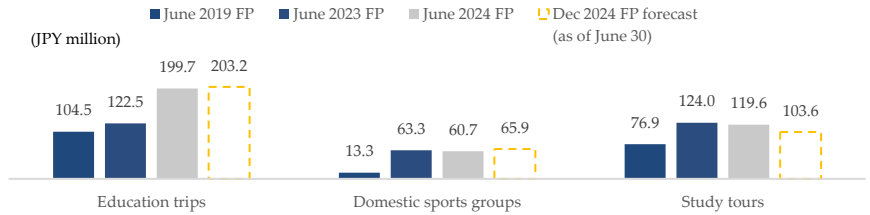
Sales expansion through proactive proposal-based marketing

- Demand for accommodations for corporate interns continued to show a strong booking trend in 2024 driven by strong hiring sentiment. Further demand for summer interns is expected. Demand for mid-career hires[1] is also expected to remain brisk, with bookings at MS Kameido and MS Sakaisuji-Honmachi scheduled to continue in 2025.

	Demand for accommodations for interns	Demand for accommodations for mid-career hires[2]
June 2023 FP	JPY 1,600 thousand 6 hotels	JPY 17,135 thousand 12 hotels
June 2024 FP	JPY 7,642 thousand 17 hotels	JPY 47,878 thousand 15 hotels
December 2024 FP (as of July 18, 2024)	JPY 11,890 thousand 10 hotels	JPY 19,210 thousand 14 hotels

- Acquired new accommodation contracts for airline crews from three airlines at three INV hotels with the recovery of domestic and international flight operations. For existing contracts, successfully negotiated price increases a the time of contract renewal.
- "Study Tours[2]" orders from overseas in the June 2024 FP exceeded the level in the same period in 2019 due to efforts to uncover demand by leveraging the advantages of the MHM chain network, approaching overseas specialized travel agents and Japanese universities with a large number of international students. Both "Golden route type[3]" and "Mid-long term stay type[4]" showed favorable results.
- For domestic sports groups, measures were taken to capture new demand, such as clarifying conditions for acceptance and prices at MHM managed hotels and proposing sales to sports facilities in the vicinity of hotels, in anticipation of demand to change accommodation facilities due to the sharp rise in hotel room rates.

Changes in sales of various plans at 73 INV-owned hotels (examples)



(Note 1) Taiwanese nationality who booked through Taiwanese travel agents
(Note 2) Demand from companies to accommodate mid-career hires to participate in training programs held near the hotel.
(Note 3) Tours for students and teachers from overseas to learn about Japanese culture and environment
(Note 4) Tokyo-Kyoto-Osaka-Hiroshima (Note 5) Mainly two weeks to one month travel

Ⅳ-9. MHM: Future Outlook and Strategy

- The number of inbound visitors to Japan in the June 2024 FP reached 17.7 million, more than 1 million more than the same period in 2019, which marked a record high. Demand is expected to remain strong, driven by weak Japanese yen. In addition, inbound demand is expected to increase further from various factors such as an increase in international flights to and from Kansai International Airport at the timing of the switchover to the summer timetable at the end of March 2025, the expansion of the runway at Fukuoka Airport, and the World Expo 2025 in Osaka
- MHM projects conservative assumptions for domestic business and leisure demand

	Assumption of Domestic Demand		Assumption of Inbound Demand	
	Leisure	**Business**	**Leisure**	**Business**
Outlook for December 2024 FP	✓ Although demand is approaching pre-COVID levels, especially in tourist destinations and resort areas, spending on leisure travel is expected to be restrained due to the impact of the backlash from the end of government travel support and a decline in personal consumption caused by lower real wages due to rising prices	✓ Business travel frequency is expected to trend downward due to the spread of remote work and the increase in hybrid work	✓ Demand is expected to increase due to the weak yen, development of tourist destinations, improvement in transportation infrastructure, and the holding of international events ✓ Although there is a moderate recovery in overall Chinese tourists, recovery to the 2019 level is still expected to be delayed due to a delay in the recovery of group demand	✓ Although international business meetings, conferences, and events are expected to increase, the frequency of business travel is expected to decrease due to the spread of remote work and the increase in hybrid work
Outlook for June 2025 FP Onwards	✓ Same as the December 2024 FP ✓ The number of travelers is expected to decrease in mid to long term due to the declining birthrate and an aging population. On the other hand, the demand will remain at the same level for several years due to an increase in the number of elderly people with more leisure time	✓ Same as the December 2024 FP	✓ Inbound demand will further increase due to an increase in flights to and from Kansai International Airport in conjunction with the changeover to the international summer timetable, the expansion of the runway at Fukuoka Airport, the effects of the World Expo 2025 in Osaka, and a recovery in international flights at regional airports	✓ Same as the December 2024 FP

Future Strategy

i. For domestic demand, increased the number of revenue management team members for implementation of more detailed analysis and precise measures. MHM intends to maximize sales through detailed price adjustments tailored to the change of demand and sales under optimal headcount conditions. In addition, MHM will strengthen the functions of the revenue management assistance tool that makes full use of AI, realizing labor saving and optimizing pricing

ii. In terms of securing staff, one of MHMs strong points is the recruitment of new graduates, which continued even during COVID. MHM plans to hire the same number of people in 2024 as in 2023. In addition, a total of 176 graduates[1] from "Narita Hospitality Academy", which opened in June 2023, will join MHM in 2024. MHM plans to continue recruitment in 2025

iii. Establish a new "Talent Development" section and expand the recruitment and education system to foster specialists who are active in a wide variety of job areas. Promote talent management that realizes staffing, training, recruitment, and turnover prevention on a single platform to capture diversifying needs and demands

ex) Strengthen competitiveness in attracting human resources by introducing a scholarship repayment support system: MHM will directly repay employees' JASSO scholarships of up to JPY 15,000 per month for up to 10 years

(Note 1) Includes interns who will graduate in 2024.

Ⅳ-10. Initiatives by Sheraton Grande Tokyo Bay Hotel (SGTB)

- Incentive demand from life insurance companies, for which demand was sluggish during the COVID period, have revived. In addition, event demand from consulting firms and audit firms have increased. For weddings, a shift from small size weddings, which became mainstream during the COVID period, to medium size weddings have been observed, while demand for large size weddings is decreasing due to a change in values. It is expected to take some time before the demand recover to the pre-COVID level
- Signed a new sponsorship with a professional soccer team "JEF UNITED ICHIHARA CHIBA" and received an order for a sponsor party. In addition, the Hotel has acquired accommodation demand from several national rugby teams and are further strengthening relationships with sports organizations by leveraging the strengths of the hotel
- As for group demand, demand for school trips has recovered to near pre- COVID levels. Also, inquiries from domestic and international corporate group segments have been increasing. As such, various measures are being considered and will be implemented to ensure that demand is captured

Initiatives to Maximize Revenue

Capture demand for MICE and banquets

- Incentive demand from life insurance companies, for which demand was sluggish during the COVID period, have revived. In addition, events from consulting firms and audit firms have increased
- Although delivery service was terminated due to shrinking demand, inquiries from group customers led to three orders (JPY 2.59 million in total) this period
- Focus on utilization of digital tools and digital marketing to capture MICE demand
- Install a large LED screen in the main banquet room "THE CLUB Fuji" (to be completed in Sep. 2024)

Weddings

- Wedding fairs are held every weekend for new couples. Continue to hold the Grand Wedding Fair three times a year for couples who have already signed a contract, in an effort to upsell
- Strengthen the capability to capture demand for pre-wedding photo shoots and wedding after-parties. Sales in the June 2024 FP are 321% and 157% of those in the same period in 2023, respectively

Various accommodation packages and promotion

- Promote sales of triple/forth and suites rooms, etc., through strict inventory control. Achieved sales of JPY 2,781 million in the June 2024 FP, up 32% from the same period in 2023
- Provide various new accommodation plans such as Tokyo Disney Resort related products, plan with entrance ticket for sports games, with parking privileges, etc. In addition, wholesale rates were raised, resulting in an increase in ADR

Operating Costs

- Hotel operating costs this period increased 15% from the same period in 2019 to approx. JPY 5.6 billion, mainly due to higher personnel costs
- Realize cost reduction through promotion of direct bookings, focusing on digital marketing strategies, controlling energy expenses through the use of systems
- Despite general price pressures, such as increases in consumables, equipment, staffing, electricity and gas rates, as well as the impact of the yen's depreciation, the hotel continues to increase personnel to improve service capabilities in line with higher occupancy rate driven by the recovery of inbound demand. The hotel will appropriately monitor and manage expenditures and inventory related to procurement of consumables and food items

Initiatives to Capture New Demand

Capture new demand with enhanced relationship with local companies and related organizations

- Catering business for VIP rooms at ZOZO Marine Stadium in partnership with Chiba Lotte Marines continues to see growing demand, reaching JPY 3.66 million (34 games) in the June 2024 FP. Number of VIP rooms increased from 35 to 41 rooms
- Signed a new sponsorship with a professional soccer team "JEF UNITED ICHIHARA CHIBA" and received an order for sponsor party. In addition, obtained accommodation and banquet demands from several national rugby teams and continues to strengthen relationship with sports teams by appealing hotel's competitiveness

<Accommodation and banquets demand from national rugby teams >

	No. of rooms	Room revenues (JPY million)	Banquet revenues (JPY million)
National team A	369	6.6	10.7
National team B	180	3.0	3.9
National team C	223	5.0	5.5
National team D (as of July 24)	268	6.0	10.7

- Received five orders in the June 2024 FP for SDGs program that can be used for school trips and expected to receive six orders in the Dec 2024 FP and onward (as of July 24). Focus on capturing further demands with the recovery of school trip demand

"Wizkids" and "SKY Experience"

- "Wizkids", renewed on Dec 23, 2022 was used by 47,719 people (45.5% increase from the previous fiscal period, sales of JPY 23 million, of which 36.2% were visitors) in the June 2024 FP, securing stable demand
- The "flight simulator" and lodging package plan launched in August 2022, achieved JPY 0.8 million of sales (21 rooms) in the June 2024 FP



New reading area opened in December 2023

Ⅳ-11. Trial Calculation: Business vs. Leisure Demand

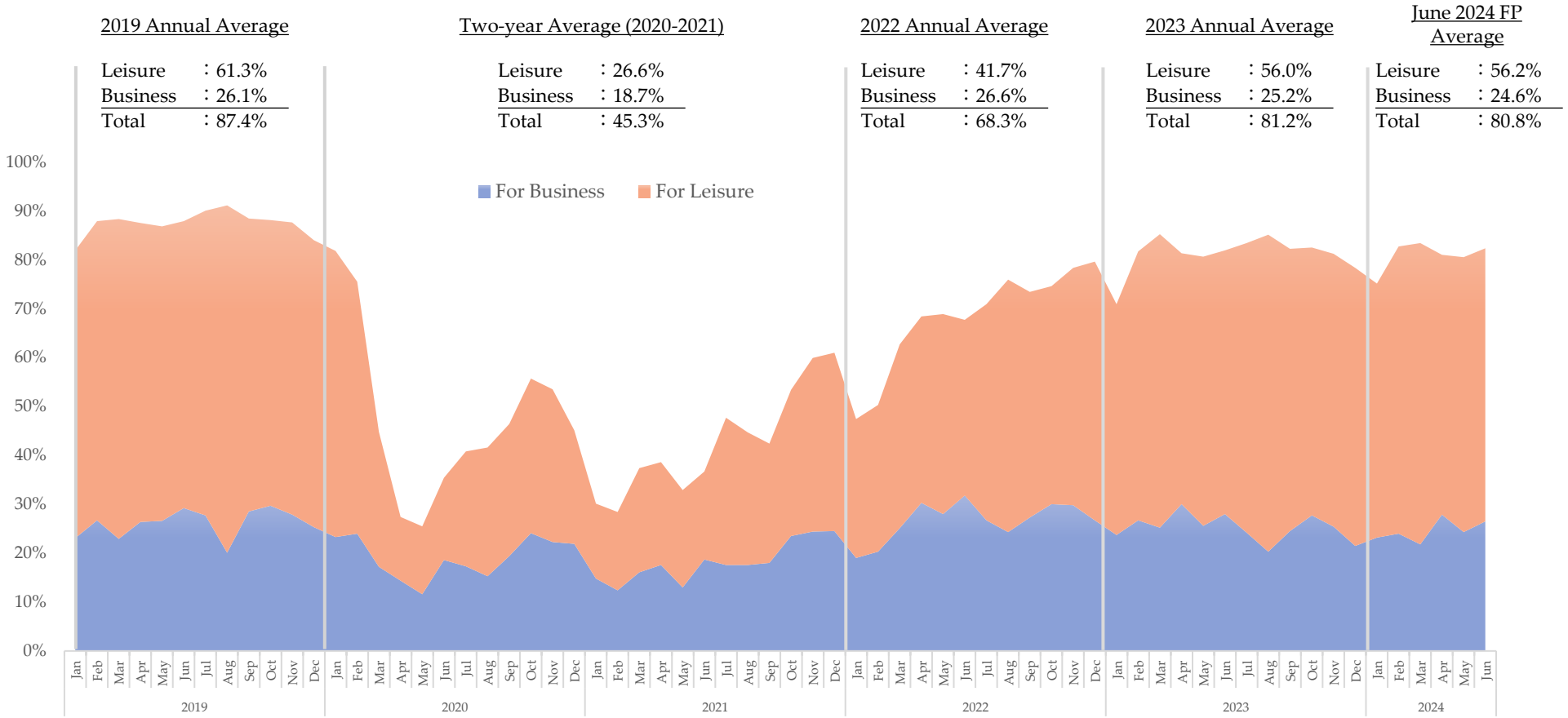
Invincible Investment Corporation

- Based on the assumptions of this trial calculation, business demand of 73 hotels managed by MHM in 2023 was almost equal to that in the June 2024 FP
- Leisure demand was almost equal to that in 2023

Breakdown of Business / Leisure Demand at 73 Hotels managed by MHM

Changes in Occupancy Rate by Purpose for Stay

(Stacked area chart)



Premises：

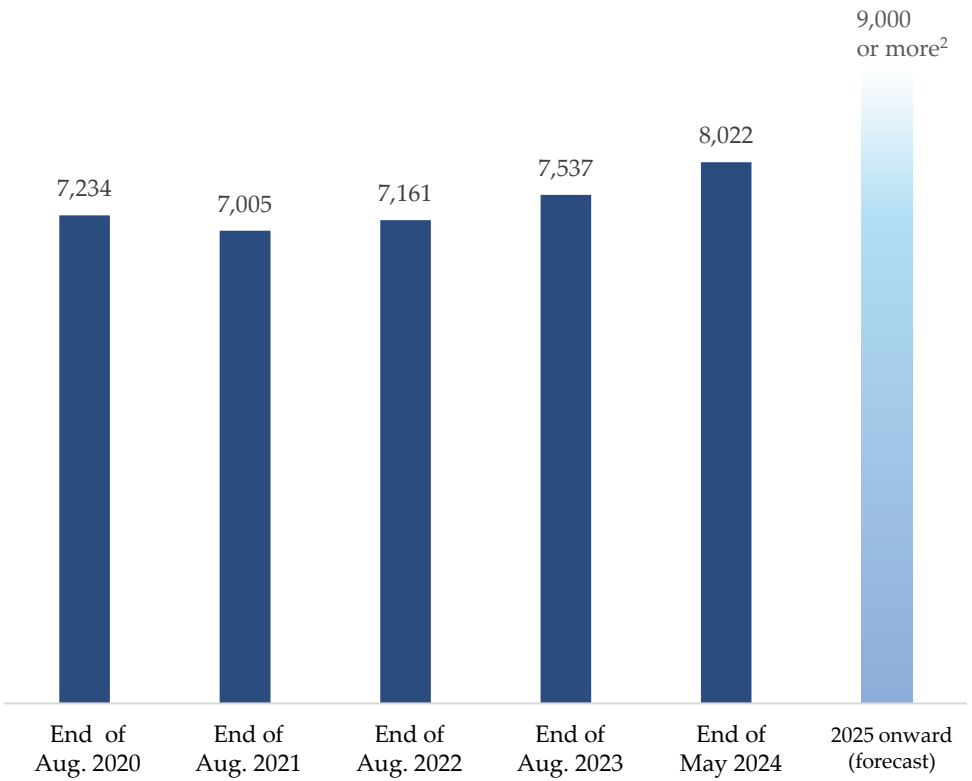
Assumed the number of rooms sold on the days before Saturday, Sunday, and national holiday is leisure demand. As for other days, assumed the number of rooms sold is leisure demand if DOR is larger than 2.0, and if DOR is equal or less than 2.0, assumed the number of rooms sold multiplied by [DOR – 1.0] is leisure demand, while the remaining is assumed to be business demand (based on the assumption that all the rooms are used either by one person or two persons)

Ⅳ-12. Update of the Status of the Cayman Islands

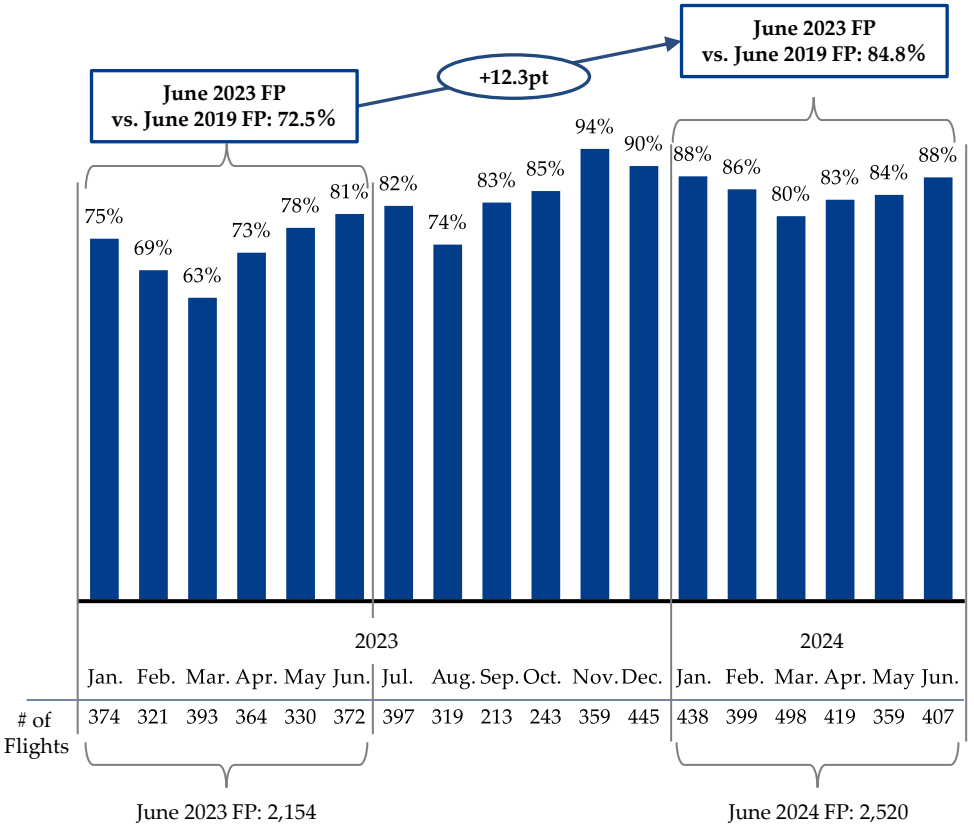
Invincible Investment Corporation

- In the June 2024 FP, the Hotel Indigo (282 rooms) opened in May 2024, and has been taking an aggressive pricing strategy for opening sales, leading to properties in the market to competitively drop their rates. The number of guest rooms in the Cayman Islands in 2024 reached 8,022 with the opening of a new hotel and renovation work at existing hotels, and it is expected to surpass 9,000[2] rooms with the opening of three new hotels in 2025
- The number of flights to the Cayman Islands showed a steady recovery. The number of flights in the June 2024 FP was 84.8% of the same period in 2019, up 12.3 points from 72.5% in the June 2023 FP. Stay-over visitors to the Cayman Islands in the June 2024 FP was the third highest visitation recorded for the first half of a year, only behind 2018 and 2019
- With the expectation of an increase in visitors to the Cayman Islands aided by an increase in flights, the Westin expansion plans are still under consideration to pursue further upside. The proposed Annex Expansion of the Westin was heard before the Caymanian Central Planning Authority ("CPA"), and the plan was approved in July 2023 by the CPA, subject to a number of conditions. However, INV needs to resubmit its application to the CPA for redetermination, to specifically address an objection presented to the Planning Appeals Tribunal regarding the off-site parking variance. The next steps for this project are to resubmit the application to CPA addressing the off-site parking variance, update required investment analysis for the expansion, and investigate the potential return on investment

Change in Number of Room Accommodations in Cayman Islands[1]



Change in Number of Flights[3] (same month/period of 2019 = 100%)



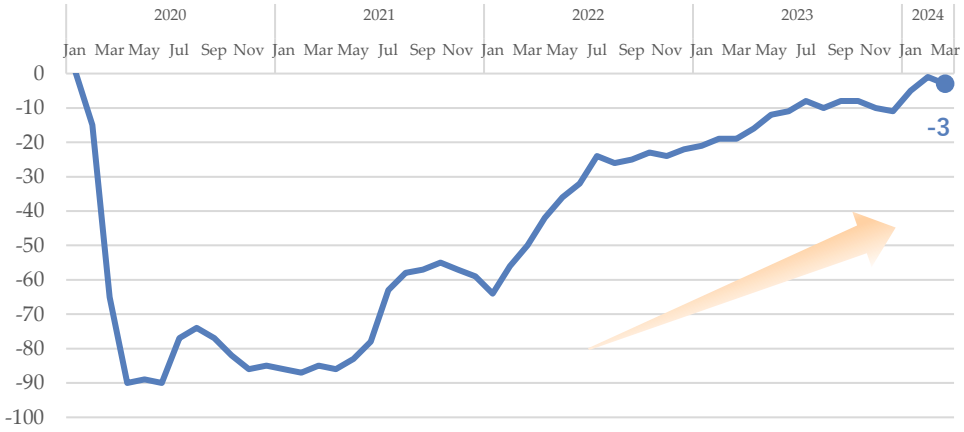
(Note 1) Prepared by Asset Manager based on Cayman Islands Department of Tourism
(Note 2) Source: travelmarket.com
(Note 3) Source: Aimbridge Hospitality. Total number of flights from the U.S., Canada, and the U.K.

Ⅳ-13. Status of Overseas Travel

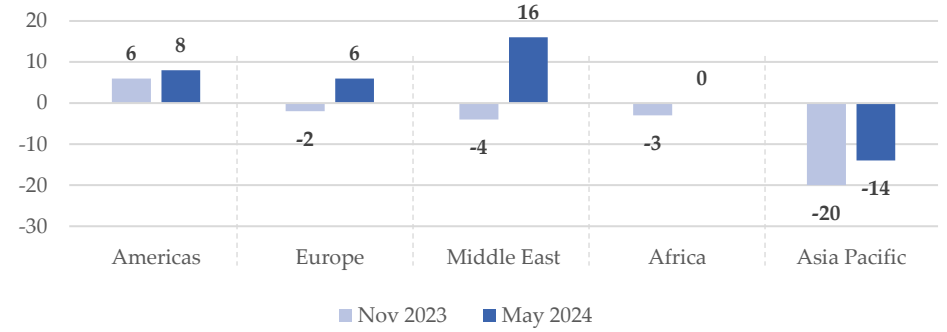
- According to the United Nations World Tourism Organization (UNWTO), the number of international tourists in March 2024 recovered to 97% of the same month in 2019
- By region, international airline seat volume has increased in all regions between November 2023 and May 2024. All regions but Asia Pacific exceeded the 2019 level. While Asia-Pacific's recovery is slow, it shows steady progress
- The U.S. Hotel ADR Index slightly increased compared to the previous FP and the RevPAR Index continued to be above 100

International Travel Environment

International Tourist Arrivals (Global) Index[1] (FY2019=100)

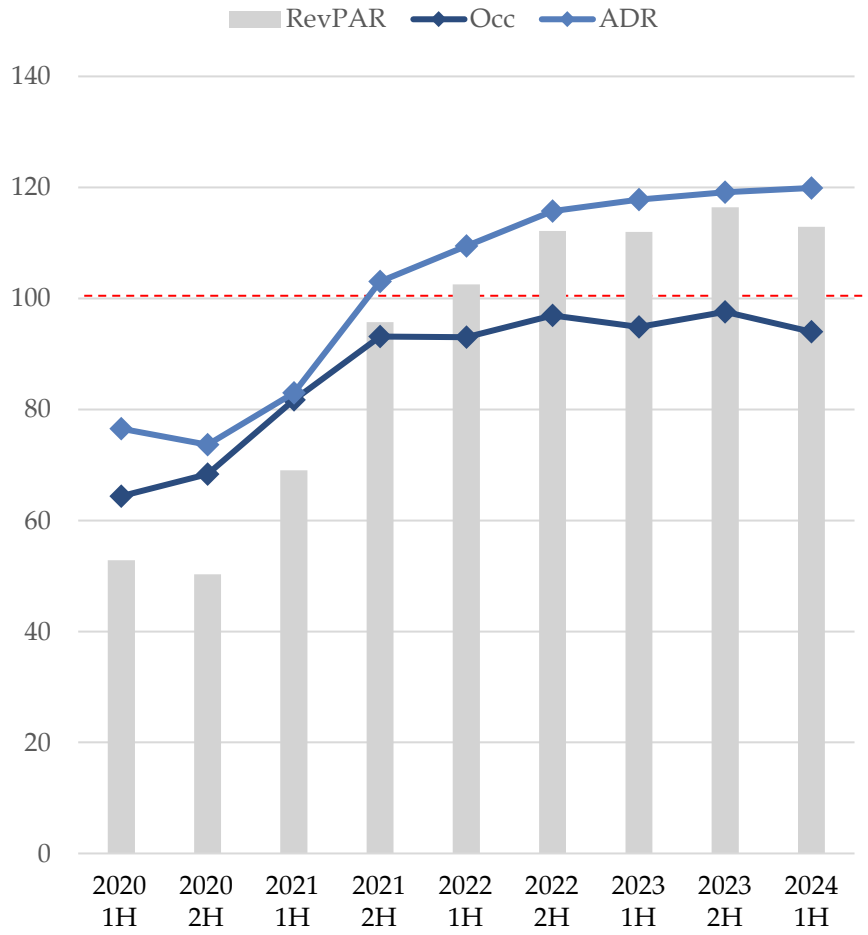


Number of seats on international flights by region[1] (FY2019=100)



Hotel KPIs in the U.S. (Jan 2020-Jun 2024)

The U.S. weekly KPIs Index[2] (indexed to 2019)



(Note 1) Source: UNWTO. The figures for the same month in 2019 are indexed to 100
(Note 2) Prepared by Asset Manager based on the data from STR. KPIs of US hotels in each week are indexed as 100 for comparable weeks in 2019

Ⅳ-14. New Hotel Development in Japan and Increase of Construction / Labor Cost

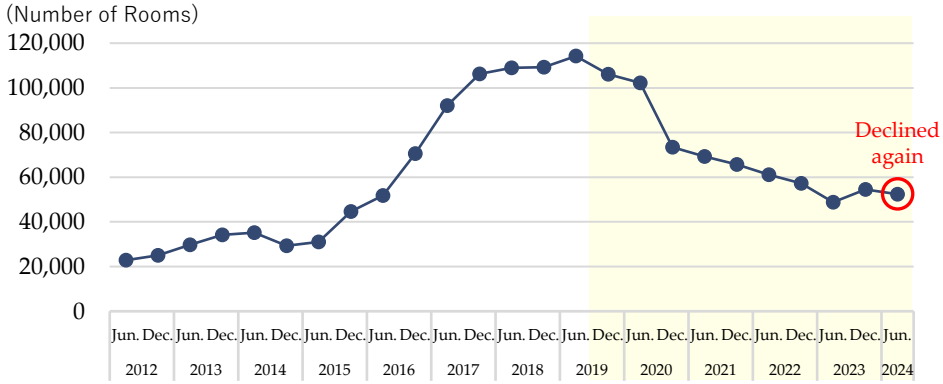
Invincible Investment Corporation

- The number of rooms in new hotel developments[1] has been decreasing from 2019 through June 2023. It rebounded on December of 2023, but declined again in June 2024[2,3,4]
- Indices of both construction material and labor cost have risen sharply[5], and future supply of hotels is expected to be limited. Existing full service and resort-type hotels, especially in local areas, will become increasingly important as local infrastructure

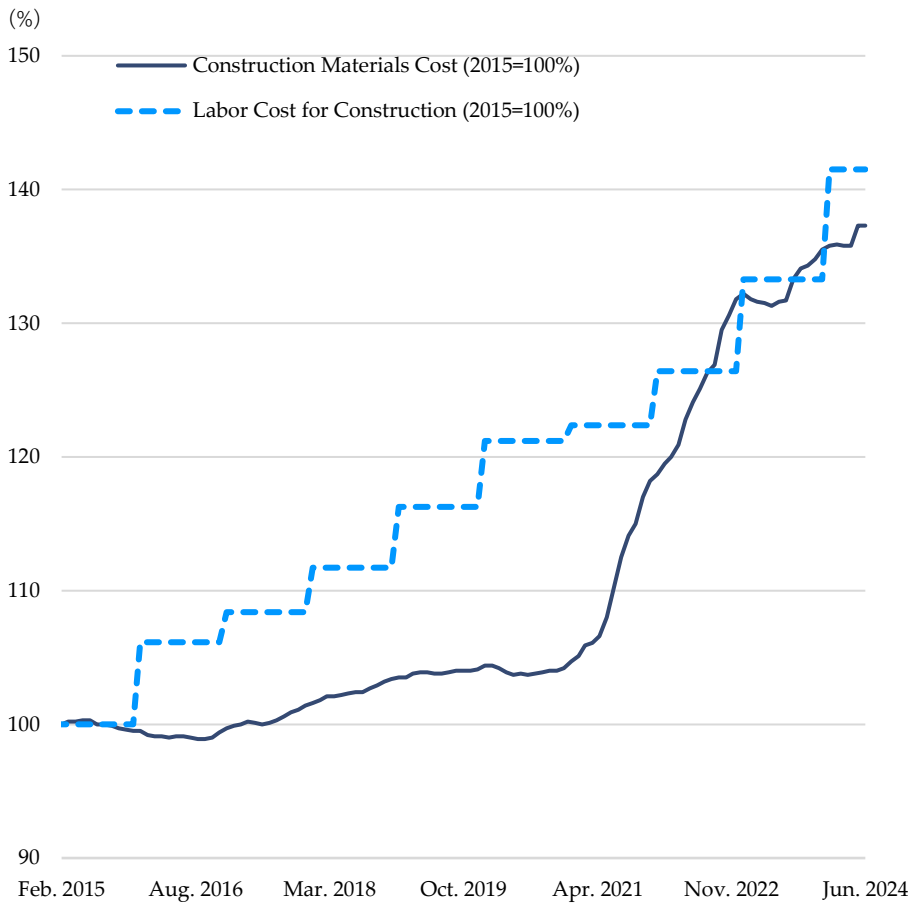
The Number of Planned New Hotel Room Supply[2,3]



The Change in the Number of Rooms for New Hotel Development[1,2,4]



Construction Material Cost Index and Labor Cost Index[5]



(Note 1) The figures refer to the number of hotel rooms for which expansion plans have been confirmed for each period
(Note 2) Based on the plans confirmed as of each survey by HOTERES
(Note 3) The number of hotel rooms supplied (or planned to be supplied) in each year, based on information already available as of Jun. 15, 2024. This information includes newly built hotels with more than 40 rooms, some auberges with less than 40 rooms, newly built hotels with pets, and some hotels that may compete with "hotels," such as simple lodging businesses with private room types
(Note 4) The new supply plans shown above are based on developers' plans based on HOTERES research as of Jun. 15, 2024, and for some hotels whose planned number of rooms is undetermined or unknown, the analysis assumes an average value of 200 rooms per building. This analysis is intended to determine the trend of increase/decrease in supply over the next few years, and the actual number of new supply may differ significantly from the said figures
(Note 5) Source: Construction Research Institute, MLIT

Ⅴ. Status of Residential Operations

Ⅴ-1. Performance of Residential Properties

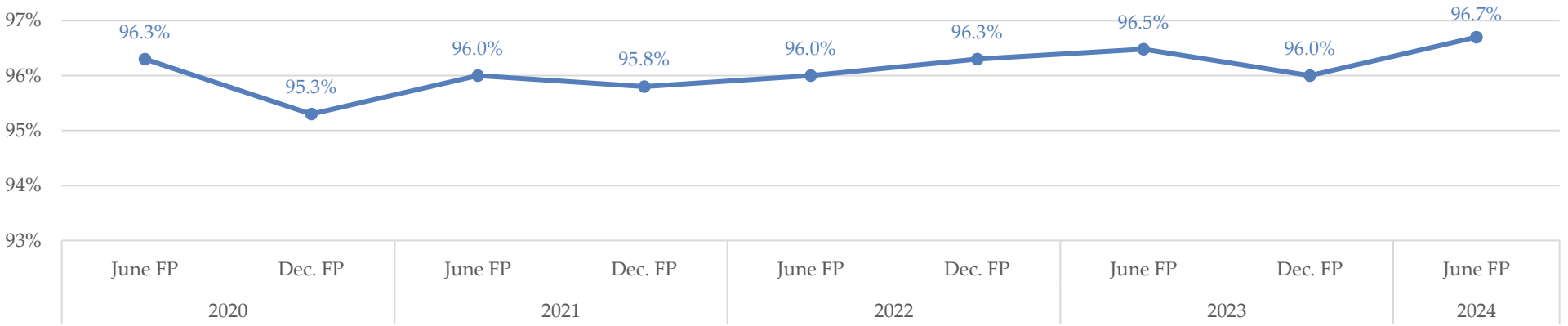
Invincible Investment Corporation

- For the June 2024 FP, leasing activities were prioritized to maintain and improve occupancy during the busy season from February to April, and the occupancy rate reached 96.7%, the highest in the past nine fiscal periods
- Recorded JPY 1,140 million of NOI for 41 residential properties this period, a 1.2% increase compared to the same period last year
- The portfolio of 41 residential properties and one commercial property owned today is expected to maintain stable earnings

Residential NOI, Actual and Forecast[1] (Unit: JPY million)

Based on 41 Residential Properties	2020 Actual 〈A〉	2021 Actual 〈B〉	2022 Actual 〈C〉	2023 Actual 〈D〉	2024 Forecast (As of 2/26) 〈E〉	2024 Actual 〈F〉	2024 Forecast (As of 8/26) 〈F〉	Variance vs. The same period in 2023 〈F/D-1〉	Variance vs. Forecast as of 2/26 〈F/E-1〉
June FP	1,115	1,115	1,113	1,126	1,127	1,140		1.2%	1.1%
Dec. FP	1,112	1,110	1,118	1,120	1,124		1,123	0.3%	-0.1%
Full Year	2,228	2,225	2,231	2,246	2,251		2,263	0.8%	0.5%

Change in Occupancy[1]
（January 2019 – June 2024 ： Average occupancy rate as of the end of the month during each fiscal period）



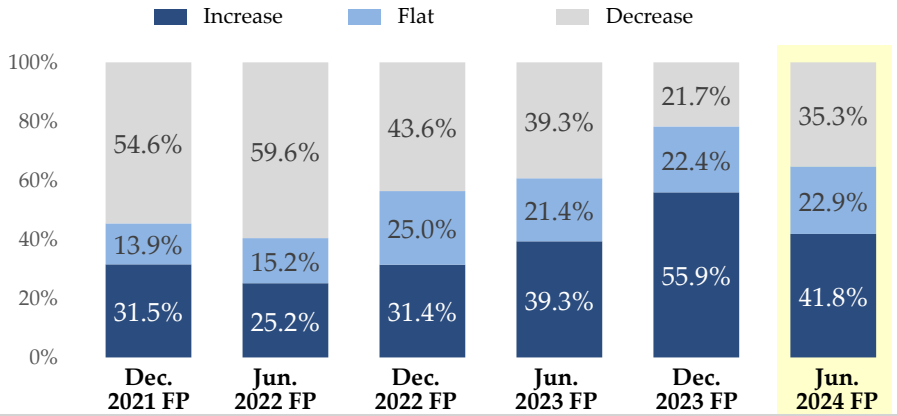
(Note 1) Based on 41 properties held by INV as of the end of the fiscal period ended June 30, 2024. Excludes one-off insurance-related revenues and expenses as well as one-off custodian fee associated with a trust split for NOI

V -2. Changes of Residential Rents

Invincible Investment Corporation

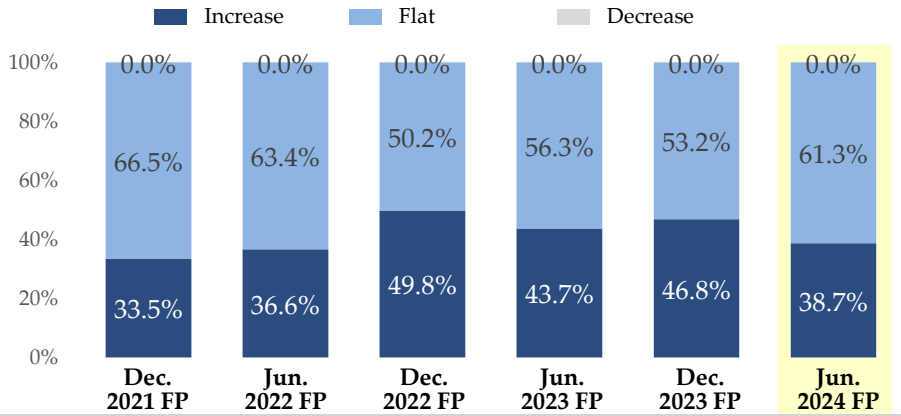
For the June 2024 FP, actively sought to increase rent, leading to growth of the average rent of both new lease contracts and renewal contracts

Changes in Rent for New Contracts[1]



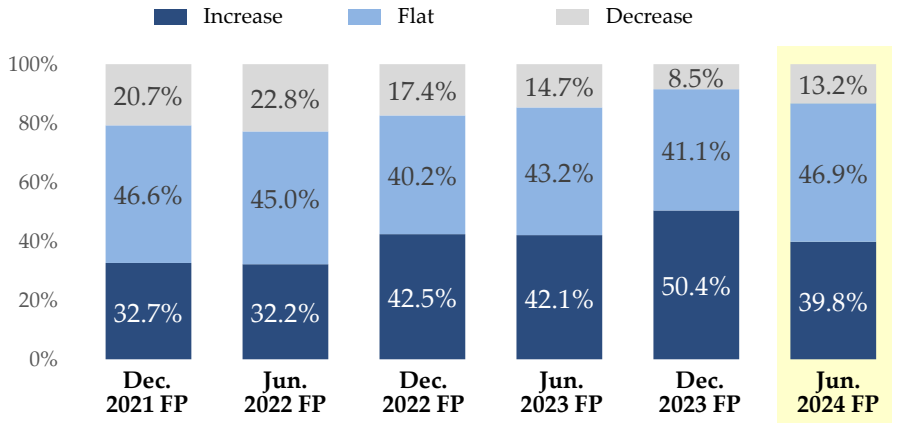
	Dec. 2021 FP	Jun. 2022 FP	Dec. 2022 FP	Jun. 2023 FP	Dec. 2023 FP	Jun. 2024 FP
No. of New Contracts	216	282	156	257	161	292
Occupancy[2]	94.7%	96.0%	96.3%	96.5%	96.0%	96.7%
Net Leasing Cost (No. of months)[3]	1.23	0.89	1.02	0.73	1.15	0.56

Changes in Rent for Renewal Contracts[1]

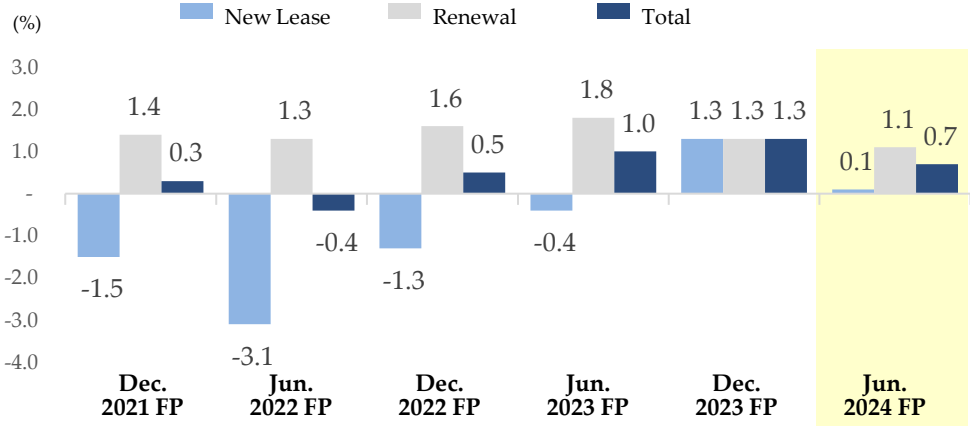


	Dec. 2021 FP	Jun. 2022 FP	Dec. 2022 FP	Jun. 2023 FP	Dec. 2023 FP	Jun. 2024 FP
No. of Renewals	355	454	235	430	250	486
Renewal Rate[4]	79.6%	79.6%	79.7%	74.3%	75.1%	76.8%

Changes 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

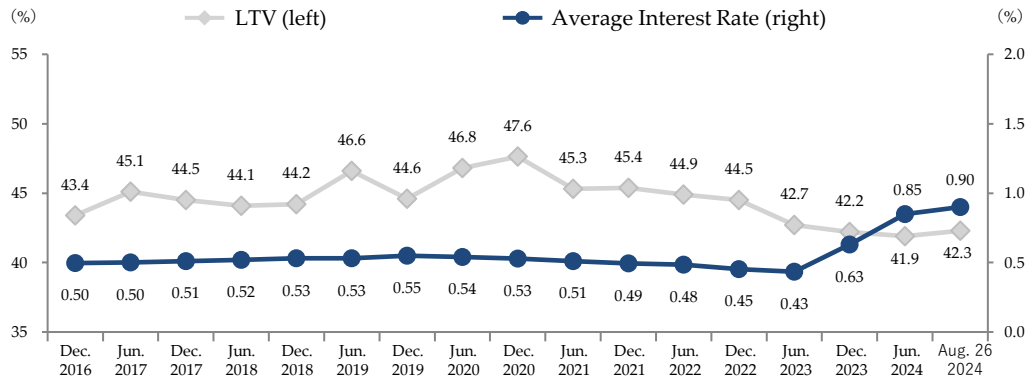
VI. Financial Condition

- For the June 2024 FP, INV further diversified fund procurement methods by issuing JPY 6 billion in retail bonds (investment corporation bonds for individual investors) for the first time in February 2024, and the credit rating was upgraded from A (positive) to A+ (stable) by Japan Credit Rating Agency in March 2024
- Further lengthened borrowing terms and diversified repayment dates. INV borrowed JPY 56.7 billion with a weighted average loan term of 5.9 years for the acquisition of 12 hotels in July 2024, lengthening the average remaining duration of interest-bearing-debt from 2.4 years (as of the end of the December 2023 FP) to 3.5 years (as of August 26, 2024)

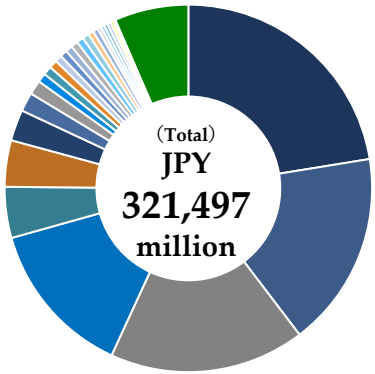
Summary of borrowing for the acquisition in July 2024

Borrowing Period (year)	Borrowing Amount (JPY million)	Interest Rate[1]
7	23,067	Floating：1.05727% (3M TIBOR + 0.700%)
6	20,733	Floating：0.95727% (3M TIBOR + 0.600%)
6	1,500	Fixed：1.59750%
5	6,500	Floating：0.85727% (3M TIBOR + 0.500%)
1	4,925	Floating：0.42182% (1M TIBOR + 0.200%)
Weighted Average: 5.9 years	**Total: JPY 56,725 million**	**Weighted Average: 0.95692%**

LTV（Appraisal Value Base)[2] and Weighted Average Interest Rate[3]

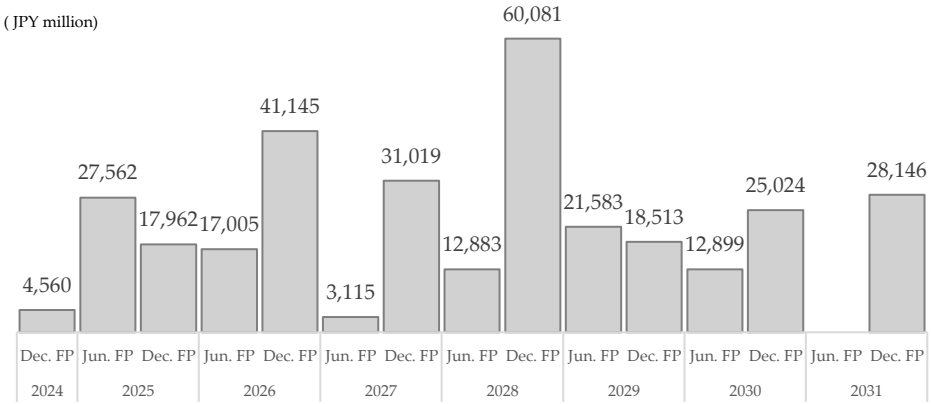


Lender Formation（as of August 26, 2024）



	Mizuho Bank	22.4%		The Chiba Bank	0.6%
	MUFG	17.2%		Yamaguchi Bank	0.6%
	SMBC	17.2%		The Chukyo Bank	0.6%
	SMTB	13.8%		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	1.7%		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%		REIT Bond	6.5%
	Suruga Bank	0.6%			

Maturity Ladder (as of August 26, 2024)



(Note 1) The applicable interest rate as of August 26, 2024

(Note 2) LTV at the end of fiscal period is 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). LTV as of August 26, 2024 is calculated by the following formula : (Interest-bearing debts as of August 26, 2024, excluding short-term consumption tax loan) / ((Total appraisal value of the existing properties as of the end of June. 2024) + (Total appraisal value of the 12 hotels as of Jun. 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 is deemed as the appraisal value and included. 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 acquisition price (INV's TK investment amount) of such TK interest is deemed as the appraisal value and included regarding the calculation for "Dec. 2018". Regarding "Jun. 2019" onward, calculation is based on the appraisal value as of the end of each fiscal period. USD is 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

(Note 3) Calculated by the following formula: (Total loan amount outstanding at the relevant time multiplied by applicable interest rate at the relevant time for each) / (The loan amount outstanding at the relevant time)

Ⅶ. ESG Initiatives

- First ESG report issued by INV
- Executed refinance with green loans in January and March in 2024 based on the green finance framework establish to implement green finance
- Acquired additional external environmental certification for seven hotels and one residential property bringing the number of hotels with environmental certification to 22 properties
- Established DEI policy to nourish an inclusive organizational culture and to establish an inclusive value chain, and introduced a "Qualification Acquisition Support Program" to cover a certain amount of expenses required to acquire and maintain qualifications for employees every year to create a comfortable work environment and develop and maintain excellent human resources

Issuance of the ESG report

Issued the first ESG report in June 2024 in order to inform our unitholders and various other stakeholders about the major ESG-related initiatives implemented by INV and CIM and promote their understanding of these efforts. The report will be issued annually.



https://www.invincible-inv.co.jp/en/upd/ESGreport2024_EN.pdf

Green finance

Executed refinance with green loans in January and March in 2024 based on the green finance framework established to implement green finance. INV will consider leveraging green finance as a financial method appropriately

＜Total amount of green finance＞

Name of green bonds/loans	Date of issuance/ borrowings	Term	Amount (JPY million)
9th series unsecured corporate bonds (Green bond)	Sep. 21, 2023	5 years	1,700
10th series unsecured corporate bonds (Green bond)	Dec. 14, 2023	5 years	1,800
New Syndicate Loan (012) 5th tranche (Green loan)	Jan. 16, 2024	6 years	8,970
New Syndicate Loan (013) 1st tranche (Green loan)	Mar. 14, 2024	6 years	1,029

External Certifications

BELS[1] Certification

Newly acquired BELS Certification for four of INV's hotels, bringing the number of the properties with BELS Certification to 19 properties

＜Hotels newly acquired the certification＞

★★★★★	Hotel MyStays Haneda, Hotel MyStays Matsuyama
★★★★	Hotel MyStays Kanda, Hotel MyStays Aomori Station

CASBEE Certification for Buildings and Certification for CASBEE for Real Estate[2]

Acquired CASBEE Certification for Buildings for three more hotels and CASBEE for Real Estate for one more residence property. Eight properties owns CASBEE Certification

＜Hotels newly acquired the certification＞

CASBEE Certification for Buildings	
Rank B+	Hotel Epinard Nasu, Hotel MyStays Yokohama Kannai
Rank B -	Hotel MyStays Sapporo Station

CASBEE for Real Estate	
Rank A	Royal Parks Seasir Minami-Senju

INV in 2023 GRESB Real Estate Assessment[3]

GRESB Rating "3-Star"

GRESB Public Disclosure "A Level", the highest level

(Note 1) BELS is a third-party certification system that evaluates and certifies the energy-saving performance of a building that the operators are required to make efforts to display under the Act on Improving Energy Consumption Performance for Architectural Structures. Houses and buildings are evaluated based on the value of BEI (Building Energy Index) derived from the primary energy consumption based on the government-designated energy consumption performance standard of architectural structures. The evaluation result is rated on a five-star scale based on energy conservation performance (from one star "★" to five stars "★★★★★"), with five stars meaning the highest energy conservation performance. Also, two stars or more represent that the building meets the existing energy conservation standard

(Note 2) CASBEE is a method that comprehensively assesses the quality of a building, and evaluates features such as interior comfort and scenic aesthetics, in consideration of environment practices including use of materials and equipment that save energy or achieve smaller environmental loads. CASBEE Certification for Buildings (Existing Buildings) 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 "★". Certification for CASBEE for Real Estate was developed with the aim of making use of the results of the environmental assessment of buildings by CASBEE in real estate evaluation. The assessment results are given one of four ranks: Rank S "★★★★★", Rank A "★★★★", Rank B+ "★★★", and Rank B- "★★"

(Note 3) GRESB is an annual benchmarking assessment to measure ESG (Environmental, Social, and Governance) integration of real estate companies and funds. The GRESB Real Estate Assessment is characterized by evaluating sustainability initiatives of real estate companies, REITs, and real estate funds, rather than targeting individual real estate. The GRESB rating is a relative evaluation based on the overall score, with the highest rating being 5-star

Ⅶ-2. ESG Initiatives by MHM

- MHM has been leveraging subsidies provided by the Ministry of the Environment (SHIFT project) to reduce CO2 emissions and energy costs
- Since its opening in 2023, a total of 159 interns[1] have completed training at "Narita Hospitality Academy," which specializes in hotel-specific training for foreign technical interns. The interns finished their training and have started working at MHM managed hotels, promoting diversity in human resources

E Initiatives for Environment

Energy-saving construction using Ministry of the Environment subsidy (SHIFT Project)

・Hotel Epinard Nasu, Hotel MyStays Gotanda Station, Hotel MyStays Ueno East and Hotel MyStays Nagoya-Sakae received subsidies of JPY 96.8 million in total (about one-third of the total investment) from the Ministry of the Environment's "Project for the Promotion of Leading Decarbonization Initiatives in Factories and Business Sites (SHIFT Project*)" to replace steam boilers, hot water boilers, etc. with heat pump chillers. The hotels aim to reduce CO2 emissions and energy costs through reduction of fuel consumption by improvement of energy efficiency and reduction of energy power consumption by removing cooling water pumps and cooling towers.

* Projects that support initiatives that serve as role models for decarbonization (setting reduction targets, formulating reduction plans, and implementing facility upgrades, electrification, fuel conversion, and operational improvements) at factories and business sites to achieve Japan's 2030 GHG reduction targets and achieve carbon neutrality in 2050.

◆CO2 Reduction Plan (case of Hotel Epinard Nasu)

	Status in 2023		2026 Target
Entire business site	6,121 (t-CO2/year)	11.7% reduction	5,403 (t-CO2/year)
Main systems	1,416 (t-CO2/year)	50.7% reduction	698 (t-CO2/year)

LED Conversion Work

・**Hotel Epinard Nasu:**

Plan to implement LED conversion work including fixture retrofitting as production of standard fluorescent lamps will be ended by the end of 2027

- Lighting in the parking and lighting for signboards
  * Electricity cost expected to be reduced: JPY 335 thousand/year (ROI 95.8%)
- Downlights at common passageway on the first and the second floor at the main building
  * Electricity cost expected to be reduced: JPY 979 thousand/year (ROI 42.6%)
- Lightings in the banquet rooms at the main building
  * Electricity cost expected to be reduced: JPY 291 thousand/year (ROI 30.3%)

・**Art Hotel Hirosaki:**

Plan to achieve energy reduction through LED conversion in all buildings

* Electricity cost expected to be reduced: JPY 3,805 thousand/year (ROI 12.6%)

S Initiatives for Society

Promotion of diversity in human resources

・**Opening of "Narita Hospitality Academy"**



Opened "Narita Hospitality Academy" on June 1, 2023, in Narita city, Chiba prefecture, which is a post-arrival training facility specializing in hospitality internships for foreign technical interns. The training contributes to the development of hospitality personnel by providing a general Japanese language program as well as the spirit and culture of Japanese hospitality, in the aim to make them acquire the knowledge and specialized skills as hotel staff. Since its opening, total 159 interns[1] participated in the training and started to work at MHM managed hotels. In 2024, further 107 interns will participate in the training.

(Note 1) Total number of interns from the first term to the fifth term (graduated in July 2024)

Collaboration with local community

・Art Hotel Nippori Lungwood (acquired on July 31, 2024)



Showcases displaying and selling traditional crafts created by artisans in Arakawa Ward were installed on the first-floor lobby, utilizing Arakawa Ward's "Subsidy to Promote Utilization of Accommodation Facilities Utilization". In addition, cloth pouches and hairpins made at welfare facilities in the Arakawa Ward are also displayed for sale. It contributes to promote communication with guests, to appeal attractiveness of Arakawa Ward as a representative hotel in the area, and to strengthening relations with local community.

<Cost>

Total project cost: approx. JPY 2.3 million (of which, approx. JPY 1.4million of subsidy)

SDGs Event "Mystays Charity Market"

・Art Hotel Osaka Bay Tower (acquired on July 31, 2024)



Expanded the "Matching Project", a project that had been implemented among group hotels to reuse products as much as possible, to the general public and organized an event at Art Hotel Osaka bay Tower to sell items such as tableware, furniture, appliances, etc. that are no longer used in the establishments due to renovation or renewal. Hotel received 635 visitors and approximately JPY 1 million of profits were donated to an international NGO "Plan International".

Appendix (1)

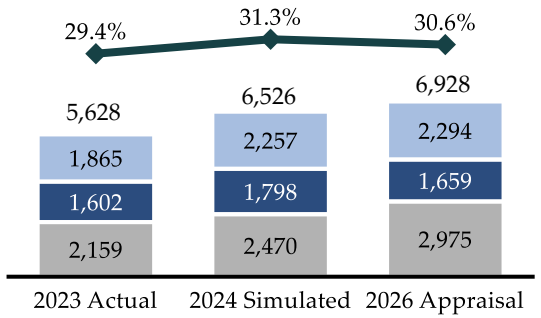
KPIs of Hotels acquired in July 2024 (1)
(2023 Actual[1], 2024 Simulated[2], 2026 Appraisal[3])

Invincible Investment Corporation

Room Revenue | Food & Beverage Revenue | Other Revenue | GOP Margin

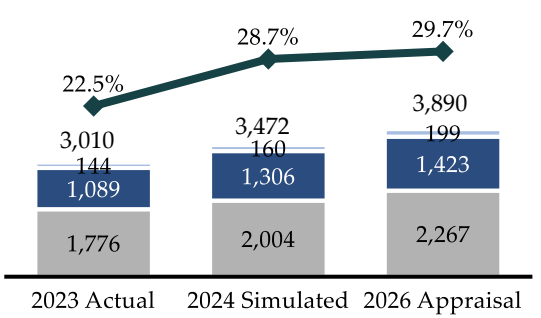
JPY million

Art Hotel Osaka Bay Tower & Solaniwa Onsen[4]



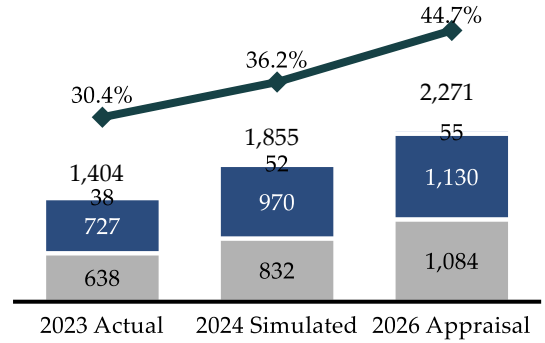
	2023 Actual	2024 Simulated	2026 Appraisal
ADR (JPY)	15,581	17,402	20,000
Occ	82.3%	83.4%	89.0%

Hakodate Kokusai Hotel



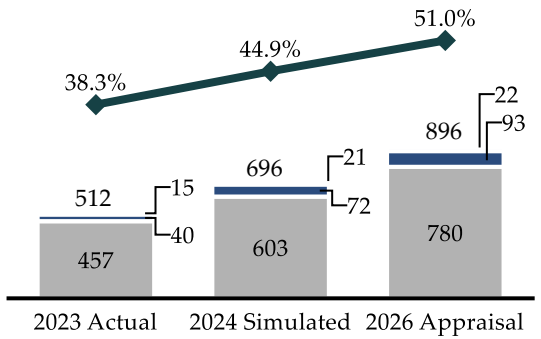
	2023 Actual	2024 Simulated	2026 Appraisal
ADR (JPY)	15,732	16,193	17,000
Occ	71.1%	78.5%	84.0%

Art Hotel Nippori Lungwood



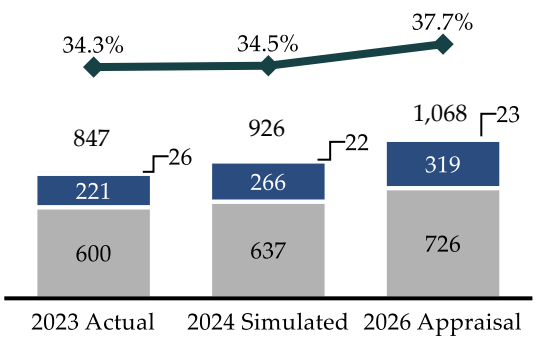
	2023 Actual	2024 Simulated	2026 Appraisal
ADR (JPY)	14,723	18,872	23,700
Occ	92.8%	93.2%	93.6%

Hotel MyStays Kumamoto Riverside



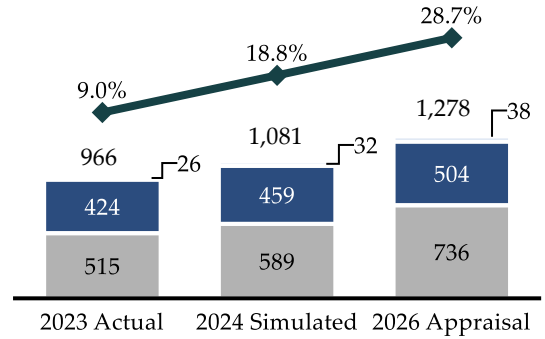
	2023 Actual	2024 Simulated	2026 Appraisal
ADR (JPY)	9,473	10,486	12,685
Occ	70.3%	81.0%	86.9%

Art Hotel Aomori



	2023 Actual	2024 Simulated	2026 Appraisal
ADR (JPY)	10,412	10,737	11,500
Occ	74.8%	76.3%	82.0%

Kamenoi Hotel Izukogen



	2023 Actual	2024 Simulated	2026 Appraisal
ADR (JPY)	30,073	34,075	41,200
Occ	85.4%	87.6%	89.0%

(Note 1) Based on the information provided from the sellers
(Note 2) 2024 simulated figures are calculated by combining the actual monthly performance from January to May 2024 and forecasted monthly performance from June to December 2024 estimated by INV. Pre-acquisition performance is based on actual results provided by sellers and adjusted to reflect trust fee and insurance premiums assuming the property had been held by INV
(Note 3) Numbers are from appraisal report as of June 1, 2024. They are assumed numbers for the normal year (Approximately three years by DCF method) assessed by each appraisal firm under certain preconditions
(Note 4) Numbers are based on the profits and losses of hotel facilities and onsen facilities (common area under the management bylaws are not included). The revenue from the onsen facilities is included in "Other Revenue"

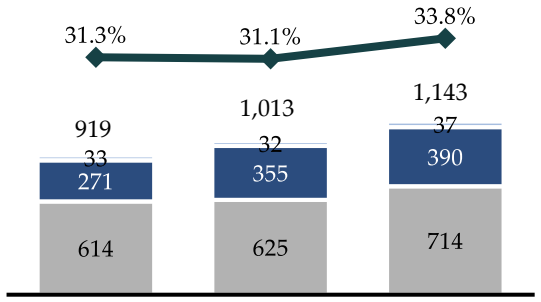
KPIs of Hotels acquired in July 2024 (2)
(2023 Actual[1], 2024 Simulated[2], 2026 Appraisal[3])

Invincible Investment Corporation

Room Revenue | Food & Beverage Revenue | Other Revenue | GOP Margin

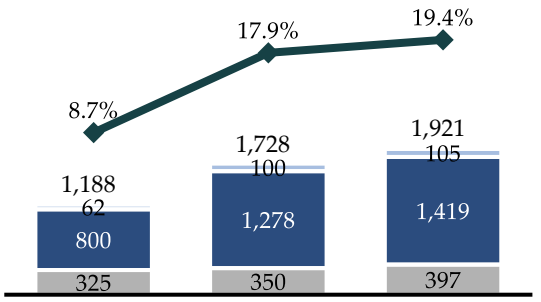
JPY million

Art Hotel Oita



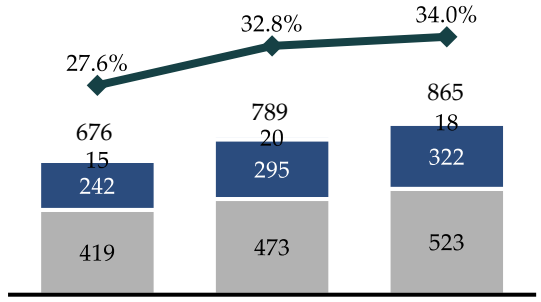
	2023 Actual	2024 Simulated	2026 Appraisal
ADR (JPY)	8,677	8,630	9,990
Occ	85.1%	84.9%	86.1%

Art Hotel Kokura New Tagawa



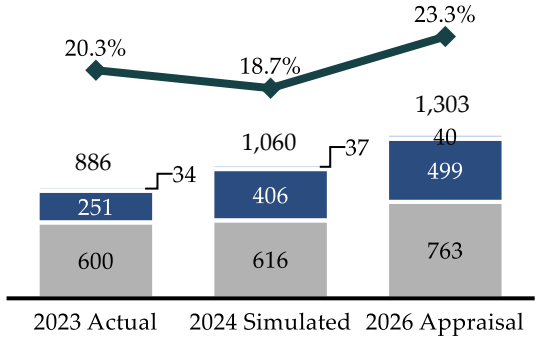
	2023 Actual	2024 Simulated	2026 Appraisal
ADR (JPY)	10,990	11,485	13,000
Occ	87.2%	87.8%	90.0%

Art Hotel Miyazaki Sky Tower



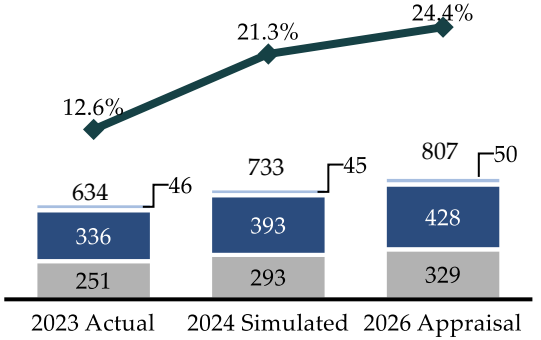
	2023 Actual	2024 Simulated	2026 Appraisal
ADR (JPY)	10,649	11,302	12,500
Occ	82.3%	83.5%	85.0%

Art Hotel Kagoshima



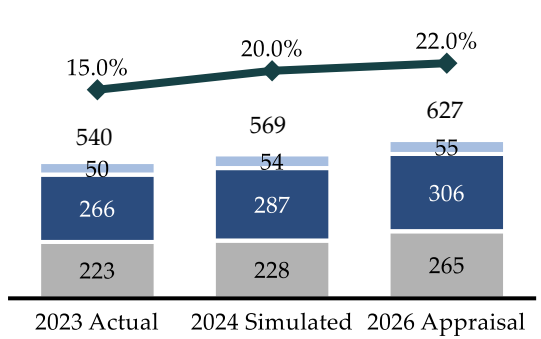
	2023 Actual	2024 Simulated	2026 Appraisal
ADR (JPY)	11,337	10,554	12,200
Occ	69.8%	75.9%	82.4%

Kamenoi Hotel Hikone



	2023 Actual	2024 Simulated	2026 Appraisal
ADR (JPY)	18,950	19,538	21,350
Occ	78.4%	84.6%	88.0%

Kamenoi Hotel Nara



	2023 Actual	2024 Simulated	2026 Appraisal
ADR (JPY)	18,500	17,785	20,400
Occ	78.6%	78.7%	85.0%

(Note 1) Based on the information provided from the sellers
(Note 2) 2024 simulated figures are calculated by combining the actual monthly performance from January to May 2024 and forecasted monthly performance from June to December 2024 estimated by INV. Pre-acquisition performance is based on actual results provided by sellers and adjusted to reflect trust fee and insurance premiums assuming the property had been held by INV
(Note 3) Numbers are from appraisal report as of June 1, 2024. They are assumed numbers for the normal year (Approximately three years by DCF method) assessed by each appraisal firm under certain preconditions

Unitholder Benefit Program for Invincible Unitholders

Invincible Investment Corporation

- INV introduced the Unitholder Benefits Program[1] with the goal of increasing unitholders satisfaction and expanding the investor base
- Eligible unitholders can stay at a discounted rate at the Sheraton Grande Tokyo Bay Hotel and at all MyStays group hotels (including the former Kanpo no Yado hotels)
- The revenue[2] for the June 2024 FP for MyStays hotels from the Unitholder Benefits Program increased by approximately 2.1 times compared to the same period last year

Overview of Unitholder Benefit Program[1]

Applicable Hotels	■ Sheraton Grande Tokyo Bay Hotel ■ All hotels managed by MyStays[3]		
Eligible Unitholders	All unitholders who hold Invincible unit(s) and whose names are on Invincible's Unitholders' Registry as of these record dates: ✓ June 30 and December 31 of each year		
Benefit Program		(1)	(2)
	Eligible Hotels	Sheraton Grande Tokyo Bay Hotel	All MyStays Hotels
	Details	10% discount from BAR[4]	10% discount from BAR[4]
Hotel Reservation		By telephone or email	Via dedicated website
Available Period[5]	■ From April 1 to November 30 (eligible unitholders as of December 31) ■ From October 1 to May 31 (eligible unitholders as of June 30)		

(Note 1) The details of the unitholder benefit program described above is what Invincible provides as of today, and the program may be changed or abolished in the future
(Note 2) Revenue for 6 months from January 1, 2024 to June 30, 2024 generated from the unit holder benefit program
(Note 3) All hotels operated by MyStays Hotel Management Co., Ltd., which are listed on the Official Site of My Stays Hotel Group (https://www.mystays.com/en-us/). Hereafter the same on the page
(Note 4) BAR (Best Available Rate) refers to the lowest price at the time of booking
(Note 5) Available Period represents a period during which you can lodge by using the unitholder benefit program. To enjoy the unitholder benefit program, you actually need to lodge during the available period

Eligible Hotels:
Sheraton Grande Tokyo Bay Hotel and All hotels managed by MyStays[3]


Sheraton Grande Tokyo Bay Hotel

HOTEL MYSTAYS


Hotel MyStays Premier Kanazawa


Kamenoi Hotel Beppu


Hotel Epinard Nasu


Hotel MyStays Premier Akasaka


Fusaki Beach Resort Hotel & Villas

Inbound Market: Inbound Visitors to Japan by Country

Invincible Investment Corporation

- The number of inbound visitors for the first six months of 2024 showed steady growth, 6.9% higher than that in the same period of 2019
- In the first six months of 2024, the number of Chinese travelers accounted for 17.3% of total inbound travelers, while it accounted for 27.2% of inbound travelers in 2019. As such, the number of inbound visitors is expected to further increase due to the recovery in the number of Chinese tourists

Inbound Visitors to Japan by Country

(thousands of people)

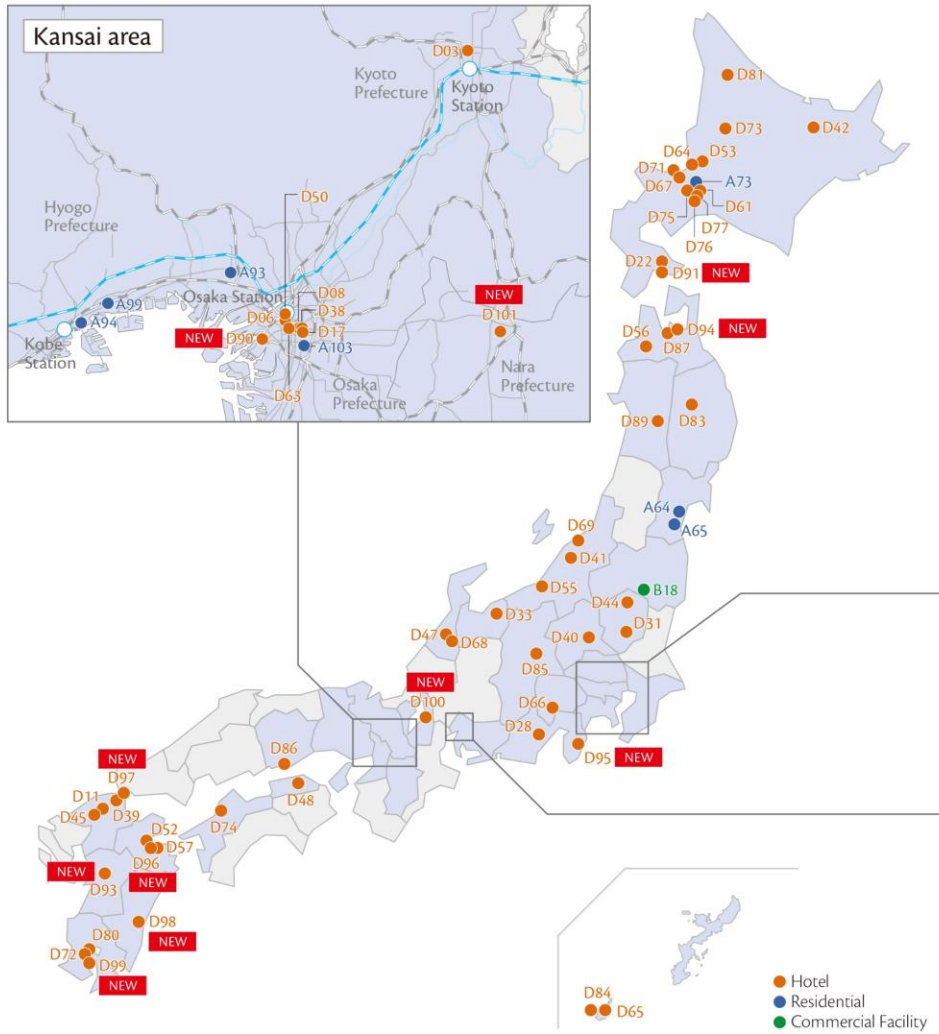
	2015	YoY	2016	YoY	2017	YoY	2018	YoY	2019	YoY	2020	YoY	2021	YoY	2022	YoY	2023	YoY	2024 Jan-Jun	Jan-Jun YoY
China	4,994	+107.3%	6,374	+27.6%	7,356	+15.4%	8,380	+13.9%	9,594	+14.5%	1,069	-88.9%	42	-96.0%	189	+347.5%	2,425	+1182.3%	3,068	+415.8%
South Korea	4,002	+45.3%	5,090	+27.2%	7,140	+40.3%	7,539	+5.6%	5,585	-25.9%	488	-91.3%	19	-96.1%	1,013	+5244.9%	6,959	+587.1%	4,442	+42.0%
Taiwan	3,677	+29.9%	4,168	+13.3%	4,564	+9.5%	4,757	+4.2%	4,891	+2.8%	695	-85.8%	5	-99.3%	331	+6500.9%	4,202	+1169.2%	2,979	+68.3%
Hong Kong	1,524	+64.6%	1,839	+20.7%	2,232	+21.3%	2,208	-1.1%	2,291	+3.8%	346	-84.9%	1	-99.6%	269	+21409.6%	2,114	+685.2%	1,276	+40.3%
Thailand	797	+21.2%	902	+13.2%	987	+9.5%	1,132	+14.7%	1,319	+16.5%	220	-83.3%	3	-98.7%	198	+7082.7%	996	+402.7%	618	+24.2%
Malaysia	305	+22.4%	394	+29.1%	440	+11.5%	468	+6.6%	502	+7.1%	77	-84.7%	2	-97.6%	74	+3941.5%	416	+461.0%	242	+24.5%
Indonesia	205	+29.2%	271	+32.1%	352	+30.0%	397	+12.6%	413	+4.0%	78	-81.2%	5	-93.3%	120	+2199.9%	429	+258.7%	264	+30.8%
Philippines	268	+45.7%	348	+29.6%	424	+21.9%	504	+18.8%	613	+21.7%	109	-82.2%	6	-94.8%	127	+2156.0%	622	+390.6%	402	+44.9%
Vietnam	185	+49.2%	234	+26.1%	309	+32.1%	389	+25.9%	495	+27.3%	153	-69.2%	27	-82.6%	284	+968.6%	574	+102.0%	332	+10.3%
The U.S.	1,033	+15.9%	1,243	+20.3%	1,375	+10.6%	1,526	+11.0%	1,724	+12.9%	219	-87.3%	20	-90.9%	324	+1515.4%	2,046	+532.4%	1,343	+38.1%
The U.K.	258	+17.5%	292	+13.1%	310	+6.2%	334	+7.6%	424	+27.0%	51	-88.0%	7	-85.7%	58	+688.3%	322	+459.2%	218	+45.5%
France	214	+20.0%	253	+18.3%	269	+6.0%	305	+13.5%	336	+10.3%	43	-87.2%	7	-83.7%	53	+651.7%	277	+425.6%	184	+50.9%
Canada	231	+26.5%	273	+18.1%	306	+11.9%	331	+8.2%	375	+13.5%	53	-85.8%	4	-93.4%	56	+1480.9%	426	+662.0%	272	+48.6%
Australia	376	+24.3%	445	+18.4%	495	+11.2%	552	+11.6%	622	+12.5%	144	-76.9%	3	-97.7%	89	+2613.6%	613	+591.6%	462	+68.1%
Others	1,666	+24.0%	1,914	+14.9%	2,133	+11.5%	2,369	+11.1%	2,699	+13.9%	372	-86.2%	95	-74.4%	649	+580.9%	2,645	+307.8%	1,674	+47.6%
Total	19,737	+47.1%	24,040	+21.8%	28,691	+19.3%	31,192	+8.7%	31,882	+2.2%	4,116	-87.1%	246	-94.0%	3,832	+1458.6%	25,066	+554.1%	17,777	+65.9%

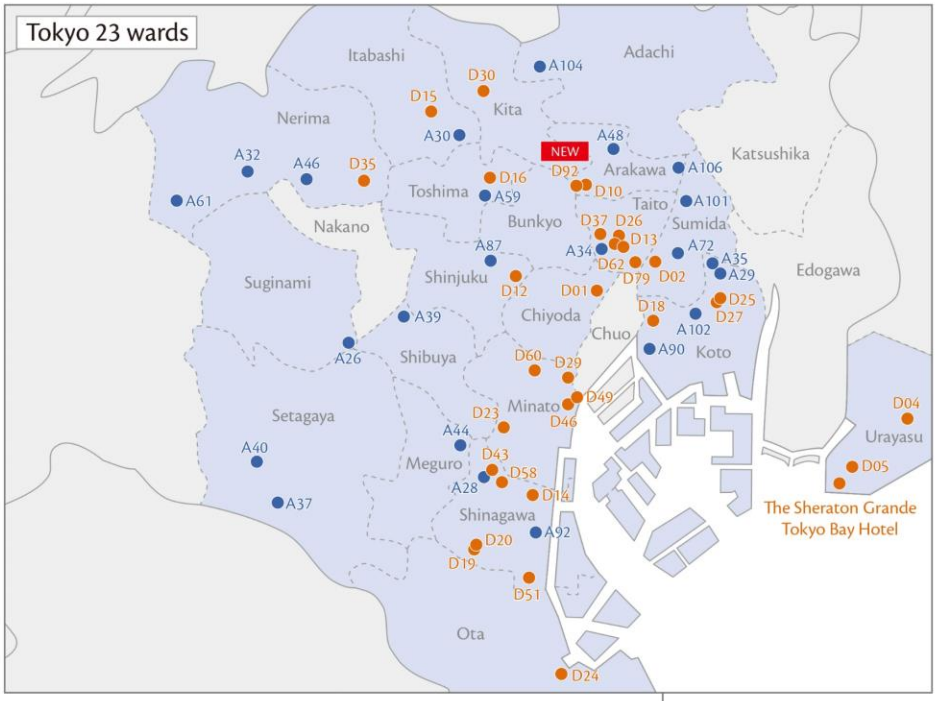
Source: JNTO
(Note 1) Figures are rounded up to the indicated unit

Domestic Portfolio Map (as of August 26, 2024)

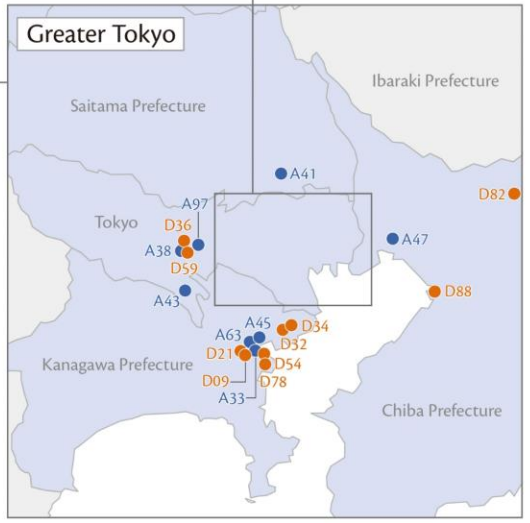
Invincible Investment Corporation

No. of Properties[1]	No. of Hotels	No. of Residentials	No. of Others
146	104	41	1









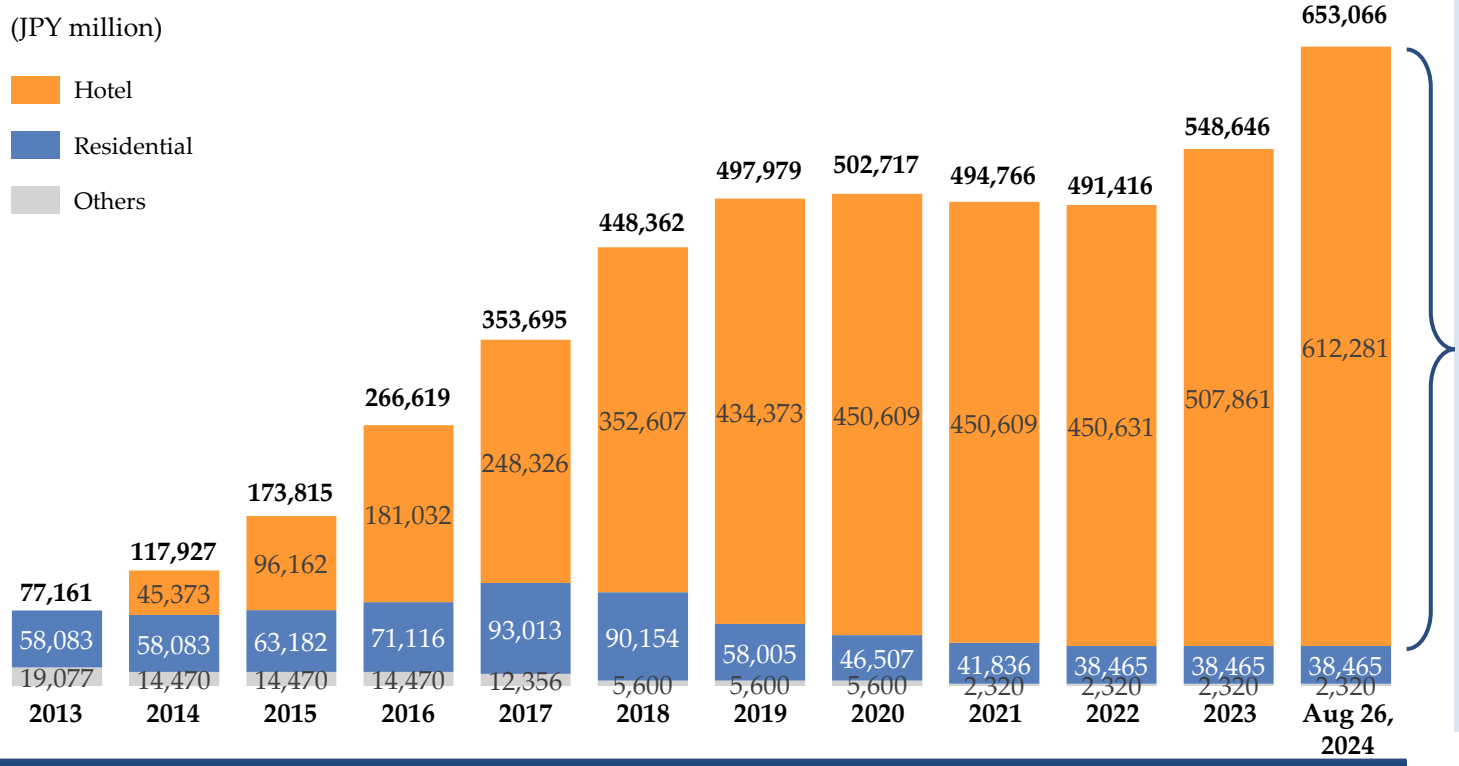
(Note 1) Includes Westin Grand Cayman Seven Mile Beach Resort & Spa and Sunshine Suites Resort & Spa

Track Record of External Growth

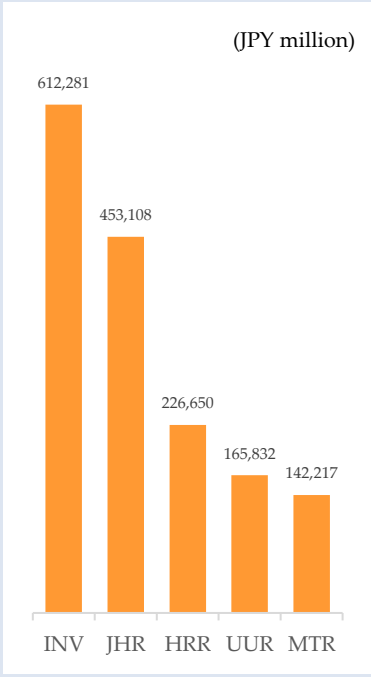
Invincible Investment Corporation

- INV has built an irreplaceable diversified portfolio centered on the acquisitions of hotels
- INV has the largest hotel portfolio among J-REITs[1]

Growth of AUM[2]



Top 5 J-REITs' Hotel Portfolio[1]



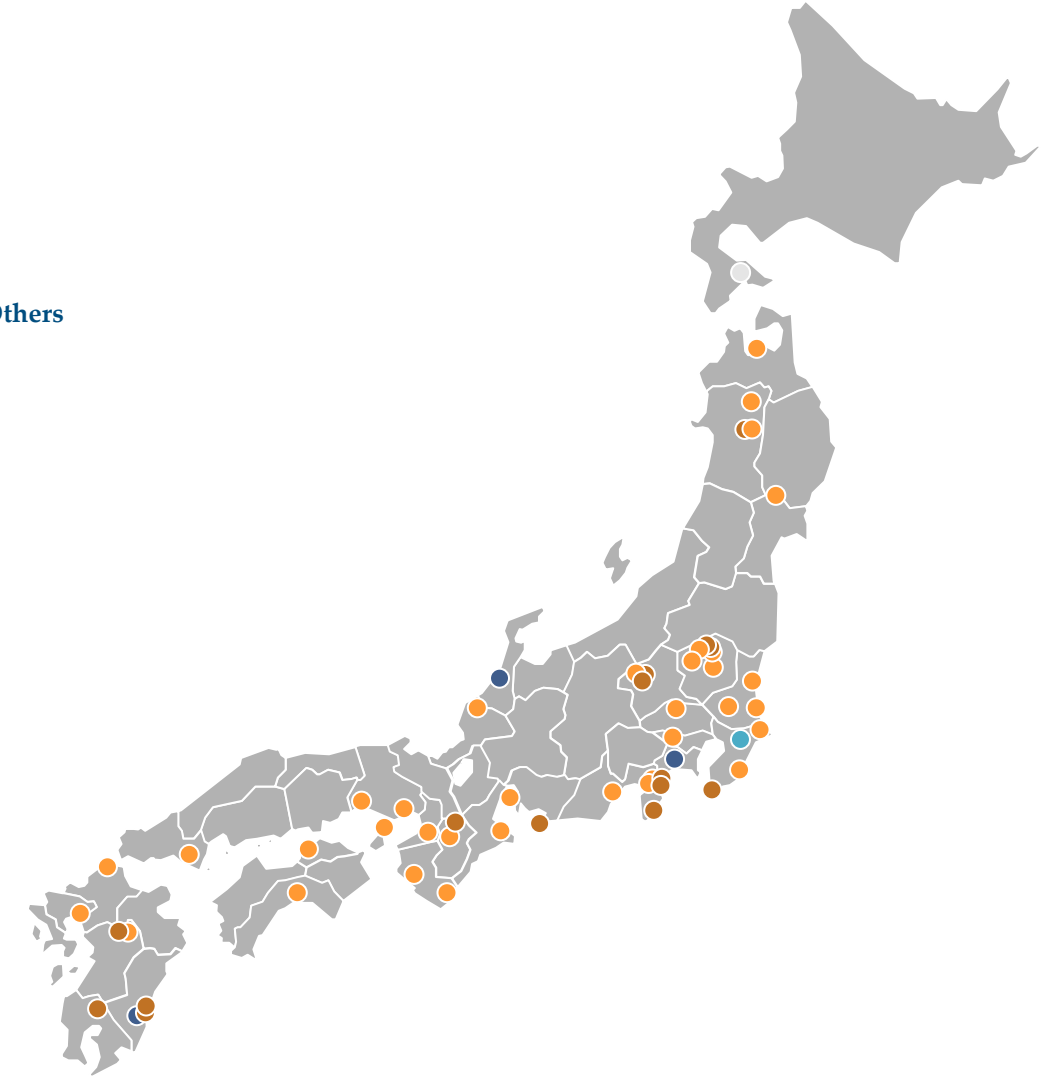
No. of properties[3]	78	91	111	124	126	132	147	142	134	128	134	146
Hotel	0	20	37	48	54	66	84	86	86	86	92	104
Residential	63	63	66	68	67	64	61	54	47	41	41	41
Others	15	8	8	8	5	2	2	2	1	1	1	1

(Note 1) As of August 1, 2024
(Note 2) Based on acquisition price at the end of each fiscal period and acquisition price of SGTB interest in INV's portfolio is calculated by applying the amount of preferred equity interest contribution by INV to the JV TMK. For overseas hotels, "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the amount of TK investment to the SPC which held the leasehold of the hotels is deemed as the acquisition price and included regarding for 2018. For 2019 onward, the book value of the hotels as of May 9, 2019, which are converted into JPY amount via the forward exchange rate of USD 1=JPY 110.45 based on the foreign exchange forward implemented in connection with the original TK investment in the Cayman SPC (contract thereof was entered into on July 26, 2018 and implemented on September 26, 2018)
(Note 3) The amount of preferred equity interest contribution by INV to the JV TMK and the amount of TK investment by INV to the SPC are counted according to the number of properties of underlying assets and included the calculation which are based on the property type of the assets

Sponsor Pipeline

- FIG manages an extensive nationwide hotel portfolio consisting of over 50 properties, approximately 6,000 rooms most of which are managed by MHM, in addition to the 91 MHM managed hotels owned by INV
- Consonant Investment Management, the asset manager of INV, and FIG are actively discussing potential acquisition opportunities for INV, based on the status of renovations and rebranding, stabilization of operations, and other factors

- Hotel MyStays
- Art Hotel
- Kamenoi Hotel
- Flexstay Inn
- MyStays Collection and Others

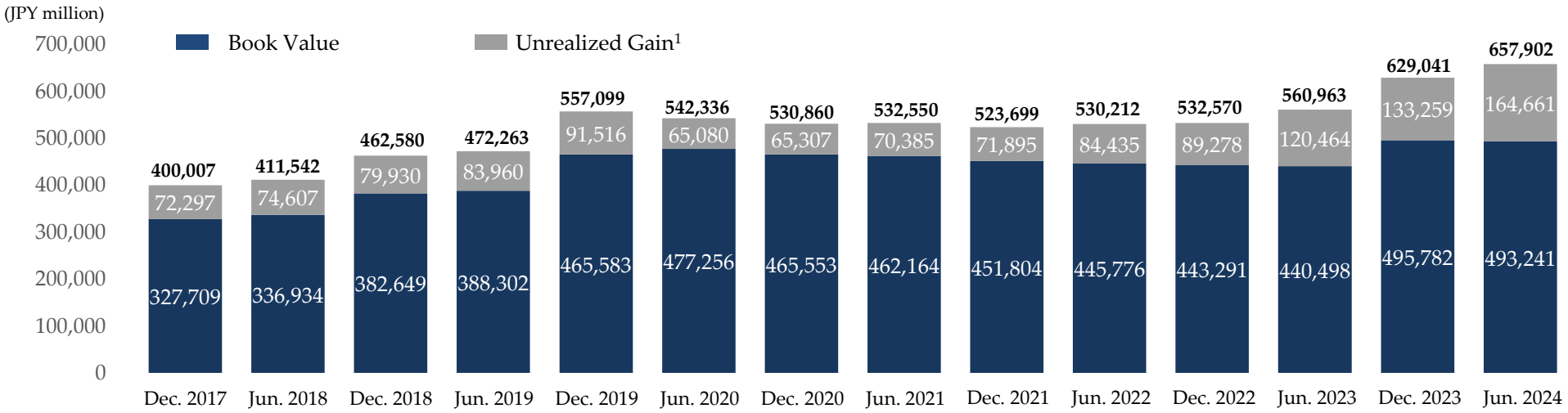


(Note 1) This page shows the properties owned by FIG or its affiliates and operated mainly by MHM as of the date of this material. As of the end of July 2024, INV has no preferential negotiation right on any of these properties, and therefore, there is no assurance that INV will be given the opportunity to negotiate to acquire any of these properties, including the properties subject to active discussion on potential acquisition opportunities. In addition, even if INV will be given the opportunity to acquire any of these properties, there is no assurance that INV will actually acquire such properties

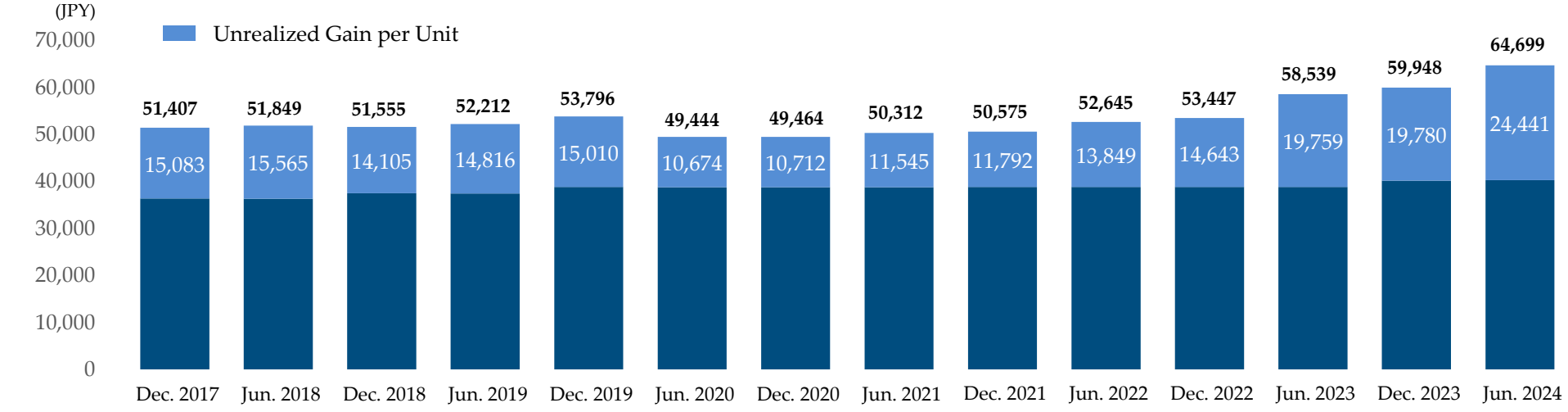
Summary of Appraisal Value and NAV per Unit

Invincible Investment Corporation

Trend of Appraisal Value



Trend of NAV per Unit[2]



(Note 1) Unrealized Gain = End-of-period Appraisal Value – End-of-period Book Value
(Note 2) NAV per unit is calculated by the following formula: (End-of-period Amount of Net Assets - Undistributed Profit + Total year-end appraisal value of portfolio - Total book value of portfolio) ÷ Investment Units outstanding as of the end of each fiscal period

Financial Impact of Foreign Exchange Fluctuation (vs. Dec. 2024 FP Forecast)

Invincible Investment Corporation

Assumptions Underlying the December 2024 FP Forecast

- Management contract revenue (= "Flow") for the Dec. 2024 FP: USD 12.9 million
  - Hedged portion[1]: USD 7.6 million
  - Non-hedged portion: USD 5.3 million
- Exchange rate of USD 1 = JPY 150 for the non-hedged portion
- Cash and bank deposits and receivables in USD (= "Stock") as of the beginning of the Dec. 2024 FP: USD 23.0 million

Impact of Foreign Exchange Fluctuation on the Forecast

	Summary of the Impact of Foreign Exchange Fluctuation	Items on which the impact is recorded	Impact (= Variance from the forecast)			
			JPY 130 = USD 1	JPY 140	JPY 150 (Baseline)	JPY 160
Impact on Flow	Impact on non-hedged portion (USD 5.3 million)	Management contract revenue [Forecast: JPY 2,020 million]	JPY -106 million	JPY -53 million	–	JPY +53 million
Impact on Stock	Impact on the market value in JPY of cash and bank deposits and receivables in USD	Foreign exchange profit/loss [Forecast: –]	The impact is calculated by the following formula factoring in the change in Stock during the FP: (Period-end balance of Stock in USD × Period-end foreign Exchange) -[(Period-beginning balance of Stock in USD × Period-beginning foreign Exchange) ± (Change in Stock in USD × applicable rate)]			

(Note 1) For the details of foreign exchange forward, please refer to the press release "Notice concerning Execution of Foreign Exchange Forward" dated March 10, 2023

Financial Impact of Foreign Exchange Fluctuation (vs. Jun. 2025 FP Forecast)

Assumptions Underlying the June 2025 FP Forecast

- Management contract revenue (= "Flow") for the June 2025 FP: USD 31.0 million
  - Hedged portion[1]: USD 19.6 million
  - Non-hedged portion: USD 11.4 million
- Exchange rate of USD 1 = JPY 150 for the non-hedged portion

Impact of Foreign Exchange Fluctuation on the Forecast

	Summary of the Impact of Foreign Exchange Fluctuation	Items on which the impact is recorded	Impact (= Variance from the forecast)			
			JPY 130 = USD 1	JPY 140	JPY 150 (Baseline)	JPY 160
Impact on Flow	Impact on non-hedged portion (USD 11.4 million)	Management contract revenue (Forecast: JPY 4,630 million)	JPY -229 million	JPY -114 million	–	JPY +114 million
Impact on Stock	Impact on the market value in JPY of cash and bank deposits and receivables in USD	Foreign exchange profit/loss (Forecast: –)	The impact is calculated by the following formula factoring in the change in Stock during the FP: (Period-end balance of Stock in USD × Period-end foreign Exchange) -[(Period-beginning balance of Stock in USD × Period-beginning foreign Exchange) ± (Change in Stock in USD × applicable rate)]			

(Note 1) For the details of foreign exchange forward, please refer to the press release "Notice concerning Execution of Foreign Exchange Forward" dated May 31, 2024

Appendix (2) - Financial and Operational Data

Key Operational Data for Variable Rent Hotels (1)

Invincible Investment Corporation

	Property	Location	# of rooms	Acquisition Month	Occupancy		ADR (¥)		RevPAR (¥)		GOP (¥ mn)		Daily Ratio		Overseas Sales Ratio	
					Jan.-Jun. 2024 Actual		Jan.-Jun. 2024 Actual		Jan.-Jun. 2024 Actual		Jan.-Jun. 2024 Actual		Jan.-Jun. 2024 Actual		Jan.-Jun. 2024 Actual	
						Y-o-Y (pt)		Y-o-Y		Y-o-Y		Y-o-Y		Y-o-Y (pt)		Y-o-Y (pt)
D1	MS Kanda	Chiyoda-ku, Tokyo	126	May 2014	86.9%	5.8	11,863	12.4%	10,314	20.4%	125	19.3%	99.4%	5.9	33.6%	9.9
D2	MS Asakusa	Sumida-ku, Tokyo	160	May 2014	88.0%	3.9	8,184	37.2%	7,205	43.6%	113	55.2%	73.9%	20.0	44.8%	1.8
D3	MS Kyoto-Shijo	Kyoto, Kyoto	224	Jul 2014	70.2%	-0.8	12,834	28.6%	9,014	27.1%	195	46.4%	100.0%	0.0	50.9%	8.5
D4	MS Shin-Urayasu CC.	Urayasu, Chiba	175	Jul 2014	91.5%	4.2	13,213	11.1%	12,092	16.5%	232	20.7%	100.0%	0.0	28.3%	9.1
D5	MS Maihama	Urayasu, Chiba	90	Jul 2014	96.7%	0.0	23,585	18.7%	22,808	18.7%	227	22.6%	100.0%	0.0	43.8%	5.4
D6	MS Dojima	Osaka-shi, Osaka	141	Jul 2014	78.9%	3.0	13,625	2.1%	10,745	6.1%	175	8.8%	100.0%	0.0	39.2%	4.9
D7	MS Nagoya-Sakae	Nagoya, Aichi	270	Jul 2014	85.9%	2.2	7,545	13.1%	6,477	16.0%	151	22.8%	99.9%	-0.1	24.2%	7.8
D8	MS Sakaisuji-Honmachi	Osaka, Osaka	190	Jul 2014	74.6%	-3.2	7,663	7.9%	5,716	3.5%	96	13.4%	77.4%	-3.8	30.2%	4.1
D9	MS Yokohama	Yokohama, Kanagawa	194	Jul 2014	88.8%	3.5	10,137	6.4%	8,996	10.7%	159	14.9%	98.4%	-1.3	27.1%	6.0
D10	MS Nippori	Arakawa-ku, Tokyo	93	Jul 2014	86.9%	2.5	9,438	18.9%	8,202	22.4%	76	27.0%	65.6%	-11.4	45.9%	14.1
D11	MS Fukuoka-Tenjin-Minami	Fukuoka, Fukuoka	177	Jul 2014	88.2%	2.0	9,971	18.0%	8,792	20.8%	145	20.5%	100.0%	0.2	37.2%	10.1
D12	FSI Iidabashi	Shinjuku-ku, Tokyo	59	Jul 2014	82.4%	-3.2	12,934	44.5%	10,663	39.1%	64	51.2%	96.3%	7.3	36.8%	5.2
D13	MS Ueno-Inaricho	Taito-ku, Tokyo	72	Jul 2014	90.2%	-2.6	9,567	51.1%	8,626	46.9%	58	59.7%	89.9%	16.4	56.2%	-4.5
D14	FSI Shinagawa	Shinagawa-ku, Tokyo	55	Jul 2014	89.4%	-4.0	10,643	16.6%	9,510	11.6%	47	10.6%	92.6%	7.3	24.4%	-1.0
D15	FSI Tokiwadai	Itabashi-ku, Tokyo	129	Jul 2014	87.6%	-0.8	5,412	23.1%	4,739	22.0%	57	30.4%	28.8%	9.5	35.5%	15.3
D16	FSI Sugamo	Toshima-ku, Tokyo	104	Jul 2014	80.2%	0.4	5,572	23.4%	4,466	24.0%	44	47.4%	32.8%	-4.5	12.6%	5.5
D17	MS Otemae	Osaka, Osaka	110	Jul 2014	77.9%	-6.7	9,484	12.9%	7,386	4.0%	73	11.0%	66.4%	-4.0	34.5%	-0.9
D18	MS Kiyosumi-Shirakawa	Koto-ku, Tokyo	57	Jul 2014	78.3%	0.7	15,716	32.0%	12,306	33.2%	72	38.6%	100.0%	6.0	69.1%	8.5
D19	FSI Nakanobu P1	Shinagawa-ku, Tokyo	39	Jul 2014	81.7%	-2.1	6,335	13.2%	5,176	10.4%	17	17.8%	43.7%	15.4	7.0%	1.8
D20	FSI Nakanobu P2	Shinagawa-ku, Tokyo	22	Jul 2014	81.1%	-6.4	6,225	14.0%	5,047	5.6%	8	12.5%	52.4%	17.8	6.4%	2.6
D21	APA Hotel Yokohama-Kannai (Note 2)	Yokohama, Kanagawa	451	Feb 2015	83.8%	-	8,613	-	7,222	-	224	-	-	-	-	-
D22	MS Hakodate-Goryokaku	Hakodate, Hokkaido	208	Feb 2015	67.2%	-3.3	7,786	8.8%	5,233	3.7%	94	11.9%	100.0%	0.0	10.8%	-0.3
D23	FSI Shirogane	Minato-ku, Tokyo	84	Feb 2015	78.4%	-4.6	7,459	31.2%	5,848	23.9%	47	22.3%	52.5%	11.2	41.6%	16.5
D24	MS Haneda	Ota-ku, Tokyo	174	Jul 2015	94.4%	2.9	12,764	6.1%	12,052	9.4%	195	10.6%	100.0%	0.0	39.0%	7.2
D25	MS Kameido P1	Koto-ku, Tokyo	265	Jul 2015	86.1%	-1.6	7,719	34.2%	6,647	31.7%	204	41.1%	47.5%	15.6	20.8%	-5.7
D26	MS Ueno-Iriyaguchi	Taito-ku, Tokyo	97	Jul 2015	91.1%	6.5	13,258	49.4%	12,075	60.8%	120	75.6%	100.0%	6.4	83.9%	20.5
D27	MS Kameido P2	Koto-ku, Tokyo	175	Jul 2015	85.5%	-2.4	7,916	34.5%	6,768	30.8%	129	35.8%	65.2%	25.1	29.6%	-4.7
D28	MS Shimizu	Shizuoka, Shizuoka	152	Jul 2015	83.3%	-1.8	7,375	9.7%	6,147	7.4%	71	5.0%	100.0%	0.0	21.5%	6.6
D30	FSI Higashi-Jujo	Kita-ku, Tokyo	88	Jul 2015	83.7%	-3.2	5,464	21.5%	4,572	17.0%	31	26.2%	54.7%	2.1	35.9%	6.1
D31	MS Utsunomiya	Utsunomiya, Tochigi	116	Jul 2015	85.9%	-1.1	8,667	7.0%	7,442	5.6%	100	33.7%	100.0%	0.0	13.0%	-1.9
D32	FSI Kawasaki-Kaizuka	Kawasaki, Kanagawa	64	Jul 2015	82.3%	-0.8	5,909	13.5%	4,864	12.4%	26	21.4%	18.7%	-0.6	4.6%	-0.3
D34	FSI Kawasaki-Ogawacho	Kawasaki, Kanagawa	62	Jul 2015	88.0%	2.9	5,383	7.0%	4,739	10.7%	25	18.5%	45.9%	12.6	10.2%	4.7
D35	FSI Ekoda	Nerima-ku, Tokyo	210	Aug 2015	86.8%	9.3	5,995	13.4%	5,202	27.1%	115	34.0%	37.3%	5.1	12.1%	5.6
D38	MS Shinsaibashi	Osaka, Osaka	54	Jan 2016	83.8%	1.5	13,725	5.6%	11,506	7.5%	57	10.8%	100.0%	0.0	69.1%	10.5
D43	MS Gotanda Station	Shinagawa-ku, Tokyo	384	Mar 2016	91.8%	2.6	14,541	17.0%	13,347	20.5%	600	26.3%	100.0%	0.0	31.0%	4.0
D44	Hotel Epinard Nasu	Nasu, Tochigi	310	Mar 2016	81.8%	1.5	25,502	2.9%	20,863	4.8%	605	2.1%	100.0%	0.0	0.5%	0.1
D45	MS Fukuoka Tenjin	Fukuoka, Fukuoka	217	Mar 2016	88.2%	4.0	11,853	15.0%	10,457	20.5%	242	19.2%	100.0%	0.0	54.2%	11.0
D46	MS Hamamatsucho	Minato-ku, Tokyo	105	Mar 2016	95.7%	-0.1	15,155	21.3%	14,504	21.2%	155	22.2%	100.0%	0.0	56.7%	17.5
D47	MSP Kanazawa	Kanazawa, Ishikawa	244	Jun 2016	78.8%	8.7	12,766	21.5%	10,063	36.6%	294	59.7%	100.0%	0.0	9.8%	-2.9
D49	MSP Hamamatsucho	Minato-ku, Tokyo	120	May 2017	94.2%	1.6	26,647	31.7%	25,102	34.0%	356	33.2%	100.0%	0.0	80.1%	18.0
D50	MS Shin Osaka CC	Osaka-shi, Osaka	397	Oct 2017	80.7%	9.6	8,023	0.7%	6,476	14.3%	298	23.7%	100.0%	0.0	17.9%	-1.2
D51	MSP Omori	Shinagawa-ku, Tokyo	232	Oct 2017	87.3%	3.1	17,495	27.9%	15,280	32.6%	388	37.9%	100.0%	0.0	56.2%	11.1

(Note 1) Excludes the data for nine hotels* with fixed-rent lease as well as Sheraton Grande Tokyo Bay since they are not allowed to be disclosed. (*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). "D48 Takamatsu Tokyu REI Hotel" changed its contract with its major tenant, Tokyu Hotels & Resorts Co., Ltd., to fixed-rent with variable rent lease from April 25, 2023. However, in view of the continuity of disclosed data, this hotel will continue to be treated as a fixed-rent hotel and excluded from the list

(Note 2) D21 APA Hotel Yokohama-Kannai and D57 Hotel MyStays Oita accepted COVID-19 patients with mild or no symptoms for part of June 2023 FP. The year-on-year comparisons are not disclosed as the consent from the parties concerned has not been obtained, it is also excluded from the performance calculation for the Domestic Hotels total above

(Note 3) The figures for "D200 Westin Grand Cayman Seven Mile Beach Resort & Spa" and "D201 Sunshine Suites Resort" are in US dollars, and in USD in thousands for GOP

Key Operational Data for Variable Rent Hotels (2)

Invincible Investment Corporation

Property		Location	# of rooms	Acquisition Month	Occupancy		ADR (¥)		RevPAR (¥)		GOP (¥ mn)		Daily Ratio		Overseas Sales Ratio	
					Jan.-Jun. 2024 Actual		Jan.-Jun. 2024 Actual		Jan.-Jun. 2024 Actual		Jan.-Jun. 2024 Actual		Jan.-Jun. 2024 Actual		Jan.-Jun. 2024 Actual	
						Y-o-Y (pt)		Y-o-Y		Y-o-Y		Y-o-Y		Y-o-Y (pt)		Y-o-Y (pt)
D52	Kamenoi Hotel Beppu	Beppu-shi, Oita	322	Oct 2017	85.2%	3.9	14,122	8.5%	12,030	13.7%	435	22.3%	100.0%	0.0	18.9%	7.4
D53	MS Sapporo Station	Sapporo-shi, Hokkaido	242	Oct 2017	77.1%	-0.8	11,057	13.1%	8,526	12.0%	183	10.4%	100.0%	0.0	39.2%	15.8
D54	MS Yokohama Kannai	Yokohama-shi , Kanagawa	165	Feb 2018	89.8%	1.8	10,797	2.4%	9,692	4.4%	156	10.8%	100.0%	0.1	28.3%	8.6
D55	Art Hotel Joetsu	Joetsu-shi, Niigata	198	Feb 2018	66.3%	-2.0	8,450	10.1%	5,605	6.9%	70	19.9%	100.0%	0.0	7.8%	1.6
D56	Art Hotel Hirosaki City	Hirosaki-shi, Aomori	134	Feb 2018	73.8%	-1.1	14,692	11.5%	10,837	9.8%	166	34.5%	100.0%	0.0	16.8%	5.7
D57	MS Oita (Note 2)	Oita-shi, Oita	145	Feb 2018	90.3%	-	7,570	-	6,832	-	85	-	100.0%	-	28.6%	-
D58	MS Gotanda	Shinagawa-ku, Tokyo	110	Jun 2018	92.1%	2.2	13,578	20.3%	12,499	23.3%	138	30.8%	100.0%	0.0	33.1%	12.2
D59	MS Tachikawa	Tachikawa-shi, Tokyo	121	Jun 2018	89.3%	-0.3	11,914	14.8%	10,637	14.4%	129	24.7%	99.8%	-0.2	19.8%	1.8
D60	MSP Akasaka	Minato-ku, Tokyo	327	Aug 2018	89.5%	3.5	18,667	34.6%	16,699	40.1%	665	48.0%	100.0%	0.0	72.7%	12.2
D61	MSP Sapporo Park	Sapporo-shi, Hokkaido	419	Aug 2018	66.1%	-3.0	12,342	10.3%	8,160	5.5%	282	6.8%	100.0%	0.0	16.4%	5.4
D62	MS Ueno East	Taito-ku, Tokyo	150	Aug 2018	90.4%	0.3	12,151	34.0%	10,979	34.4%	161	39.9%	99.7%	5.1	80.5%	18.8
D63	MS Midosuji Honmachi	Osaka, Osaka	108	Aug 2018	79.0%	6.1	11,766	4.9%	9,293	13.7%	83	18.7%	100.0%	0.0	57.5%	13.2
D64	Hotel MyStays Sapporo Aspen	Sapporo-shi, Hokkaido	305	Jul 2019	76.5%	-2.9	13,838	16.5%	10,586	12.2%	302	25.5%	100.0%	0.0	37.8%	9.8
D65	Art Hotel Ishigakijima	Ishigaki-shi, Okinawa	245	Jul 2019	70.6%	-9.8	15,296	-3.8%	10,802	-15.5%	107	-54.7%	100.0%	0.0	9.2%	2.7
D66	Hotel MyStays Fuji Onsen Resort	Fujiyoshida-shi, Yamanashi	159	Jul 2019	89.3%	9.0	26,888	23.8%	24,009	37.6%	469	51.1%	100.0%	0.0	54.7%	-2.1
D67	Hotel Sonia Otaru	Otaru-shi, Hokkaido	149	Jul 2019	71.9%	-5.1	16,659	9.7%	11,979	2.5%	183	3.3%	100.0%	0.0	24.6%	5.3
D68	Hotel MyStays Kanazawa Castle	Kanazawa-shi, Ishikawa	206	Jul 2019	78.8%	7.5	10,645	27.5%	8,385	41.0%	159	86.2%	100.0%	0.0	11.3%	-0.7
D69	Art Hotel Niigata Station	Niigata-shi, Niigata	304	Jul 2019	72.0%	-8.6	8,065	10.5%	5,809	-1.2%	187	24.2%	100.0%	0.0	7.2%	0.7
D70	Hotel MyStays Nagoya Nishiki	Nagoya-shi, Aichi	169	Jul 2019	89.0%	2.3	8,936	18.7%	7,950	21.8%	129	39.2%	99.9%	-0.1	31.0%	7.9
D71	Hotel Nord Otaru	Otaru-shi, Hokkaido	98	Jul 2019	73.1%	-6.2	16,897	10.9%	12,344	2.2%	112	0.6%	100.0%	0.0	33.3%	8.6
D72	Hotel MyStays Kagoshima Tenmonkan	Kagoshima-shi, Kagoshima	196	Jul 2019	81.4%	-1.4	6,778	-32.1%	5,514	-33.2%	82	-48.4%	100.0%	0.0	18.3%	2.8
D73	Art Hotel Asahikawa	Asahikawa-shi, Hokkaido	265	Jul 2019	75.6%	-4.5	10,220	17.7%	7,727	11.1%	108	61.7%	100.0%	0.0	11.7%	4.9
D74	Hotel MyStays Matsuyama	Matsuyama-shi, Ehime	162	Jul 2019	73.0%	3.5	8,731	0.4%	6,374	5.5%	96	10.8%	100.0%	0.0	17.3%	5.5
D75	Hotel MyStays Sapporo Susukino	Sapporo-shi, Hokkaido	104	Jul 2019	65.3%	5.3	8,801	9.1%	5,746	18.8%	41	17.5%	100.0%	0.0	30.5%	10.4
D76	Hotel MyStays Sapporo Nakajima Park	Sapporo-shi, Hokkaido	86	Jul 2019	55.0%	5.8	11,545	14.5%	6,354	27.9%	27	65.5%	100.0%	0.0	54.2%	15.6
D77	Hotel MyStays Sapporo Nakajima Park Annex	Sapporo-shi, Hokkaido	80	Jul 2019	51.1%	-5.8	8,232	20.4%	4,206	8.1%	13	2.6%	100.0%	0.0	32.2%	-1.3
D78	Flexstay Inn Sakuragicho	Yokohama-shi, Kanagawa	70	Jul 2019	91.1%	-2.7	7,450	17.0%	6,790	13.6%	46	20.7%	55.6%	11.6	13.8%	-2.2
D79	MyCUBE by MYSTAYS Asakusa Kuramae	Taito-ku, Tokyo	161	Jul 2019	68.3%	7.1	5,142	28.1%	3,511	43.0%	42	77.7%	83.1%	11.6	57.2%	13.8
D80	Hotel MyStays Kagoshima Tenmonkan Annex	Kagoshima-shi, Kagoshima	73	Jul 2019	92.1%	0.5	6,236	-32.1%	5,745	-31.8%	25	-53.5%	100.0%	0.0	26.0%	10.5
D81	Hotel MyStays Nayoro	Nayoro-shi, Hokkaido	70	Jul 2019	74.3%	-4.7	8,678	8.0%	6,448	1.6%	26	-3.4%	100.0%	0.0	8.3%	3.8
D82	Hotel MyStays Premier Narita	Narita-shi, Chiba	711	Jan 2020	69.1%	-4.0	9,469	4.4%	6,547	-1.3%	221	-6.9%	100.0%	0.0	16.0%	1.1
D83	Art Hotel Morioka	Morioka-shi, Iwate	214	Jan 2020	82.2%	-0.2	8,487	-1.2%	6,976	-1.4%	102	5.8%	100.0%	0.0	13.3%	1.7
D84	Fusaki Beach Resort Hotel & Villas	Ishigaki-shi, Okinawa	398	Aug 2023	67.5%	-10.0	33,026	-3.7%	22,276	-16.2%	583	-37.0%	100.0%	0.0	5.3%	-0.2
D85	Tateshina Grand Hotel Takinoyu	Chino-shi, Nagano	160	Aug 2023	80.1%	7.8	21,910	-1.7%	17,554	8.9%	194	94.3%	100.0%	0.0	2.3%	0.0
D86	Hotel MyStays Okayama	Okayama-shi, Okayama	145	Aug 2023	88.3%	3.9	7,124	-0.5%	6,291	4.2%	63	1.2%	100.0%	0.0	17.5%	1.6
D87	Hotel MyStays Aomori Station	Aomori-shi, Aomori	132	Aug 2023	76.0%	-2.8	9,615	6.7%	7,310	2.9%	87	-3.9%	100.0%	0.0	35.5%	9.2
D88	Hotel MyStays Soga	Chiba-shi, Chiba	112	Aug 2023	90.9%	2.8	9,161	0.3%	8,326	3.5%	77	11.6%	100.0%	0.0	13.2%	3.4
D89	Tazawako Lake Resort & Onsen	Senboku-shi, Akita	80	Aug 2023	62.0%	-1.0	13,244	-7.4%	8,215	-8.8%	34	-14.5%	100.0%	0.0	6.3%	-4.6
Domestic Hotels (except D21 & D57) (Note 2)		-	13,395	-	80.3%	0.4	12,244	11.1%	9,830	11.6%	12,269	16.6%	96.0%	0.6	29.8%	7.4
D200	Westin Grand Cayman Seven Mile Beach Resort & Spa	Grand Cayman	343	Sep 2018	80.5%	0.5	661	6.3%	532	7.0%	28,001	7.9%	-	-	-	-
D201	Sunshine Suites Resort	Grand Cayman	131	Sep 2018	75.0%	4.8	293	2.9%	220	10.0%	3,584	10.8%	-	-	-	-
Overseas Hotels		-	474	-	79.0%	1.7	564	5.1%	446	7.4%	31586	8.2%	-	-	-	-

(Note 1) Excludes the data for nine hotels* with fixed-rent lease as well as Sheraton Grande Tokyo Bay since they are not allowed to be disclosed. (*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). "D48 Takamatsu Tokyu REI Hotel" changed its contract with its major tenant, Tokyu Hotels & Resorts Co., Ltd., to fixed-rent with variable rent lease from April 25, 2023. However, in view of the continuity of disclosed data, this hotel will continue to be treated as a fixed-rent hotel and excluded from the list

(Note 2) D21 APA Hotel Yokohama-Kannai and D57 Hotel MyStays Oita accepted COVID-19 patients with mild or no symptoms for part of June 2023 FP. The year-on-year comparisons are not disclosed as the consent from the parties concerned has not been obtained, it is also excluded from the performance calculation for the Domestic Hotels total above

(Note 3) The figures for "D200 Westin Grand Cayman Seven Mile Beach Resort & Spa" and "D201 Sunshine Suites Resort" are in US dollars, and in USD in thousands for GOP

Financial Metrics

Items	June 2021	December 2021	June 2022	December 2022	June 2023	December 2023	June 2024
	Jan 1, 2021- Jun 30, 2021	Jul 1, 2021- Dec 31, 2021	Jan 1, 2022- Jun 30, 2022	Jul 1, 2022- Dec 31, 2022	Jan 1, 2023- Jun 30, 2023	Jul 1, 2023- Dec 31, 2023	Jan 1, 2024- Jun 30, 2024
Amount of Total Assets (JPY million)	497,899	494,819	490,118	494,237	496,819	563,393	569,016
Amount of Net Assets (JPY million)	245,113	246,130	246,211	250,321	254,024	290,305	292,766
Capital-to-Asset Ratio	49.2%	49.7%	50.2%	50.6%	51.1%	51.5%	51.5%
Total Amount of Investment (JPY million)	235,701	235,701	235,701	235,701	235,701	270,101	270,101
End-of-period total number of units issued	6,096,840	6,096,840	6,096,840	6,096,840	6,096,840	6,737,121	6,737,121
Amount of Net Assets per Unit (JPY)	40,203	40,370	40,383	41,058	41,665	43,090	43,455
Return on Asset (ROA) (annualized)	-1.4%	0.6%	0.4%	2.1%	3.6%	4.0%	6.9%
Return on Equity (ROE) (annualized)	-2.9%	1.2%	0.8%	4.1%	7.1%	7.7%	13.4%
Amount of interest-bearing debts (JPY million)	249,198	244,945	241,372	240,797	239,190	269,100	271,154
Weighted average interest rate	0.5%	0.5%	0.5%	0.5%	0.5%	0.7%	0.9%
Loan to Value (LTV 1)	51.3%	50.9%	50.5%	50.5%	50.3%	49.8%	50.0%
End-of-period Loan-to-Value based on Total Assets (LTV 2)	50.0%	49.5%	49.2%	48.7%	48.1%	47.8%	47.7%
Net Operating Income (NOI) (JPY million)	2,090	4,201	4,936	10,509	14,523	17,205	19,634
NOI yield (annualized)	0.8%	2.5%	2.0%	4.2%	6.0%	6.3%	10.8%
Depreciation Expenses (JPY million)	3,889	3,850	3,766	3,756	3,746	4,217	4,341
Funds From Operations (FFO) (JPY million)	290	2,296	3,312	8,831	12,660	15,250	17,242
NAV (JPY million)	306,746	308,349	320,967	325,857	356,905	403,873	435,886
NAV per Unit (JPY)	50,312	50,575	52,645	53,447	58,539	59,948	64,699
NAV ratio	0.9	0.7	0.8	1.0	1.0	1.0	1.0

(Note 1) Financial indicators calculation method in the above table are as follows

- ROA (annualized) = Ordinary Income / Weighted Average Total Assets during the period x 100/days during the period x 3
- ROE (annualized) = Net Income / Weighted Average Net Assets during the period x 100/days during the period x 365
- LTV (1) = End-of-period Interest-Bearing Debt / (End-of-period Interest-Bearing Debt + Unitholders' Capital + Unitholders' Capital Surplus)x100
- LTV (2) = End-of-period Interest-Bearing Debt / End-of-period Total Assets x 100
- NOI = Rental Revenues + TMK Dividend amount - Property-Related Expenses + Depreciation Expenses
- NOI yield (annualized) = ((Rental Revenues + TMK Dividend amount - Property-Related Expenses + Depreciation Expenses)/ days during the period x 365)/ Acquisition Price
- FFO = Net Income + Depreciation Expenses + Other Amortization – Gain on Sales of Properties + Loss from Sales of Properties
- NAV = End-of-period Amount of Net Assets – Undistributed Profit + Total year-end appraisal value of portfolio - Total book value of portfolio
- NAV ratio = period-end unit price/ Amount of Net Assets per Unit

(Note 2) Figures are rounded down to the indicated unit and percentages are rounded to one decimal place

Income Statement

Invincible Investment Corporation

Items	Dec 2023 Period Jul 1, 2023- Dec 31, 2023		Jun 2024 Period Jan 1, 2024- Jun 30, 2024		Changes	
	JPY thousand	(%)	JPY thousand	(%)	JPY thousand	(%)
Operating revenue (1)	18,819,119	100.0	21,136,007	100.0	2,316,887	12.3
Rental revenue	16,696,076		14,933,032		(1,763,044)	
Management contract revenue	2,123,042		4,774,272		2,651,229	
Dividend income	-		1,428,702		1,428,702	
Operating expenses	6,230,207	33.1	6,500,276	30.8	270,069	4.3
Property related expenses (2)	5,096,717		5,107,042		10,325	
Management contract expenses (3)	734,722		736,333		1,610	
Depreciation expenses (4)	4,217,991		4,341,470		123,479	
NOI (including dividend income) (1)-(2)-(3)+(4)	**17,205,671**	**91.4**	**19,634,102**	**92.9**	**2,428,431**	14.1
Asset management fees	300,000		450,000		150,000	
Directors' compensation	5,200		4,800		(400)	
Asset custody fees	27,267		28,235		967	
Administrative service fees	48,537		41,077		(7,460)	
Other	17,761		132,787		115,025	
Operating income	12,588,912	66.9	14,635,731	69.2	2,046,818	-
Non-operating income	452	0.0	427,643	2.0	427,190	94,511.1
Interest income	138		163		25	
Foreign exchange gains	-		423,972		423,972	
Interest on tax refund	-		2,615		2,615	
Other	314		891		577	
Non-operating expenses	1,556,188	8.3	2,162,208	10.2	606,019	38.9
Interest expenses	603,172		893,218		290,045	
Foreign exchange losses	76,288		-		(76,288)	
Interest expenses on investment corporation bonds	63,059		108,923		45,864	
Amortization of investment corporation bond issuance co	10,839		15,608		4,768	
Loan-related costs	620,370		583,615		(36,754)	
Loss on derivatives	30,078		560,841		530,762	
Investment unit issuance expenses	152,379		-		(152,379)	
Ordinary income	11,033,176	58.6	12,901,166	61.0	1,867,989	-
Extraordinary income	-	-	24,991	-	24,991	-
Subsidy income	-		24,991		24,991	
Extraordinary losses	-	-	24,991	-	24,991	-
Loss on reduction entry of non-current assets	-		24,991		24,991	
Income before income taxes	11,033,176	58.6	12,901,166	61.0	1,867,989	-
Income taxes	605		605		-	
Net income	11,032,571	58.6	12,900,561	61.0	1,867,989	-
Retained earnings brought forward	8,657,960		8,641,653		(16,307)	
Unappropriated retained earnings / losses at the end of the pe	19,690,532		21,542,214		1,851,682	

Balance Sheet - Assets

Items	Dec 2023 Period (As of December 31, 2023)		Jun 2024 Period (As of June 30, 2024)		Changes	
	JPY thousand	(%)	JPY thousand	(%)	JPY thousand	(%)
Assets						
Current assets						
Cash and bank deposits	21,956,120		30,213,929		8,257,809	
Cash and bank deposits in trust	12,936,394		12,346,894		(589,499)	
Rental receivables	4,834,083		6,040,833		1,206,749	
Deposits paid	1,976,184		2,414,240		438,055	
Prepaid expenses	1,143,417		1,428,542		285,124	
Income taxes receivable	21		24		3	
Consumption tax receivable	2,615,543		-		(2,615,543)	
Others	12,636		-		(12,636)	
Total current assets	45,474,401	8.1	52,444,465	9.2	6,970,063	15.3
Non-current assets						
Property and equipment						
Buildings	17,457,249		17,241,196		(216,053)	
Buildings and accompanying facilities	3,898,162		3,744,620		(153,541)	
Structures	1,209		1,176		(32)	
Tools, furniture and fixtures	822,627		873,398		50,771	
Construction in progress	754,330		1,055,651		301,321	
Buildings in trust	152,726,019		150,406,952		(2,319,067)	
Buildings and accompanying facilities in trust	26,449,389		26,502,186		52,796	
Structures in trust	159,611		173,551		13,939	
Tools, furniture and fixtures in trust	1,567,120		1,635,974		68,854	
Land in trust	264,666,397		264,666,397		-	
Construction in progress in trust	198,056		240,499		42,442	
Total property and equipment	468,700,175	83.2	466,541,605	82.0	(2,158,569)	(0.5)
Intangible assets						
Leasehold rights	10,637,811		10,637,811		-	
Leasehold rights in trust	17,396,611		17,357,800		(38,810)	
Total intangible assets	28,034,422	5.0	27,995,612	4.9	(38,810)	(0.1)
Investment and other assets						
Investment securities	17,856,387		17,856,387		-	
Guarantee deposits	1,382,359		1,390,459		8,100	
Long-term prepaid expenses	1,825,986		2,007,275		181,288	
Derivatives assets	7,877		627,676		619,799	
Others	22,667		32,667		10,000	
Total investment and other assets	21,095,278	3.7	21,914,466	3.9	819,187	3.9
Total non-current assets	517,829,876	91.9	516,451,684	90.8	(1,378,192)	(0.3)
Deferred assets						
Investment corporation bond issuance costs	88,783		120,364		31,581	
Total deferred assets	88,783	0.0	120,364	0.0	31,581	-
Total assets	**563,393,061**	**100.0**	**569,016,514**	**100.0**	**5,623,452**	**1.0**

Balance Sheet – Liabilities/Net Assets

Invincible
Investment Corporation

Items	Dec 2023 Period (As of December 31, 2023)		Jun 2024 Period (As of June 30, 2024)		Changes	
	JPY thousand	(%)	JPY thousand	(%)	JPY thousand	(%)
Liabilities						
Current liabilities						
Accounts payable	800,491		709,906		(90,585)	
Short-term loans payable	36,520,000		8,813,000		(27,707,000)	
Current portion of investment corporation bonds	1,000,000		1,000,000		-	
Current portion of long-term loans payable	36,787,000		44,553,000		7,766,000	
Accounts payable-other	6,321		8,691		2,370	
Accrued expenses	281,210		393,151		111,940	
Income taxes payable	605		605		-	
Consumption taxes payable	-		1,023,206		1,023,206	
Advances received	305,676		313,582		7,905	
Deposits received	55,107		18,589		(36,518)	
Total current liabilities	75,756,412	13.4	56,833,732	10.0	(18,922,680)	(25.0)
Non-current liabilities						
Investment corporation bonds	13,900,000		19,900,000		6,000,000	
Long-term loans payable	180,893,000		196,888,000		15,995,000	
Tenant leasehold and security deposits in trust	1,491,055		1,497,699		6,643	
Derivatives liabilities	654,369		734,860		80,490	
Asset retirement obligations	393,202		395,487		2,285	
Total non-current liabilities	197,331,627	35.0	219,416,047	38.6	22,084,419	11.2
Total liabilities	**273,088,040**	**48.5**	**276,249,780**	**48.5**	**3,161,739**	**1.2**
Net assets						
Unitholders' equity						
Unitholders' capital	270,101,249	47.9	270,101,249	47.5	-	-
Surplus						
Capital surplus	6,264,432		6,264,432		-	
Deduction of captial surplus						
Allowance for temporary differences adjustment	(6,130)		(6,130)		-	
Other deduction of capital surplus	(5,524,006)		(5,524,006)		-	
Total deduction of captial surplus	(5,530,137)		(5,530,137)		-	
Capital surplus (net)	734,294		734,294		-	
Retained earnings	19,690,532		21,542,214		1,851,682	
Total surplus	20,424,826	3.6	22,276,509	3.9	1,851,682	9.1
Total unitholders' equity	290,526,075	51.6	292,377,758	51.4	1,851,682	0.6
Valuation and translation adjustments						
Deferred gains or losses on hedges	(221,054)		388,975		610,029	
Total valuation and translation adjustments	(221,054)	(0.0)	388,975	0.1	610,029	-
Total net assets	**290,305,021**	**51.5**	**292,766,734**	**51.5**	**2,461,712**	**0.8**
Total liabilities and net assets	**563,393,061**	**100.0**	**569,016,514**	**100.0**	**5,623,452**	**1.0**

Cash Flow Statement and Dividend Distribution

Invincible
Investment Corporation

Items	Dec 2024 Period Jul 1, 2024- Dec 31, 2024 (JPY thousand)	Jun 2024 Period Jan 1, 2024- Jun 30, 2024 (JPY thousand)
Cash flows from operating activities		
Income (loss) before income taxes	11,033,176	12,901,166
Depreciation and amortization	4,217,991	4,341,470
Loss on reduction entry of non-current assets	-	24,991
Investment unit issuance costs	152,379	-
Amortization of investment corporation bond issuance costs	10,839	15,608
Loan-related costs	620,370	583,615
Interest income	(138)	(163)
Interest expenses	666,231	1,002,142
Foreign exchange losses (gains)	23	(142)
Loss (gain) of derivatives	30,078	560,841
Decrease (increase) in rental receivables	916,217	(1,206,749)
Decrease (Increase) in deposits paid	(1,433,237)	(438,055)
Decrease (increase) in receivable income taxes	(5)	(3)
Decrease (increase) in consumption taxes receivable	(3,038,267)	2,615,543
Increase (decrease) in accounts payable	(3,446)	(4,478)
Increase (decrease) in consumption taxes payable	-	1,023,206
Increase (decrease) in accrued expenses	8,353	85,639
Increase (decrease) in advances received	(238)	7,905
Increase (decrease) in deposits received	43,443	(36,518)
Others	193,803	(176,618)
Subtotal	13,417,575	21,299,400
Interest income received	138	163
Interest expenses paid	(643,780)	(973,357)
Income taxes paid	(605)	(605)
Cash flows from operating activities	**12,773,327**	**20,325,601**
Cash flows from investment activities		
Proceeds from withdrawal of time deposits	800,000	-
Purchases of property and equipment	(122,052)	(434,456)
Purchases of property and equipment in trust	(55,967,444)	(1,818,446)
Purchases of leasehold rights in trust	(3,055,022)	-
Repayments of tenant leasehold and security deposits in trust	(33,591)	(22,016)
Proceeds from tenant leasehold and security deposits in trust	40,318	28,659
Payments of tenant leasehold and security deposits	(9,640)	(8,100)
Others	(95,410)	(500,120)
Cash flows from investment activities	**(58,442,843)**	**(2,754,478)**
Cash flows from financing activities		
Proceeds from short-term loans payable	11,899,000	-
Repayments of short-term loans payable	(86,832,000)	(27,707,000)
Proceeds from long-term loans payable	129,686,000	43,557,000
Repayments of long-term loans payable	(26,343,000)	(19,796,000)
Proceeds from issuance of investment corporation bonds	3,470,368	5,950,508
Redemption of investment corporation bonds	(2,000,000)	-
Payments for loan-related costs	(2,684,150)	(861,343)
Payments of distributions of earnings	(8,922,722)	(11,046,120)
Proceeds from issuance of investment units	34,247,357	-
Cash flows from financing activities	**52,520,852**	**(9,902,955)**
Effect of exchange rate change on cash and cash equivalents	(23)	142
Net increase (decrease) in cash and cash equivalents	6,851,312	7,668,309
Cash and cash equivalents at beginning of period	28,041,202	34,892,514
Cash and cash equivalents at end of period	**34,892,514**	**42,560,824**

Items		Dec 2023 Period Jul 1, 2023- Dec 31, 2023	Jun 2024 Period Jan 1, 2024- Jun 30, 2024
Unappropriated retained earnings	(JPY thousand)	19,690,532	21,542,214
Distributions	(JPY thousand)	11,048,878	12,915,060
Of which, distributions of earnings	(JPY thousand)	11,048,878	12,915,060
Distribution per unit	(JPY)	1,640	1,917
Of which, distributions of earnings per unit	(JPY)	1,640	1,917
Retained earnings / losses carried forward	(JPY thousand)	8,641,653	8,627,153

Property Income (1/4)

(JPY thousand)

Property Number	A26	A28	A29	A30	A32	A33	A34	A35	A37	A38	A39	A40	A41	A43	A44	A45	A46	A47	A48
Property Name	Nisshin Palacestage Daitabashi	Growth Maison Gotanda	Growth Maison Kameido	Emerald House	Suncrest Shakujii-Koen	Growth Maison Shin-Yokohama	Belle Face Ueno-Okachimachi	Grand Rire Kameido	Growth Maison Yoga	Route Tachikawa	Shibuya-Honmachi Mansion	City Heights Kinuta	Acseeds Tower Kawaguchi-Namiki	College Square Machida	Belair Meguro	Wacore Tsunashima I	Foros Nakamura-bashi	Growth Maison Kaijin	College Square Machiya
number of operating days	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182
① Rental revenues	39,262	28,880	36,117	47,598	40,175	39,624	34,442	26,619	23,521	21,643	21,324	19,778	25,894	16,609	16,689	18,227	20,366	23,391	14,986
Rent, common area fees	35,628	26,916	33,693	38,549	36,441	35,930	30,465	26,619	21,854	20,170	20,752	17,750	24,372	16,609	15,508	17,339	17,651	21,910	14,706
Rental revenues (Fixed rent)																			
Rental revenues (Variable rent)																			
Other revenue (Note 1)	3,633	1,964	2,424	9,049	3,734	3,694	3,977	-	1,666	1,472	572	2,028	1,522	-	1,181	888	2,715	1,481	280
② Property related expenses	20,846	9,170	14,606	22,489	16,490	16,240	17,887	8,878	10,082	9,610	7,040	8,077	13,381	3,493	6,831	10,204	9,658	14,637	5,700
Facility management fees (a)	5,706	1,719	3,495	5,995	3,979	3,039	6,964	712	2,521	1,789	1,763	3,608	3,397	251	1,570	2,491	1,971	3,757	-
(of which, repair cost)	452	85	195	1,030	707	69	877	399	107	209	392	250	109	251	115	127	57	416	-
(of which, utility expenses)	2,022	298	538	916	861	546	520	-	255	209	145	156	331	-	147	348	262	1,006	-
Tax and other public charges (b)	1,648	1,388	1,713	2,602	3,257	2,497	1,706	1,781	1,381	1,113	1,014	1,036	1,108	525	965	897	980	2,017	958
Insurance expenses (c)	60	36	51	97	101	69	50	52	39	41	35	34	40	39	25	28	33	79	28
Depreciation expenses (⑦)	10,066	5,480	6,917	9,106	7,798	7,863	6,123	5,794	4,327	5,833	3,106	2,301	5,507	2,141	2,984	4,519	5,159	7,782	4,177
Other expenses (d)	3,364	545	2,427	4,687	1,353	2,770	3,043	536	1,813	831	1,120	1,095	3,328	536	1,284	2,267	1,513	1,000	536
③ Rental income (①−②)	18,415	19,709	21,511	25,109	23,684	23,383	16,555	17,741	13,439	12,032	14,283	11,701	12,513	13,116	9,858	8,022	10,708	8,753	9,285
④ NOI (①−②+⑦)	28,481	25,189	28,428	34,215	31,483	31,247	22,678	23,536	17,766	17,866	17,390	14,002	18,020	15,258	12,843	12,542	15,867	16,536	13,463
⑤ Capital expenditure	3,727	6,787	4,359	19,864	4,431	7,460	1,389	1,098	1,375	3,339	1,072	2,324	884	-	1,108	4,385	5,774	1,987	-
⑥ NCF(④−⑤)	24,754	18,402	24,069	14,350	27,052	23,787	21,288	22,437	16,391	14,527	16,318	11,678	17,135	15,258	11,734	8,157	10,093	14,548	13,463

Property Number	A59	A61	A63	A64	A65	A66	A72	A73	A84	A87	A90	A92	A93	A94	A96	A97	A99	A101	A102
Property Name	Towa City Coop Shin-otsuka Ⅱ	Bichsel Musashiseki	Towa City Coop Sengencho	Royal Park Omachi	Lexington Square Haginomachi	Visconti Kakuozan	Lexington Square Honjo-Azumabashi	AMS TOWER Minami 6-Jo	Revest Heian	Excellente Kagurazaka	Queen's Court Fukuzumi	Belair Oimachi	Siete Minami-Tsukaguchi	Prime Life Sannomiya Isogami Koen	Century Park Shinkawa 1-bankan	West Avenue	Prime Life Mikage	Lieto Court Mukojima	Lieto Court Nishi-Ojima
number of operating days	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182
① Rental revenues	36,553	23,960	62,242	26,061	17,422	9,643	19,233	46,243	24,209	19,307	17,974	16,071	17,226	15,031	16,805	13,156	12,911	58,831	51,099
Rent, common area fees	34,498	23,123	54,330	23,061	15,767	8,547	18,433	43,974	23,334	18,426	16,732	14,929	16,576	14,224	14,046	12,347	12,476	55,201	50,143
Rental revenues (Fixed rent)																			
Rental revenues (Variable rent)																			
Other revenue (Note 1)	2,055	836	7,912	3,000	1,655	1,096	800	2,269	874	881	1,242	1,142	650	807	2,759	808	435	3,630	956
② Property related expenses	15,141	8,161	29,677	11,336	6,881	6,648	7,179	21,977	11,638	9,691	8,480	7,202	7,541	8,817	9,280	5,578	7,028	26,719	20,514
Facility management fees (a)	4,885	1,801	13,517	5,006	2,317	2,577	1,753	7,360	2,155	1,677	1,908	1,803	2,010	1,657	2,284	1,625	1,524	4,966	3,993
(of which, repair cost)	316	211	235	412	112	60	108	913	57	-	-	129	47	154	83	144	279	287	298
(of which, utility expenses)	18	345	31	1,700	614	24	368	1,529	263	196	112	124	266	184	231	260	138	608	572
Tax and other public charges (b)	1,450	1,231	3,063	808	591	943	831	2,204	1,421	793	755	749	989	870	843	566	784	2,490	2,191
Insurance expenses (c)	84	45	137	63	39	27	30	124	44	30	29	23	36	26	44	23	24	94	72
Depreciation expenses (⑦)	5,643	3,671	7,554	4,264	2,568	1,748	2,961	9,816	6,650	4,764	3,511	3,257	3,778	3,872	4,641	2,044	3,480	16,614	13,118
Other expenses (d)	3,077	1,412	5,403	1,192	1,364	1,351	1,603	2,472	1,365	2,425	2,275	1,369	726	2,390	1,466	1,319	1,215	2,554	1,138
③ Rental income (①−②)	21,411	15,798	32,565	14,725	10,540	2,995	12,054	24,266	12,571	9,616	9,494	8,869	9,684	6,214	7,525	7,578	5,883	32,112	30,584
④ NOI (①−②+⑦)	27,055	19,470	40,119	18,989	13,109	4,743	15,015	34,082	19,222	14,381	13,005	12,126	13,462	10,087	12,166	9,622	9,363	48,726	43,703
⑤ Capital expenditure	14,508	2,832	4,755	467	1,158	547	3,798	6,075	209	2,478	435	-	9,956	6,789	2,451	1,876	5,068	6,536	2,891
⑥ NCF(④−⑤)	12,546	16,637	35,364	18,522	11,950	4,195	11,217	28,007	19,013	11,903	12,569	12,126	3,506	3,297	9,714	7,745	4,294	42,189	40,811

(Note 1) In the vast majority of hotels operated by MHM, INV receives the difference between the consumption tax deposited by MHM and the consumption tax paid by MHM. This amount of difference may exceed the amount of consumption tax to be recognized on INV's rental revenues. In such case, the total excess amount was treated as revenue not tied to individual properties until the fiscal period ended December 2023, in view of the low monetary importance. However, the excess amount of each property is recorded as "Other revenue" for each property from the fiscal period ended June 2024. As a result, the amount of "Other revenue" for the subject properties generally increased from the previous period

(Note 2) Using an exchange rate at the time of transaction regarding ①-⑦ of Cayman hotels

Property Income (2/4)

Invincible Investment Corporation

(JPY thousand)

Property Number	A103	A104	A106	subtotal	B18	subtotal	D01	D02	D03	D04	D05	D06	D07	D08	D09	D10	D11	D12	D13
Property Name	Royal Parks Momozaka	Royal Parks Shinden	Royal Parks Seasir Minami-Senju		AEON TOWN Sukagawa		Hotel MyStays Kanda	Hotel MyStays Asakusa	Hotel MyStays Kyoto-Shijo	MyStays Shin-Urayasu Conference Center	Hotel MyStays Maihama	Hotel MyStays Premier Dojima	Hotel MyStays Nagoya-Sakae	Hotel MyStays Sakaisuji-Honmachi	Hotel MyStays Yokohama	Hotel MyStays Nippori	Hotel MyStays Fukuoka-Tenjin-Minami	Flexstay Inn Iidabashi	Hotel MyStays Ueno Inaricho
number of operating days	182	182	182	-	182	-	182	182	182	182	182	182	182	182	182	182	182	182	182
① Rental revenues	160,851	223,962	125,512	1,529,470	141,279	141,279	126,759	114,939	199,439	234,535	230,119	216,639	152,357	97,926	161,066	77,637	147,393	64,969	59,937
Rent, common area fees	145,541	203,260	110,443	1,402,290	141,279	141,279	125,336	113,115	195,310	232,483	227,285	175,599	151,149	96,697	159,410	76,579	145,595	64,146	58,916
Rental revenues (Fixed rent)							36,000	37,500	89,340	66,960	66,120	113,132	65,700	44,040	41,220	30,300	28,560	26,700	21,600
Rental revenues (Variable rent)							89,336	75,615	105,970	165,523	161,165	62,467	85,449	52,657	118,190	46,279	117,035	37,446	37,316
Other revenue (Note 1)	15,310	20,701	15,068	127,180	-	-	1,423	1,823	4,129	2,052	2,834	41,040	1,208	1,229	1,655	1,058	1,798	823	1,021
② Property related expenses	113,105	119,056	75,796	762,783	80,752	80,752	30,198	19,650	71,688	56,032	46,557	64,145	47,674	29,264	46,477	16,454	21,730	14,743	13,704
Facility management fees (a)	53,955	29,333	23,705	226,557	56,124	56,124	-	-	-	-	-	11,761	17,163	-	-	-	-	-	-
(of which, repair cost)	1,305	1,572	410	12,991	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(of which, utility expenses)	1,238	-	1,321	18,720	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tax and other public charges (b)	7,637	13,921	5,705	79,439	6,662	6,662	5,154	3,698	11,237	8,353	3,482	12,624	3,820	7,076	4,221	1,857	5,836	4,625	1,501
Insurance expenses (c)	293	532	238	3,015	245	245	99	111	208	206	108	284	266	112	201	59	109	91	44
Depreciation expenses (⑦)	46,024	74,809	41,597	373,386	17,055	17,055	24,424	15,306	59,724	46,965	42,457	38,762	25,916	21,571	41,543	14,031	15,277	9,522	11,652
Other expenses (d)	5,194	459	4,548	80,384	665	665	521	534	518	506	508	713	508	503	510	505	506	503	505
③ Rental income (①－②)	47,745	104,906	49,716	766,687	60,526	60,526	96,561	95,288	127,751	178,503	183,562	152,494	104,682	68,661	114,589	61,183	125,662	50,226	46,233
④ NOI (①－②+⑦)	93,770	179,715	91,313	1,140,074	77,581	77,581	120,985	110,594	187,475	225,469	226,019	191,256	130,599	90,233	156,132	75,214	140,940	59,748	57,886
⑤ Capital expenditure	3,134	27,233	10,616	185,192	-	-	5,100	6,700	12,602	75,818	11,272	46,586	8,401	3,334	51,225	6,797	3,820	240	3,768
⑥ NCF(④－⑤)	90,635	152,482	80,697	954,881	77,581	77,581	115,885	103,894	174,873	149,651	214,747	144,670	122,198	86,899	104,907	68,417	137,119	59,508	54,118

Property Number	D14	D15	D16	D17	D18	D19	D20	D21	D22	D23	D24	D25	D26	D27	D28	D29	D30	D31	D32
Property Name	Flexstay Inn Shinagawa	Flexstay Inn Tokiwadai	Flexstay Inn Sugamo	Hotel MyStays Otemae	Hotel MyStays Kiyosumi Shirakawa	Flexstay Inn Nakanobu P1	Flexstay Inn Nakanobu P2	APA Hotel Yokohama-Kannai	Hotel MyStays Hakodate-Goryokaku	Flexstay Inn Shirogane	Hotel MyStays Haneda	Hotel MyStays Kameido P1	Hotel MyStays Ueno Iriyaguchi	Hotel MyStays Kameido P2	Hotel MyStays Shimizu	Super Hotel Shinbashi/ Karasumoriguchi	Flexstay Inn Higashi-Jujo	Hotel MyStays Utsunomiya	Flexstay Inn Kawasaki-Kaizuka
number of operating days	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182
① Rental revenues	47,661	57,902	44,409	74,349	74,545	17,389	8,237	219,885	95,829	48,029	198,848	206,003	123,440	130,327	72,407	39,426	31,754	101,759	26,775
Rent, common area fees	47,221	57,099	44,142	73,207	72,859	17,304	8,182	219,885	94,857	47,414	195,986	204,947	120,655	129,145	71,265	39,426	31,239	100,192	26,653
Rental revenues (Fixed rent)	19,860	24,540	22,980	19,860	16,320	8,820	4,920	212,500	36,000	27,000	91,800	89,400	57,000	57,000	36,600	39,426	22,200	37,800	18,600
Rental revenues (Variable rent)	27,361	32,559	21,162	53,347	56,539	8,484	3,262	7,385	58,857	20,414	104,186	115,547	63,655	72,145	34,665	-	9,039	62,392	8,053
Other revenue (Note 1)	439	803	266	1,141	1,685	84	54	-	972	615	2,862	1,055	2,784	1,182	1,141	-	514	1,566	121
② Property related expenses	9,071	11,733	11,077	16,698	16,168	5,913	3,456	95,726	47,156	11,107	57,643	36,272	27,236	28,423	29,711	9,277	10,691	36,086	11,574
Facility management fees (a)	-	-	-	1,050	-	-	-	-	-	-	-	-	3,738	-	-	710	1,100	-	1,020
(of which, repair cost)	-	-	-	-	-	-	-	-	-	-	-	-	599	-	-	702	-	-	-
(of which, utility expenses)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tax and other public charges (b)	1,799	3,657	2,956	3,685	3,520	1,072	626	11,665	5,130	1,753	4,119	6,350	939	3,815	4,061	3,392	2,129	12,719	824
Insurance expenses (c)	36	77	65	119	81	22	13	292	208	53	177	166	82	104	108	48	47	325	36
Depreciation expenses (⑦)	6,730	7,493	7,551	11,338	12,060	4,313	2,312	83,263	41,310	8,796	52,939	29,348	22,069	24,097	25,135	4,717	7,007	22,629	9,286
Other expenses (d)	505	505	505	505	505	504	504	505	506	504	407	407	406	406	405	407	406	411	406
③ Rental income (①－②)	38,589	46,168	33,331	57,650	58,376	11,475	4,780	124,159	48,672	36,922	141,205	169,730	96,203	101,903	42,695	30,149	21,063	65,672	15,201
④ NOI (①－②+⑦)	45,319	53,662	40,882	68,989	70,436	15,789	7,093	207,422	89,983	45,718	194,144	199,078	118,272	126,001	67,830	34,867	28,070	88,302	24,487
⑤ Capital expenditure	5,804	7,898	7,858	5,891	6,037	999	1,560	369,215	50,632	8,676	3,374	11,039	475	3,232	1,718	-	7,866	7,938	3,045
⑥ NCF(④－⑤)	39,515	45,764	33,024	63,098	64,399	14,789	5,533	-161,792	39,350	37,041	190,770	188,039	117,796	122,769	66,112	34,867	20,204	80,364	21,442

(Note 1) In the vast majority of hotels operated by MHM, INV receives the difference between the consumption tax deposited by MHM and the consumption tax paid by MHM. This amount of difference may exceed the amount of consumption tax to be recognized on INV's rental revenues. In such case, the total excess amount was treated as revenue not tied to individual properties until the fiscal period ended December 2023, in view of the low monetary importance. However, the excess amount of each property is recorded as "Other revenue" for each property from the fiscal period ended June 2024. As a result, the amount of "Other revenue" for the subject properties generally increased from the previous period

(Note 2) Using an exchange rate at the time of transaction regarding ①-⑦ of Cayman hotels

Property Income (3/4)

(JPY thousand)

Property Number	D33	D34	D35	D36	D37	D38	D39	D40	D41	D42	D43	D44	D45	D46	D47	D48	D49	D50	D51
Property Name	Comfort Hotel Toyama	Flexstay Inn Kawasaki-Ogawacho	Flexstay Inn Ekoda	Super Hotel Tokyo-JR Tachikawa Kitaguchi	Super Hotel JR Ueno-iriyaguchi	Hotel MyStays Shinsaibashi	Comfort Hotel Kurosaki	Comfort Hotel Maebashi	Comfort Hotel Tsubamesanjo	Comfort Hotel Kitami	Hotel MyStays Gotanda Station	Hotel Epinard Nasu	Hotel MyStays Fukuoka Tenjin	Hotel MyStays Hamamatsucho	Hotel MyStays Kanazawa	Takamatsu Tokyu REI Hotel	Hotel MyStays Premier Hamamatsucho	Hotel MyStays Shin Osaka Conference Center	Hotel MyStays Premier Omori
number of operating days	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182
① Rental revenues	35,928	25,848	115,648	31,787	27,275	61,710	37,894	44,171	34,949	30,300	607,460	615,343	246,259	158,461	295,409	95,236	361,375	302,456	390,656
Rent, common area fees	35,928	25,747	115,036	31,787	27,275	57,219	37,894	43,811	32,861	30,300	600,324	605,113	242,356	155,517	294,121	63,801	356,271	298,718	388,223
Rental revenues (Fixed rent)	35,928	15,000	60,780	31,787	27,275	37,200	37,894	43,811	32,861	30,300	272,700	192,000	88,200	82,200	145,500	39,000	107,400	193,200	138,000
Rental revenues (Variable rent)	-	10,747	54,256	-	-	20,019	-	-	-	-	327,624	413,113	154,156	73,317	148,621	24,801	248,871	105,518	250,223
Other revenue (Note 1)	-	100	612	-	-	4,490	-	360	2,088	-	7,136	10,230	3,902	2,943	1,288	31,434	5,103	3,737	2,433
② Property related expenses	14,348	7,263	32,673	13,148	10,201	23,926	20,015	26,286	15,771	15,375	72,625	314,135	55,355	40,942	128,993	62,809	37,464	52,346	66,888
Facility management fees (a)	460	-	-	1,391	1,070	-	965	5,669	972	831	8,381	9,335	-	-	-	36,265	209	-	-
(of which, repair cost)	460	-	-	1,091	770	-	365	-	546	231	-	-	-	-	-	191	209	-	-
(of which, utility expenses)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22,093	-	-	-
Tax and other public charges (b)	3,752	940	4,546	2,813	2,339	2,951	3,405	1,553	3,594	1,619	19,464	26,235	7,948	7,688	14,343	2,350	11,550	13,113	14,933
Insurance expenses (c)	94	24	115	54	38	56	75	93	79	73	382	1,203	181	79	479	205	249	527	430
Depreciation expenses (⑦)	9,632	5,892	27,606	8,482	6,346	20,458	15,111	18,560	10,711	12,442	43,739	276,872	46,769	32,719	113,711	23,518	24,997	38,272	51,061
Other expenses (d)	408	406	405	407	407	459	458	410	414	408	658	489	455	454	459	468	458	433	462
③ Rental income (①−②)	21,579	18,584	82,975	18,638	17,074	37,784	17,878	17,884	19,177	14,924	534,835	301,207	190,904	117,518	166,415	32,427	323,910	250,109	323,767
④ NOI (①−②+⑦)	31,212	24,477	110,581	27,120	23,420	58,242	32,990	36,444	29,888	27,367	578,575	578,080	237,673	150,238	280,126	55,945	348,907	288,382	374,829
⑤ Capital expenditure	372	3,663	6,678	-	-	4,244	12,345	-	5,340	-	8,478	93,985	4,268	2,396	13,653	10,523	5,245	4,967	20,443
⑥ NCF(④−⑤)	30,840	20,813	103,902	27,120	23,420	53,998	20,645	36,444	24,548	27,367	570,097	484,095	233,405	147,842	266,472	45,422	343,662	283,414	354,386

Property Number	D52	D53	D54	D55	D56	D57	D58	D59	D60	D61	D62	D63	D64	D65	D66	D67	D68	D69	D70
Property Name	Kamenoi Hotel Beppu	Hotel MyStays Sapporo Station	Hotel MyStays Yokohama Kannai	Art Hotel Joetsu	Art Hotel Hirosaki City	Hotel MyStays Oita	Hotel MyStays Gotanda	Hotel MyStays Tachikawa	Hotel MyStays Premier Akasaka	Hotel MyStays Premier Sapporo Park	Hotel MyStays Ueno East	Hotel MyStays Midosuji Honmachi	Hotel MyStays Sapporo Aspen	Art Hotel Ishigakijima	Hotel MyStays Fuji Onsen Resort	Hotel Sonia Otaru	Hotel MyStays Kanazawa Castle	Art Hotel Niigata Station	Hotel MyStays Nagoya Nishiki
number of operating days	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182
① Rental revenues	442,696	185,603	157,498	87,143	169,122	86,501	140,444	130,033	679,444	288,072	165,284	86,155	309,665	112,519	476,973	185,540	160,537	190,509	130,561
Rent, common area fees	435,813	183,481	156,846	85,683	166,949	85,365	138,721	129,233	665,909	282,912	161,543	83,921	302,694	112,519	469,239	183,294	159,382	187,094	129,028
Rental revenues (Fixed rent)	179,100	105,000	70,500	48,400	52,500	27,600	56,250	46,950	217,200	172,100	69,700	52,400	204,100	109,900	128,900	57,400	76,500	102,700	64,900
Rental revenues (Variable rent)	256,713	78,481	86,346	37,283	114,449	57,765	82,471	82,283	448,709	110,812	91,843	31,521	98,594	2,619	340,339	125,894	82,882	84,394	64,128
Other revenue (Note 1)	6,882	2,122	652	1,460	2,173	1,135	1,723	800	13,535	5,159	3,741	2,234	6,970	-	7,734	2,245	1,155	3,414	1,533
② Property related expenses	129,331	73,760	39,677	41,211	62,538	24,574	11,349	22,634	91,136	134,073	32,459	41,031	77,665	65,881	117,557	55,940	25,551	89,552	26,359
Facility management fees (a)	-	-	-	-	160	-	-	-	-	-	6,214	-	-	-	-	-	-	13,008	-
(of which, repair cost)	-	-	-	-	160	-	-	-	-	-	-	-	-	-	-	-	-	139	-
(of which, utility expenses)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tax and other public charges (b)	10,744	6,878	8,658	7,355	14,281	1,900	4,434	6,197	25,167	14,167	4,208	9,568	11,392	9,193	6,416	3,961	4,022	2,935	4,467
Insurance expenses (c)	798	293	173	243	619	128	84	151	347	796	169	118	584	620	232	249	217	520	198
Depreciation expenses (⑦)	117,329	66,177	30,390	33,203	47,015	22,138	6,375	15,828	65,165	118,701	21,459	30,888	65,229	55,654	110,454	51,276	20,856	72,676	21,239
Other expenses (d)	458	410	454	409	461	407	455	457	455	407	408	454	458	412	454	453	454	410	454
③ Rental income (①−②)	313,364	111,843	117,821	45,931	106,584	61,926	129,094	107,399	588,308	153,999	132,825	45,124	231,999	46,637	359,416	129,599	134,986	100,957	104,202
④ NOI (①−②+⑦)	430,694	178,021	148,212	79,135	153,599	84,065	135,470	123,227	653,474	272,700	154,284	76,013	297,229	102,292	469,870	180,876	155,843	173,634	125,442
⑤ Capital expenditure	16,077	65,328	180	12,647	34,509	446	907	2,699	13,836	57,961	1,388	6,517	16,903	5,102	930	-	1,233	51,569	1,957
⑥ NCF(④−⑤)	414,617	112,692	148,032	66,488	119,090	83,618	134,562	120,528	639,638	214,739	152,895	69,495	280,325	97,189	468,939	180,876	154,609	122,064	123,485

(Note 1) In the vast majority of hotels operated by MHM, INV receives the difference between the consumption tax deposited by MHM and the consumption tax paid by MHM. This amount of difference may exceed the amount of consumption tax to be recognized on INV's rental revenues. In such case, the total excess amount was treated as revenue not tied to individual properties until the fiscal period ended December 2023, in view of the low monetary importance. However, the excess amount of each property is recorded as "Other revenue" for each property from the fiscal period ended June 2024. As a result, the amount of "Other revenue" for the subject properties generally increased from the previous period

(Note 2) Using an exchange rate at the time of transaction regarding ①-⑦ of Cayman hotels

Property Income (4/4)

(JPY thousand)

Property Number	D71	D72	D73	D74	D75	D76	D77	D78	D79	D80	D81	D82	D83	D84	D85	D86	D87	D88
Property Name	Hotel Nord Otaru	Hotel MyStays Kagoshima Tenmonkan	Art Hotel Asahikawa	Hotel MyStays Matsuyama	Hotel MyStays Sapporo Susukino	Hotel MyStays Sapporo Nakajima Park	Hotel MyStays Sapporo Nakajima Park Annex	Flexstay Inn Sakuragicho	MyCUBE by MYSTAYS Asakusa Kuramae	Hotel MyStays Kagoshima Tenmonkan Annex	Hotel MyStays Nayoro	Hotel MyStays Premier Narita	Art Hotel Morioka	Fusaki Beach Resort Hotel & Villas	Tateshina Grand Hotel Takinoyu	Hotel MyStays Okayama	Hotel MyStays Aomori Station	Hotel MyStays Soga
number of operating days	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182	182
① Rental revenues	114,412	89,705	115,574	98,597	42,566	29,921	18,745	46,724	43,153	26,101	26,703	215,420	109,853	627,322	194,891	64,595	85,848	78,379
Rent, common area fees	112,494	88,123	108,773	96,478	41,974	28,983	18,655	46,466	42,068	25,655	26,316	209,980	109,626	627,322	194,887	63,725	84,222	77,650
Rental revenues (Fixed rent)	50,800	57,359	42,200	56,600	31,300	25,800	18,400	20,500	19,000	18,600	16,200	151,400	102,100	253,500	42,400	17,900	22,800	19,200
Rental revenues (Variable rent)	61,694	30,764	66,573	39,878	10,674	3,183	255	25,966	23,068	7,055	10,116	58,580	7,526	373,822	152,487	45,825	61,422	58,450
Other revenue (Note 1)	1,917	1,581	6,800	2,119	592	938	89	257	1,085	446	386	5,439	226	-	4	870	1,625	728
② Property related expenses	39,152	30,305	85,618	40,619	16,197	22,021	15,177	9,033	9,648	9,277	16,146	151,588	107,820	333,894	151,346	16,795	42,082	17,664
Facility management fees (a)	907	2,279	-	-	-	-	-	-	-	1,000	-	-	23,400	-	4,035	-	-	-
(of which, repair cost)	-	279	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(of which, utility expenses)	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tax and other public charges (b)	3,531	3,241	7,552	3,873	1,051	3,332	881	1,433	3,776	794	1,325	19,854	6,825	21,963	3,309	1,503	1,982	1,649
Insurance expenses (c)	239	233	841	286	95	209	70	50	71	79	56	1,303	542	1,053	633	106	119	123
Depreciation expenses (⑦)	34,012	24,093	68,667	36,001	14,594	18,023	13,771	7,094	5,346	6,949	14,311	129,965	76,694	310,523	139,681	14,832	39,626	15,537
Other expenses (d)	461	457	8,556	457	455	455	454	455	454	454	453	464	358	353	3,685	352	353	354
③ Rental income (①−②)	75,260	59,400	29,956	57,978	26,369	7,900	3,567	37,691	33,505	16,824	10,557	63,832	2,033	293,428	43,545	47,800	43,766	60,715
④ NOI (①−②+⑦)	109,272	83,493	98,623	93,979	40,964	25,923	17,339	44,786	38,851	23,773	24,868	193,797	78,727	603,951	183,227	62,632	83,393	76,252
⑤ Capital expenditure	15,761	6,538	30,614	3,220	3,257	146,403	13,460	648	193	5,397	1,668	24,378	9,320	8,910	656	565	1,055	1,141
⑥ NCF(④−⑤)	93,511	76,955	68,009	90,759	37,707	-120,479	3,879	44,138	38,658	18,376	23,199	169,419	69,406	595,041	182,571	62,067	82,338	75,110

Property Number	D89	subtotal	Total
Property Name	Tazawako Lake Resort & Onsen		
number of operating days	182	-	-
① Rental revenues	28,574	13,262,282	14,933,032
Rent, common area fees	28,574	13,017,242	14,560,812
Rental revenues (Fixed rent)	13,600	5,942,596	
Rental revenues (Variable rent)	14,974	7,074,645	
Other revenue (Note 1)	-	245,040	372,220
② Property related expenses	22,907	4,263,505	5,107,042
Facility management fees (a)	88	153,189	435,871
(of which, repair cost)	-	5,745	18,736
(of which, utility expenses)	-	22,101	40,821
Tax and other public charges (b)	1,107	537,797	623,898
Insurance expenses (c)	193	21,280	24,541
Depreciation expenses (⑦)	21,160	3,499,417	3,889,859
Other expenses (d)	358	51,820	132,870
③ Rental income (①−②)	5,666	8,998,776	9,825,990
④ NOI (①−②+⑦)	26,826	12,498,194	13,715,849
⑤ Capital expenditure	5,784	1,504,704	1,689,896
⑥ NCF(④−⑤)	21,042	10,993,490	12,025,953

Property Number	D200	D201	Total
Property Name	Westin Grand Cayman Seven Mile Beach Resort & Spa (Note 2)	Sunshine Suites Resort (Note 2)	
number of operating days	182	182	-
① Management contract profits	4,234,691	539,581	4,774,272
Management contract profits	4,234,691	539,581	4,774,272
Other revenue	-	-	-
② Property related expenses	580,150	156,182	736,333
Facility management fees (a)	-	-	-
(of which, repair cost)	-	-	-
(of which, utility expenses)	-	-	-
Tax and other public charges (b)	-	-	-
Insurance expenses (c)	172,356	40,765	213,122
Depreciation expenses (⑦)	349,896	101,713	451,610
Other expenses (d)	57,897	13,703	71,600
③ Rental income (①−②)	3,654,540	383,399	4,037,939
④ NOI (①−②+⑦)	4,004,437	485,113	4,489,550
⑤ Capital expenditure	124,284	8,850	133,135
⑥ NCF(④−⑤)	3,880,152	476,262	4,356,414

(Note 1) In the vast majority of hotels operated by MHM, INV receives the difference between the consumption tax deposited by MHM and the consumption tax paid by MHM. This amount of difference may exceed the amount of consumption tax to be recognized on INV's rental revenues. In such case, the total excess amount was treated as revenue not tied to individual properties until the fiscal period ended December 2023, in view of the low monetary importance. However, the excess amount of each property is recorded as "Other revenue" for each property from the fiscal period ended June 2024. As a result, the amount of "Other revenue" for the subject properties generally increased from the previous period

(Note 2) Using an exchange rate at the time of transaction regarding ①-⑦ of Cayman hotels

Appraisal Value (1/4)

(JPY thousand)

Property Number	Property Name	Acquisition Price	As of the end of December 2023			As of the end of June 2024			Change (Note 1)		Appraiser (Note 2)
			Book Value	Appraisal Value	Cap Rate	Book Value	Appraisal Value	Cap Rate	Appraisal Value	Cap Rate	
A26	Nisshin Palacestage Daitabashi	1,251,830	1,082,288	1,320,000	4.1%	1,075,949	1,360,000	4.0%	40,000	-0.1pt	Assets R&D
A28	Growth Maison Gotanda	888,200	810,611	1,150,000	3.8%	811,918	1,180,000	3.7%	30,000	-0.1pt	Assets R&D
A29	Growth Maison Kameido	1,070,850	921,762	1,310,000	3.9%	919,203	1,360,000	3.8%	50,000	-0.1pt	Assets R&D
A30	Emerald House	1,505,161	1,299,175	1,510,000	4.1%	1,309,933	1,550,000	4.0%	40,000	-0.1pt	Assets R&D
A32	Suncrest Shakujii-Koen	1,088,979	1,045,484	1,290,000	4.2%	1,042,116	1,320,000	4.1%	30,000	-0.1pt	Assets R&D
A33	Growth Maison Shin-Yokohama	1,059,457	919,418	1,330,000	4.2%	919,015	1,360,000	4.1%	30,000	-0.1pt	Assets R&D
A34	Belle Face Ueno-Okachimachi	1,023,074	893,019	1,190,000	3.7%	888,286	1,220,000	3.6%	30,000	-0.1pt	Assets R&D
A35	Grand Rire Kameido	906,121	757,216	1,120,000	4.1%	752,520	1,140,000	4.0%	20,000	-0.1pt	Assets R&D
A37	Growth Maison Yoga	795,986	707,211	869,000	3.8%	704,258	891,000	3.7%	22,000	-0.1pt	Assets R&D
A38	Route Tachikawa	676,951	692,981	733,000	4.2%	690,486	752,000	4.1%	19,000	-0.1pt	Assets R&D
A39	Shibuya-Honmachi Mansion	651,474	713,327	743,000	4.2%	711,293	764,000	4.1%	21,000	-0.1pt	Assets R&D
A40	City Heights Kinuta	646,337	657,951	639,000	4.2%	657,974	657,000	4.1%	18,000	-0.1pt	Assets R&D
A41	Acseeds Tower Kawaguchi-Namiki	620,893	485,528	832,000	4.7%	480,906	851,000	4.6%	19,000	-0.1pt	Assets R&D
A43	College Square Machida	589,553	549,350	537,000	4.9%	547,208	548,000	4.8%	11,000	-0.1pt	Assets R&D
A44	Belair Meguro	589,004	544,326	667,000	3.6%	542,450	694,000	3.5%	27,000	-0.1pt	Assets R&D
A45	Wacore Tsunashima I	572,914	553,542	575,000	4.4%	553,408	588,000	4.3%	13,000	-0.1pt	Assets R&D
A46	Foros Nakamurabashi	566,980	488,422	652,000	4.0%	489,037	673,000	3.9%	21,000	-0.1pt	Assets R&D
A47	Growth Maison Kaijin	557,256	512,946	580,000	4.6%	507,151	594,000	4.5%	14,000	-0.1pt	Assets R&D
A48	College Square Machiya	510,721	443,509	630,000	4.0%	439,331	645,000	3.9%	15,000	-0.1pt	Assets R&D
A59	Towa City Coop Shin-otsuka II	866,000	779,884	1,390,000	3.9%	788,749	1,390,000	3.9%	-	-	JREI
A61	Bichsel Musashiseki	577,000	577,069	865,000	3.8%	576,230	866,000	3.8%	1,000	-	Morii
A63	Towa City Coop Sengencho	1,110,000	995,461	1,560,000	4.5%	992,662	1,560,000	4.5%	-	-	JREI
A64	Royal Park Omachi	415,000	374,634	715,000	4.6%	370,837	716,000	4.6%	1,000	-	JREI
A65	Lexington Square Haginomachi	330,000	252,027	464,000	4.7%	250,617	464,000	4.8%	-	0.1pt	JREI
A66	Visconti Kakuozan	255,000	225,223	305,000	4.3%	224,022	304,000	4.3%	-1,000	-	Tanizawa
A72	Lexington Square Honjo-Azumabashi	511,000	399,989	786,000	3.3%	400,826	804,000	3.3%	18,000	-	Tanizawa
A73	AMS TOWER Minami 6-Jo	1,180,000	854,926	1,310,000	4.2%	851,185	1,310,000	4.2%	-	-	Tanizawa
A84	Revest Heian	595,000	477,643	878,000	4.0%	471,202	879,000	4.0%	1,000	-	JREI
A87	Excellente Kagurazaka	543,000	482,494	878,000	3.2%	480,207	878,000	3.2%	-	-	JREI
A90	Queen's Court Fukuzumi	456,000	400,888	820,000	3.3%	397,812	834,000	3.3%	14,000	-	JREI
A92	Belair Oimachi	412,000	376,562	681,000	3.3%	373,305	680,000	3.3%	-1,000	-	JREI
A93	Siete Minami-Tsukaguchi	374,000	324,671	581,000	4.0%	330,849	585,000	4.0%	4,000	-	JREI
A94	Prime Life Sannomiya Isogami Koen	373,000	320,163	579,000	3.7%	323,080	579,000	3.7%	-	-	JREI
A96	Century Park Shinkawa 1-bankan	335,000	284,345	551,000	4.4%	282,155	551,000	4.4%	-	-	JREI
A97	West Avenue	331,000	302,049	430,000	4.2%	301,882	431,000	4.2%	1,000	-	JREI

(Note 1) With regard to "increase / decrease", we calculate it excluding properties acquired / sold during the period
(Note 2) The names of the appraisers in the chart are abridged. Official names are as follows: Assets R&D: Assets Research and Development Inc., JREI: Japan Real Estate Institute, Morii: JLL Morii Valuation & Advisory K.K., Tanizawa：The Tanizawa Sōgō Appraisal Co., Ltd., Daiwa：Daiwa Real Estate Appraisal Co., Ltd.
(Note 3) Includes ¥1,849 million for acquisition of additional floor as of October 31 2017
(Note 4) Includes ¥21.6 million for acquisition of adjacent land as of September 9, 2022
(Note 5) For the overseas hotels, the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = ¥110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen. Moreover, the book value is calculated by subtracting the accumulated amount of depreciation from the total of acquisition price, acquisition cost and CAPEX. The payment in USD is converted in JPY using an exchange rate at the time of transaction. Appraisal values for June 2023 FP and December 2023 FP are converted into JPY using the exchange rates of USD 1 = ¥ 144.99 and ¥ 141.83 respectively, which are the rates on closing date of each fiscal period
(Note 6) The amount of acquisition price, book value and appraisal value is rounded down to the nearest thousand yen. Percentages are rounded to one decimal place

Appraisal Value (2/4)

(JPY thousand)

Property Number	Property Name	Acquisition Price	As of the end of December 2023			As of the end of June 2024			Change (Note 1)		Appraiser (Note 2)
			Book Value	Appraisal Value	Cap Rate	Book Value	Appraisal Value	Cap Rate	Appraisal Value	Cap Rate	
A99	Prime Life Mikage	297,000	253,318	439,000	4.0%	254,906	438,000	4.0%	-1,000	-	JREI
A101	Lieto Court Mukojima	1,683,000	1,569,682	2,310,000	3.6%	1,559,604	2,310,000	3.6%	-	-	JREI
A102	Lieto Court Nishi-Ojima	1,634,000	1,514,118	2,240,000	3.4%	1,503,892	2,240,000	3.4%	-	-	JREI
A103	Royal Parks Momozaka	2,910,000	2,417,469	3,290,000	3.8%	2,374,579	3,160,000	3.8%	-130,000	-	Morii
A104	Royal Parks Shinden	5,024,000	4,432,858	6,200,000	4.0%	4,385,281	6,150,000	4.0%	-50,000	-	Morii
A106	Royal Parks Seasir Minami-Senju	2,683,000	2,392,522	3,280,000	5.0%	2,361,540	3,270,000	5.0%	-10,000	-	JREI
	Subtotal of Residential	38,465,748	34,086,080	48,229,000	-	33,897,885	48,546,000	-	317,000	-	-
B18	AEON TOWN Sukagawa	2,320,000	1,592,723	2,380,000	6.1%	1,575,668	2,380,000	6.1%	-	-	Morii
	Subtotal of Offices and Commercial Facilities	2,320,000	1,592,723	2,380,000	-	1,575,668	2,380,000	-	-	-	-
D01	Hotel MyStays Kanda	2,851,000	2,758,121	5,060,000	4.1%	2,738,797	5,320,000	3.9%	260,000	-0.2pt	JREI
D02	Hotel MyStays Asakusa	2,584,000	2,436,018	4,480,000	4.4%	2,427,412	4,610,000	4.2%	130,000	-0.2pt	JREI
D03	Hotel MyStays Kyoto-Shijo	6,024,460	5,387,350	8,300,000	4.5%	5,340,227	8,640,000	4.3%	340,000	-0.2pt	JREI
D04	MyStays Shin- Urayasu Conference Center	4,930,200	4,310,187	7,610,000	4.7%	4,339,040	8,230,000	4.6%	620,000	-0.1pt	JREI
D05	Hotel MyStays Maihama	4,870,312	4,433,756	7,540,000	4.4%	4,402,571	7,960,000	4.4%	420,000	-	JREI
D06	Hotel MyStays Premier Dojima	3,845,400	3,609,235	6,610,000	4.3%	3,617,059	6,890,000	4.2%	280,000	-0.1pt	JREI
D07	Hotel MyStays Nagoya-Sakae	2,958,000	2,473,918	5,620,000	5.0%	2,456,402	5,650,000	4.9%	30,000	-0.1pt	JREI
D08	Hotel MyStays Sakaisuji-Honmachi	2,514,820	2,200,523	3,340,000	4.4%	2,182,285	3,420,000	4.3%	80,000	-0.1pt	JREI
D09	Hotel MyStays Yokohama	2,119,900	2,060,551	4,190,000	5.5%	2,070,233	4,510,000	5.4%	320,000	-0.1pt	JREI
D10	Hotel MyStays Nippori	1,898,540	1,719,472	2,570,000	4.4%	1,712,239	2,690,000	4.2%	120,000	-0.2pt	JREI
D11	Hotel MyStays Fukuoka-Tenjin-Minami	1,570,520	1,367,250	5,820,000	4.5%	1,355,793	6,070,000	4.3%	250,000	-0.2pt	JREI
D12	Flexstay Inn Iidabashi	1,381,660	1,299,554	2,110,000	4.3%	1,290,272	2,210,000	4.1%	100,000	-0.2pt	JREI
D13	Hotel MyStays Ueno Inaricho	1,331,960	1,159,108	2,050,000	4.2%	1,151,223	2,160,000	4.0%	110,000	-0.2pt	JREI
D14	Flexstay Inn Shinagawa	1,242,500	1,159,557	2,060,000	4.2%	1,158,631	2,120,000	4.1%	60,000	-0.1pt	JREI
D15	Flexstay Inn Tokiwadai	1,242,500	1,171,454	2,190,000	4.6%	1,171,859	2,270,000	4.4%	80,000	-0.2pt	JREI
D16	Flexstay Inn Sugamo	1,192,800	1,060,640	2,220,000	4.6%	1,060,947	2,320,000	4.4%	100,000	-0.2pt	JREI
D17	Hotel MyStays Otemae	1,192,800	1,093,475	2,570,000	4.8%	1,088,028	2,640,000	4.7%	70,000	-0.1pt	JREI
D18	Hotel MyStays Kiyosumi Shirakawa	749,476	819,943	1,540,000	4.5%	813,920	1,580,000	4.4%	40,000	-0.1pt	JREI
D19	Flexstay Inn Nakanobu P1	589,442	543,102	844,000	4.4%	539,788	864,000	4.3%	20,000	-0.1pt	JREI
D20	Flexstay Inn Nakanobu P2	283,290	275,729	406,000	0.0%	274,976	416,000	4.3%	10,000	4.3pt	JREI
D21	APA Hotel Yokohama-Kannai	8,350,000	7,107,012	10,000,000	4.2%	7,392,964	10,000,000	4.2%	-	-	JREI
D22	Hotel MyStays Hakodate-Goryokaku	2,792,000	2,612,457	4,000,000	5.1%	2,621,779	4,080,000	5.0%	80,000	-0.1pt	JREI
D23	Flexstay Inn Shirogane	2,119,000	2,046,887	2,430,000	4.4%	2,046,767	2,520,000	4.2%	90,000	-0.2pt	JREI
D24	Hotel MyStays Haneda	7,801,000	6,853,160	8,470,000	4.2%	6,803,595	8,810,000	4.0%	340,000	-0.2pt	JREI
D25	Hotel MyStays Kameido P1	5,594,000	5,171,406	7,730,000	4.5%	5,153,096	8,070,000	4.3%	340,000	-0.2pt	JREI
D26	Hotel MyStays Ueno Iriyaguchi	3,821,000	3,538,321	3,980,000	4.5%	3,516,727	4,170,000	4.3%	190,000	-0.2pt	JREI

(Note 1) With regard to "increase / decrease", we calculate it excluding properties acquired / sold during the period
(Note 2) The names of the appraisers in the chart are abridged. Official names are as follows: Assets R&D: Assets Research and Development Inc., JREI: Japan Real Estate Institute, Morii: JLL Morii Valuation & Advisory K.K., Tanizawa：The Tanizawa Sōgō Appraisal Co., Ltd., Daiwa：Daiwa Real Estate Appraisal Co., Ltd.
(Note 3) Includes ¥1,849 million for acquisition of additional floor as of October 31 2017
(Note 4) Includes ¥21.6 million for acquisition of adjacent land as of September 9, 2022
(Note 5) For the overseas hotels, the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = ¥110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen. Moreover, the book value is calculated by subtracting the accumulated amount of depreciation from the total of acquisition price, acquisition cost and CAPEX. The payment in USD is converted in JPY using an exchange rate at the time of transaction. Appraisal values for June 2023 FP and December 2023 FP are converted into JPY using the exchange rates of USD 1 = ¥ 144.99 and ¥ 141.83 respectively, which are the rates on closing date of each fiscal period
(Note 6) The amount of acquisition price, book value and appraisal value is rounded down to the nearest thousand yen. Percentages are rounded to one decimal place

Appraisal Value (3/4)

Invincible
Investment Corporation

(JPY thousand)

Property Number	Property Name	Acquisition Price	As of the end of December 2023			As of the end of June 2024			Change (Note 1)		Appraiser (Note 2)
			Book Value	Appraisal Value	Cap Rate	Book Value	Appraisal Value	Cap Rate	Appraisal Value	Cap Rate	
D27	Hotel MyStays Kameido P2	3,742,000	3,412,975	5,180,000	4.5%	3,392,109	5,390,000	4.3%	210,000	-0.2pt	JREI
D28	Hotel MyStays Shimizu	2,198,000	1,959,390	2,510,000	5.3%	1,935,972	2,580,000	5.2%	70,000	-0.1pt	JREI
D29	Super Hotel Shinbashi/ Karasumoriguchi	1,624,000	1,552,331	1,880,000	3.6%	1,547,613	1,930,000	3.5%	50,000	-0.1pt	JREI
D30	Flexstay Inn Higashi-Jujo	1,277,000	1,245,299	1,390,000	4.7%	1,246,158	1,430,000	4.6%	40,000	-0.1pt	JREI
D31	Hotel MyStays Utsunomiya	1,237,000	1,180,632	2,100,000	5.3%	1,165,940	2,170,000	5.2%	70,000	-0.1pt	JREI
D32	Flexstay Inn Kawasaki-Kaizuka	980,000	849,867	1,160,000	4.8%	843,626	1,210,000	4.6%	50,000	-0.2pt	JREI
D33	Comfort Hotel Toyama	979,000	856,581	1,180,000	5.0%	847,320	1,200,000	4.9%	20,000	-0.1pt	JREI
D34	Flexstay Inn Kawasaki-Ogawacho	906,000	843,589	913,000	4.6%	841,360	948,000	4.4%	35,000	-0.2pt	JREI
D35	Flexstay Inn Ekoda	5,069,000	4,679,970	4,690,000	4.7%	4,659,042	4,870,000	4.5%	180,000	-0.2pt	JREI
D36	Super Hotel Tokyo-JR Tachikawa Kitaguchi	1,170,000	1,038,015	1,240,000	4.2%	1,029,532	1,240,000	4.2%	-	-	Daiwa
D37	Super Hotel JR Ueno-iriyaguchi	1,130,000	1,032,835	1,200,000	3.8%	1,026,489	1,210,000	3.8%	10,000	-	Daiwa
D38	Hotel MyStays Shinsaibashi	3,160,000	2,903,644	2,080,000	4.7%	2,887,429	2,140,000	4.6%	60,000	-0.1pt	JREI
D39	Comfort Hotel Kurosaki	1,148,000	971,415	1,200,000	5.1%	968,648	1,200,000	5.1%	-	-	Daiwa
D40	Comfort Hotel Maebashi	1,128,000	901,107	1,100,000	4.5%	882,775	1,090,000	4.5%	-10,000	-	Daiwa
D41	Comfort Hotel Tsubamesanjo	1,010,000	870,388	1,060,000	5.1%	865,017	1,070,000	5.1%	10,000	-	Daiwa
D42	Comfort Hotel Kitami	851,000	715,729	883,000	5.3%	703,286	883,000	5.3%	-	-	Daiwa
D43	Hotel MyStays Gotanda Station (Note 3)	26,523,000	26,095,013	24,500,000	4.8%	26,059,752	24,900,000	4.7%	400,000	-0.1pt	Morii
D44	Hotel Epinard Nasu (Note 4)	21,002,640	18,057,516	23,400,000	5.8%	17,874,629	23,800,000	5.7%	400,000	-0.1pt	Morii
D45	Hotel MyStays Fukuoka Tenjin	8,059,000	7,565,628	8,360,000	4.7%	7,523,126	8,530,000	4.6%	170,000	-0.1pt	Morii
D46	Hotel MyStays Hamamatsucho	7,959,000	7,690,795	6,300,000	4.5%	7,660,471	6,470,000	4.4%	170,000	-0.1pt	Morii
D47	Hotel MyStays Premier Kanazawa	13,761,000	12,146,709	12,700,000	5.2%	12,046,652	12,700,000	5.2%	-	-	Morii
D48	Takamatsu Tokyu REI Hotel	2,139,000	2,083,820	1,720,000	5.0%	2,070,824	1,740,000	5.0%	20,000	-	Daiwa
D49	Hotel MyStays Premier Hamamatsucho	8,000,000	7,882,675	10,100,000	4.2%	7,862,923	10,900,000	4.1%	800,000	-0.1pt	JREI
D50	Hotel MyStays Shin Osaka Conference Center	13,068,000	12,756,689	13,400,000	4.6%	12,723,384	13,400,000	4.6%	-	-	Tanizawa
D51	Hotel MyStays Premier Omori	9,781,000	9,697,057	10,300,000	4.3%	9,666,439	11,200,000	4.3%	900,000	-	Tanizawa
D52	Kamenoi Hotel Beppu	8,870,000	7,527,194	9,810,000	5.9%	7,425,941	9,920,000	5.9%	110,000	-	Tanizawa
D53	Hotel MyStays Sapporo Station	7,880,000	7,336,592	8,820,000	4.4%	7,335,743	9,000,000	4.4%	180,000	-	Tanizawa
D54	Hotel MyStays Yokohama Kannai	5,326,000	4,996,742	5,710,000	4.3%	4,966,531	5,780,000	4.3%	70,000	-	Tanizawa
D55	Art Hotel Joetsu	2,772,000	2,544,711	2,660,000	5.8%	2,524,155	2,720,000	5.8%	60,000	-	Tanizawa
D56	Art Hotel Hirosaki City	2,723,000	2,561,649	2,500,000	6.0%	2,549,143	2,540,000	5.9%	40,000	-0.1pt	Tanizawa
D57	Hotel MyStays Oita	1,604,000	1,402,195	1,680,000	5.6%	1,380,503	1,700,000	5.6%	20,000	-	Tanizawa
D58	Hotel MyStays Gotanda	4,068,000	4,028,864	4,310,000	4.1%	4,023,396	4,490,000	4.1%	180,000	-	Tanizawa
D59	Hotel MyStays Tachikawa	3,257,000	3,158,537	3,420,000	4.2%	3,145,407	3,420,000	4.2%	-	-	Daiwa
D60	Hotel MyStays Premier Akasaka	20,691,000	20,031,859	23,400,000	3.8%	19,980,530	26,000,000	3.6%	2,600,000	-0.2pt	JREI
D61	Hotel MyStays Premier Sapporo Park	16,731,000	15,760,752	16,300,000	4.6%	15,700,012	16,500,000	4.6%	200,000	-	Tanizawa

(Note 1) With regard to "increase / decrease", we calculate it excluding properties acquired / sold during the period
(Note 2) The names of the appraisers in the chart are abridged. Official names are as follows: Assets R&D: Assets Research and Development Inc., JREI: Japan Real Estate Institute, Morii: JLL Morii Valuation & Advisory K.K., Tanizawa：The Tanizawa Sōgō Appraisal Co., Ltd., Daiwa：Daiwa Real Estate Appraisal Co., Ltd.
(Note 3) Includes ¥1,849 million for acquisition of additional floor as of October 31 2017
(Note 4) Includes ¥21.6 million for acquisition of adjacent land as of September 9, 2022
(Note 5) For the overseas hotels, the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = ¥110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen. Moreover, the book value is calculated by subtracting the accumulated amount of depreciation from the total of acquisition price, acquisition cost and CAPEX. The payment in USD is converted in JPY using an exchange rate at the time of transaction. Appraisal values for June 2023 FP and December 2023 FP are converted into JPY using the exchange rates of USD 1 = ¥ 144.99 and ¥ 141.83 respectively, which are the rates on closing date of each fiscal period
(Note 6) The amount of acquisition price, book value and appraisal value is rounded down to the nearest thousand yen. Percentages are rounded to one decimal place

Appraisal Value (4/4)

(JPY thousand)

Property Number	Property Name	Acquisition Price	As of the end of December 2023			As of the end of June 2024			Change (Note 1)		Appraiser (Note 2)
			Book Value	Appraisal Value	Cap Rate	Book Value	Appraisal Value	Cap Rate	Appraisal Value	Cap Rate	
D62	Hotel MyStays Ueno East	5,286,000	5,096,465	5,460,000	4.1%	5,076,395	5,490,000	4.1%	30,000	-	Tanizawa
D63	Hotel MyStays Midosuji Honmachi	5,039,000	4,718,487	3,130,000	4.1%	4,694,116	3,220,000	4.0%	90,000	-0.1pt	JREI
D64	Hotel MyStays Sapporo Aspen	15,543,000	15,128,129	15,400,000	4.5%	15,064,271	15,400,000	4.5%	-	-	Tanizawa
D65	Art Hotel Ishigakijima	9,731,000	9,374,755	9,670,000	5.1%	9,324,202	9,720,000	5.1%	50,000	-	JREI
D66	Hotel MyStays Fuji Onsen Resort	9,405,000	8,456,390	10,700,000	5.1%	8,346,867	11,500,000	5.0%	800,000	-0.1pt	JREI
D67	Hotel Sonia Otaru	5,930,000	5,440,633	6,420,000	5.0%	5,389,356	6,920,000	5.0%	500,000	-	Tanizawa
D68	Hotel MyStays Kanazawa Castle	5,682,000	5,568,347	5,750,000	5.1%	5,548,723	5,840,000	5.0%	90,000	-0.1pt	Tanizawa
D69	Art Hotel Niigata Station	5,524,000	5,137,951	5,780,000	5.2%	5,116,844	5,810,000	5.2%	30,000	-	Tanizawa
D70	Hotel MyStays Nagoya Nishiki	5,197,000	5,006,185	5,240,000	4.3%	4,986,903	5,350,000	4.2%	110,000	-0.1pt	Morii
D71	Hotel Nord Otaru	4,296,000	4,145,912	4,380,000	5.1%	4,118,203	4,450,000	5.1%	70,000	-	Tanizawa
D72	Hotel MyStays Kagoshima Tenmonkan	3,445,000	3,290,659	3,550,000	4.9%	3,273,104	3,550,000	4.9%	-	-	Daiwa
D73	Art Hotel Asahikawa	3,197,000	2,817,637	3,340,000	5.3%	2,779,583	3,410,000	5.2%	70,000	-0.1pt	Tanizawa
D74	Hotel MyStays Matsuyama	3,098,000	2,792,656	3,210,000	5.0%	2,759,874	3,220,000	5.0%	10,000	-	Daiwa
D75	Hotel MyStays Sapporo Susukino	3,059,000	2,944,833	2,980,000	4.7%	2,933,495	3,000,000	4.7%	20,000	-	Morii
D76	Hotel MyStays Sapporo Nakajima Park	2,118,000	1,999,762	2,010,000	4.8%	2,128,142	2,020,000	4.8%	10,000	-	Morii
D77	Hotel MyStays Sapporo Nakajima Park Annex	1,584,000	1,560,857	1,580,000	4.7%	1,560,545	1,580,000	4.7%	-	-	Tanizawa
D78	Flexstay Inn Sakuragicho	1,425,000	1,378,319	1,490,000	4.3%	1,371,872	1,510,000	4.3%	20,000	-	Daiwa
D79	MyCUBE by MYSTAYS Asakusa Kuramae	1,287,000	1,253,362	1,270,000	4.1%	1,248,209	1,290,000	4.1%	20,000	-	Daiwa
D80	Hotel MyStays Kagoshima Tenmonkan Annex	1,168,000	1,135,355	1,240,000	4.9%	1,133,803	1,240,000	4.9%	-	-	Daiwa
D81	Hotel MyStays Nayoro	957,000	840,320	972,000	5.5%	827,678	973,000	5.5%	1,000	-	Morii
D82	Hotel MyStays Premier Narita	10,593,000	9,727,544	10,500,000	4.6%	9,621,957	10,600,000	4.6%	100,000	-	Tanizawa
D83	Art Hotel Morioka	5,643,000	5,204,939	5,520,000	5.2%	5,137,566	5,530,000	5.2%	10,000	-	Morii
D84	Fusaki Beach Resort Hotel & Villas	40,293,000	40,122,791	40,900,000	5.1%	39,821,280	42,000,000	5.0%	-	-	JREI
D85	Tateshina Grand Hotel Takinoyu	8,365,000	8,472,971	8,600,000	5.8%	8,334,950	8,620,000	5.8%	-	-	Tanizawa
D86	Hotel MyStays Okayama	2,613,000	2,674,682	2,680,000	5.1%	2,660,891	2,740,000	5.0%	-	-	JREI
D87	Hotel MyStays Aomori Station	2,445,000	2,420,161	2,470,000	5.7%	2,381,589	2,510,000	5.6%	-	-	Morii
D88	Hotel MyStays Soga	2,039,000	2,060,433	2,110,000	4.7%	2,046,235	2,160,000	4.7%	-	-	Tanizawa
D89	Tazawako Lake Resort & Onsen	1,475,000	1,511,031	1,490,000	6.1%	1,495,933	1,490,000	6.1%	-	-	Daiwa
D200	Westin Grand Cayman Seven Mile Beach Resort & Spa (Note 5)	30,061,308	27,593,742	67,199,054	8.3%	27,368,130	78,312,234	8.3%	11,113,180	-	CBRE
D201	Sunshine Suites Resort (Note 5)	5,842,674	5,221,106	10,495,420	8.8%	5,128,243	13,030,563	8.8%	2,535,143	-	CBRE
	Subtotal of Hotels	490,015,203	460,103,406	578,432,474	-	457,767,512	606,976,797	-	27,274,323	-	-
	Total	**530,800,951**	**495,782,211**	**629,041,474**	-	**493,241,067**	**657,902,797**	-	**27,591,323**	-	-

(Note 1) With regard to "increase / decrease", we calculate it excluding properties acquired / sold during the period
(Note 2) The names of the appraisers in the chart are abridged. Official names are as follows: Assets R&D: Assets Research and Development Inc., JREI: Japan Real Estate Institute, Morii: JLL Morii Valuation & Advisory K.K., Tanizawa：The Tanizawa Sōgō Appraisal Co., Ltd., Daiwa：Daiwa Real Estate Appraisal Co., Ltd.
(Note 3) Includes ¥1,849 million for acquisition of additional floor as of October 31 2017
(Note 4) Includes ¥21.6 million for acquisition of adjacent land as of September 9, 2022
(Note 5) For the overseas hotels, the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = ¥110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen. Moreover, the book value is calculated by subtracting the accumulated amount of depreciation from the total of acquisition price, acquisition cost and CAPEX. The payment in USD is converted in JPY using an exchange rate at the time of transaction. Appraisal values for June 2023 FP and December 2023 FP are converted into JPY using the exchange rates of USD 1 = ¥ 144.99 and ¥ 141.83 respectively, which are the rates on closing date of each fiscal period
(Note 6) The amount of acquisition price, book value and appraisal value is rounded down to the nearest thousand yen. Percentages are rounded to one decimal place

Portfolio Properties (1/4)

Invincible
Investment Corporation

Property Number (Note 1)	Property Name	Address	Acquisition Date	Completion Date	Renovation Period (Hotel only)	Acquisition Price (JPY mn) (Note 2)	Investment Ratio (%) (Note 3)	Rentable Unit (Note 4)	Leasable Area (m^2) (Note 5)	Leased Area (m^2) (Note 5)	Total Number of Tenants	Occupancy Rate (%)
A26	Nisshin Palacestage Daitabashi	Suginami-ku, Tokyo	Jul 28, 2005	Dec 1992	-	1,251	0.2	98	1,771.13	1,717.51	1	97.0
A28	Growth Maison Gotanda	Shinagawa-ku, Tokyo	Jan 30, 2006	Jul 2005	-	888	0.2	48	1,051.50	1,051.50	1	100.0
A29	Growth Maison Kameido	Koto-ku, Tokyo	Mar 30, 2006	Oct 2005	-	1,070	0.2	66	1,367.96	1,347.50	1	98.5
A30	Emerald House	Itabashi-ku, Tokyo	Aug 1, 2006	Feb 1995	-	1,505	0.3	96	2,152.31	2,152.31	1	100.0
A32	Suncrest Shakujii-Koen	Nerima-ku, Tokyo	Aug 3, 2006	Mar 1990	-	1,088	0.2	29	3,029.16	2,860.17	1	94.4
A33	Growth Maison Shin-Yokohama	Yokohama, Kanagawa	Aug 3, 2006	Mar 2006	-	1,059	0.2	68	1,858.44	1,858.44	1	100.0
A34	Belle Face Ueno-Okachimachi	Taito-ku, Tokyo	Aug 1, 2006	Feb 2006	-	1,023	0.2	64	1,351.11	1,307.77	1	96.8
A35	Grand Rire Kameido	Koto-ku, Tokyo	Aug 3, 2006	Mar 2006	-	906	0.2	72	1,562.26	1,562.26	1	100.0
A37	Growth Maison Yoga	Setagaya-ku, Tokyo	Aug 3, 2006	Mar 2006	-	795	0.1	39	1,015.34	1,015.34	1	100.0
A38	Route Tachikawa	Tachikawa, Tokyo	Aug 3, 2006	Mar 1997	-	676	0.1	24	1,368.57	1,322.13	1	96.6
A39	Shibuya-Honmachi Mansion	Shibuya-ku, Tokyo	Aug 3, 2006	Dec 1986	-	651	0.1	25	1,167.50	1,118.12	1	95.8
A40	City Heights Kinuta	Setagaya-ku, Tokyo	Aug 3, 2006	Mar 1983	-	646	0.1	19	1,235.93	1,235.93	1	100.0
A41	Acseeds Tower Kawaguchi-Namiki	Kawaguchi, Saitama	Aug 3, 2006	Feb 2006	-	620	0.1	57	1,210.74	1,146.84	1	94.7
A43	College Square Machida	Machida, Tokyo	Aug 1, 2006	Mar 1984	-	589	0.1	62	1,047.75	1,047.75	1	100.0
A44	Belair Meguro	Meguro-ku, Tokyo	Aug 1, 2006	Oct 2005	-	589	0.1	25	557.05	557.05	1	100.0
A45	Wacore Tsunashima I	Yokohama, Kanagawa	Aug 3, 2006	Feb 1991	-	572	0.1	50	907.46	834.38	1	91.9
A46	Foros Nakamurabashi	Nerima-ku, Tokyo	Aug 3, 2006	Sep 2001	-	566	0.1	37	815.77	768.50	1	94.2
A47	Growth Maison Kaijin	Funabashi, Chiba	Aug 1, 2006	Oct 1993	-	557	0.1	34	2,040.27	2,040.27	1	100.0
A48	College Square Machiya	Arakawa-ku, Tokyo	Aug 3, 2006	Mar 2006	-	510	0.1	43	871.35	871.35	1	100.0
A59	Towa City Coop Shin-otsuka II	Toshima-ku, Tokyo	Feb 1, 2010	May 1993	-	866	0.2	58	1,627.13	1,583.85	1	97.3
A61	Bichsel Musashiseki	Nerima-ku, Tokyo	Feb 1, 2010	Feb 1992	-	577	0.1	70	1,220.24	1,168.23	1	95.7
A63	Towa City Coop Sengencho	Yokohama, Kanagawa	Feb 1, 2010	Oct 1992	-	1,110	0.2	154	3,426.36	3,240.90	1	94.6
A64	Royal Park Omachi	Sendai, Miyagi	Feb 1, 2010	Feb 1993	-	415	0.1	51	1,929.59	1,812.45	1	93.9
A65	Lexington Square Haginomachi	Sendai, Miyagi	Feb 1, 2010	Aug 2005	-	330	0.1	39	1,528.58	1,408.75	1	92.2
A66	Visconti Kakuozan	Nagoya, Aichi	Feb 1, 2010	Sep 2003	-	255	0.0	8	705.75	705.75	1	100.0
A72	Lexington Square Honjo-Azumabashi	Sumida-ku, Tokyo	Feb 1, 2010	Oct 2006	-	511	0.1	33	784.74	784.74	1	100.0
A73	AMS TOWER Minami 6-Jo	Sapporo, Hokkaido	Feb 1, 2010	Feb 2007	-	1,180	0.2	120	4,460.56	4,095.15	1	91.8
A84	Revest Heian	Nagoya, Aichi	Sep 28, 2012	Nov 2006	-	595	0.1	40	1,554.03	1,554.03	1	100.0
A87	Excellente Kagurazaka	Shinjuku-ku,Tokyo	Sep 28, 2012	Jan 2007	-	543	0.1	33	701.92	701.92	1	100.0
A90	Queen's Court Fukuzumi	Koto-ku, Tokyo	Sep 28, 2012	Sep 2006	-	456	0.1	25	765.18	765.18	1	100.0
A92	Belair Oimachi	Shinagawa-ku, Tokyo	Sep 28, 2012	Apr 2006	-	412	0.1	26	530.60	530.60	1	100.0
A93	Siete Minami-Tsukaguchi	Amagasaki, Hyogo	Sep 28, 2012	Jan 2007	-	374	0.1	40	1,020.86	995.36	1	97.5
A94	Prime Life Sannomiya Isogami Koen	Kobe Hyogo	Sep 28, 2012	Nov 2006	-	373	0.1	32	789.12	789.12	1	100.0
A96	Century Park Shinkawa 1-bankan	Nagoya, Aichi	Sep 28, 2012	Sep 2001	-	335	0.1	44	1,477.62	1,276.02	1	86.4
A97	West Avenue	Kunitachi, Tokyo	Sep 28, 2012	Oct 1991	-	331	0.1	40	794.80	735.18	1	92.5
A99	Prime Life Mikage	Kobe, Hyogo	Sep 28, 2012	Jan 2007	-	297	0.1	28	761.18	735.68	1	96.6
A101	Lieto Court Mukojima	Sumida-ku, Tokyo	Jul 16, 2015	Feb 2008	-	1,683	0.3	82	2,940.20	2,940.20	1	100.0
A102	Lieto Court Nishi-Ojima	Koto-ku, Tokyo	Jul 16, 2015	Feb 2008	-	1,634	0.3	91	2,048.28	2,048.28	1	100.0
A103	Royal Parks Momozaka	Okasa, Osaka	Jan 22, 2016	Jun 2007	-	2,910	0.5	147	8,776.26	8,290.90	1	94.5
A104	Royal Parks Shinden	Adachi-ku, Tokyo	Mar 31, 2016	Jun 2007	-	5,024	0.9	248	15,797.29	15,797.29	1	100.0
A106	Royal Parks Seasir Minami-Senju	Arakawa-ku, Tokyo	Mar 14, 2017	Aug 2006	-	2,683	0.5	113	6,496.86	6,028.31	1	92.8
	Subtotal of Residential					38,465	7.0	2,478	86,518.75	83,803.01	41	96.9
B18	AEON TOWN Sukagawa	Sukagawa, Fukushima	Feb 1, 2010	Oct 2005	-	2,320	0.4	1	18,440.58	18,440.58	1	100.0
	Subtotal of Commercial Facilities					2,320	0.4	1	18,440.58	18,440.58	1	100.0

(Note 1) "Property number" refers to the asset owned by INV, classifying the residential asset as A, the office / commercial facility as B, the parking lot as C, the hotel as D according to the use of each property. The numbers with A, B, C, and D indicate the order of acquisition dates and properties with the same acquisition date are arranged in the order of acquisition price
(Note 2) "Acquisition price" indicates the purchase price stated in real estate sales contract or trust beneficiary rights transfer agreement etc. In addition, the price does not include consumption tax, etc., and it discards less than 1 million yen. Acquisition price of Sheraton Grande Tokyo Bay Hotel is calculated by applying 178,458 units of preferred equity interest contribution by INV (equivalent to 49.0% of preferred equity interest) to the JV TMK which owns the trust beneficiary interest of the Sheraton Grande Tokyo Bay Hotel as an underlying asset. For "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = ¥110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen
(Note 3) "Investment ratio" is the ratio to the total acquisition price of INV, rounded down to the second decimal place
(Note 4) "Rentable units" includes shops, offices and etc. which are counted as one unit by each compartment
(Note 5) For D200 The Westin Grand Cayman Seven Mile Beach Resort & Spa and D201 Sunshine Suites Resort, the area subject to management contract are indicated
(Note 6) Construction period for conversion (conversion of zoning) is indicated.

Portfolio Properties (2/4)

Property Number (Note 1)	Property Name	Address	Acquisition Date	Completion Date	Renovation Period (Hotel only)	Acquisition Price (JPY mn) (Note 2)	Investment Ratio (%) (Note 3)	Rentable Unit (Note 4)	Leasable Area (m^2) (Note 5)	Leased Area (m^2) (Note 5)	Total Number of Tenants	Occupancy Rate (%)
D01	Hotel MyStays Kanda	Chiyoda-ku, Tokyo	May 23, 2014	Dec 2005	May-Aug 2016	2,851	0.5	126	2,585.72	2,585.72	1	100.0
D02	Hotel MyStays Asakusa	Sumida-ku, Tokyo	May 23, 2014	Jan 1990	2012 Nov-2012 Dec	2,584	0.5	161	3,327.38	3,327.38	1	100.0
D03	Hotel MyStays Kyoto-Shijo	Kyoto, Kyoto	Jul 17, 2014	Jan 2008	May-Jul 2018	6,024	1.1	224	7,145.53	7,145.53	1	100.0
D04	MyStays Shin- Urayasu Conference Center	Urayasu, Chiba	Jul 17, 2014	Mar 2009	Feb-Mar, May 2018	4,930	0.9	175	6,232.30	6,232.30	1	100.0
D05	Hotel MyStays Maihama	Urayasu, Chiba	Jul 17, 2014	Jun 2005	Jan-Apr, May-Jun 2018	4,870	0.9	90	2,456.36	2,456.36	1	100.0
D06	Hotel MyStays Premier Dojima	Osaka, Osaka	Jul 17, 2014	Aug 1990	2018 Jan-2018 Mar, 2018	3,845	0.7	153	9,445.32	9,445.32	1	100.0
D07	Hotel MyStays Nagoya-Sakae	Nagoya, Aichi	Jul 17, 2014	Nov 1979	Apr-Jun 2013	2,958	0.5	279	9,064.71	9,064.71	1	100.0
D08	Hotel MyStays Sakaisuji-Honmachi	Osaka, Osaka	Jul 17, 2014	Jul 2008	-	2,514	0.5	191	4,188.83	4,188.83	1	100.0
D09	Hotel MyStays Yokohama	Yokohama, Kanagawa	Jul 17, 2014	Oct 1974	Jun-Nov 2006, May-Jul	2,119	0.4	194	7,379.43	7,379.43	1	100.0
D10	Hotel MyStays Nippori	Arakawa-ku, Tokyo	Jul 17, 2014	Apr 1987	Feb-Mar 2011	1,898	0.3	93	1,719.29	1,719.29	1	100.0
D11	Hotel MyStays Fukuoka-Tenjin-Minami	Fukuoka, Fukuoka	Jul 17, 2014	Feb 2008	-	1,570	0.3	178	3,412.71	3,412.71	1	100.0
D12	Flexstay Inn Iidabashi	Shinjuku-ku, Tokyo	Jul 17, 2014	Dec 1990	-	1,381	0.3	62	2,953.38	2,953.38	1	100.0
D13	Hotel MyStays Ueno Inaricho	Taito-ku, Tokyo	Jul 17, 2014	Dec 1986	Nov-Dec 2012	1,331	0.2	72	1,150.76	1,150.76	1	100.0
D14	Flexstay Inn Shinagawa	Shinagawa-ku, Tokyo	Jul 17, 2014	Oct 1986	2011 Nov-2011 Dec	1,242	0.2	55	1,134.52	1,134.52	1	100.0
D15	Flexstay Inn Tokiwadai	Itabashi-ku, Tokyo	Jul 17, 2014	Dec 1989	Mar 2013	1,242	0.2	130	2,539.75	2,539.75	1	100.0
D16	Flexstay Inn Sugamo	Toshima-ku, Tokyo	Jul 17, 2014	Jan 1992	Mar 2013	1,192	0.2	105	2,089.86	2,089.86	1	100.0
D17	Hotel MyStays Otemae	Osaka, Osaka	Jul 17, 2014	Dec 1986	Dec 2012-Jan 2013	1,192	0.2	112	4,956.66	4,956.66	1	100.0
D18	Hotel MyStays Kiyosumi Shirakawa	Koto-ku, Tokyo	Jul 17, 2014	May 1992	Jun-Sep 2019	749	0.1	58	2,673.64	2,673.64	1	100.0
D19	Flexstay Inn Nakanobu P1	Shinagawa-ku, Tokyo	Jul 17, 2014	Sep 1986	-	589	0.1	39	770.56	770.56	1	100.0
D20	Flexstay Inn Nakanobu P2	Shinagawa-ku, Tokyo	Jul 17, 2014	Mar 1989	-	283	0.1	22	391.49	391.49	1	100.0
D21	APA Hotel Yokohama-Kannai	Yokohama, Kanagawa	Feb 6, 2015	Apr 2005	Sep-Dec 2017	8,350	1.5	452	6,462.48	6,462.48	1	100.0
D22	Hotel MyStays Hakodate-Goryokaku	Hakodate, Hokkaido	Feb 6, 2015	Feb 2008	Feb-Apr 2018	2,792	0.5	211	7,830.62	7,830.62	1	100.0
D23	Flexstay Inn Shirogane	Minato-ku, Tokyo	Feb 6, 2015	Dec 1984	Mar 2013	2,119	0.4	84	1,754.06	1,754.06	1	100.0
D24	Hotel MyStays Haneda	Ota-ku, Tokyo	Jul 16, 2015	Apr 2001	Nov 2013-Aug 2014	7,801	1.4	174	5,400.16	5,400.16	1	100.0
D25	Hotel MyStays Kameido P1	Koto-ku, Tokyo	Jul 16, 2015	Mar 1991	Jan-Mar 2012	5,594	1.0	266	4,338.47	4,338.47	1	100.0
D26	Hotel MyStays Ueno Iriyaguchi	Taito-ku, Tokyo	Jul 16, 2015	Nov 1985	Jan-Mar 2014	3,821	0.7	97	2,247.92	2,247.92	1	100.0
D27	Hotel MyStays Kameido P2	Koto-ku, Tokyo	Jul 16, 2015	Mar 1991	Jan-Mar 2013	3,742	0.7	177	2,793.99	2,793.99	1	100.0
D28	Hotel MyStays Shimizu	Shizuoka, Shizuoka	Jul 16, 2015	Jan 2007	Feb-Mar 2019	2,198	0.4	152	3,559.81	3,559.81	1	100.0
D29	Super Hotel Shinbashi/ Karasumoriguchi	Minato-ku, Tokyo	Jul 16, 2015	Feb 2008	Oct-Dec 2018	1,624	0.3	74	1,403.89	1,403.89	1	100.0
D30	Flexstay Inn Higashi-Jujo	Kita-ku, Tokyo	Jul 16, 2015	Jun 1986	Mar 2013	1,277	0.2	89	1,714.53	1,714.53	1	100.0
D31	Hotel MyStays Utsunomiya	Utsunomiya, Tochigi	Jul 16, 2015	Jan 1990	Nov 2013-Jan 2014	1,237	0.2	125	11,733.23	11,733.23	1	100.0
D32	Flexstay Inn Kawasaki-Kaizuka	Kawasaki, Kanagawa	Jul 16, 2015	Apr 1990	Jan-Mar 2014	980	0.2	64	1,190.57	1,190.57	1	100.0
D33	Comfort Hotel Toyama	Toyama, Toyama	Jul 16, 2015	Mar 2007	-	979	0.2	150	3,305.64	3,305.64	1	100.0
D34	Flexstay Inn Kawasaki-Ogawacho	Kawasaki, Kanagawa	Jul 16, 2015	Apr 1989	Feb-Mar 2014	906	0.2	62	725.60	725.60	1	100.0
D35	Flexstay Inn Ekoda	Nerima-ku, Tokyo	Aug 28, 2015	Jan 1989	Jan-Mar 2013	5,069	0.9	210	3,932.93	3,932.93	1	100.0
D36	Super Hotel Tokyo-JR Tachikawa Kitaguchi	Tachikawa, Tokyo	Aug 28, 2015	Nov 2007	Mar 2018	1,170	0.2	96	1,832.97	1,832.97	1	100.0
D37	Super Hotel JR Ueno-iriyaguchi	Taito-ku, Tokyo	Aug 28, 2015	Mar 2006	-	1,130	0.2	69	1,279.16	1,279.16	1	100.0
D38	Hotel MyStays Shinsaibashi	Osaka, Osaka	Jan 22, 2016	Sep 1984	Jan-Mar 2015	3,160	0.6	57	1,942.01	1,942.01	1	100.0
D39	Comfort Hotel Kurosaki	Kitakyusyu, Fukuoka	Jan 22, 2016	Feb 2009	-	1,148	0.2	151	3,207.60	3,207.60	1	100.0
D40	Comfort Hotel Maebashi	Maebashi, Gunma	Jan 22, 2016	Mar 2009	-	1,128	0.2	154	3,653.96	3,653.96	2	100.0
D41	Comfort Hotel Tsubamesanjo	Sanjyo, Niigata	Jan 22, 2016	Jun 2007	-	1,010	0.2	133	3,098.07	3,098.07	2	100.0
D42	Comfort Hotel Kitami	Kitami, Hokkaido	Jan 22, 2016	Mar 2008	-	851	0.2	127	3,009.50	3,009.50	1	100.0
D43	Hotel MyStays Gotanda Station	Shinagawa-ku, Tokyo	Mar 31, 2016	Mar 1974, Aug 1984	Mar-Nov 2015, Jun-Oct 2017	26,523	4.8	386	10,137.88	10,137.88	1	100.0

(Note 1) "Property number" refers to the asset owned by INV, classifying the residential asset as A, the office / commercial facility as B, the parking lot as C, the hotel as D according to the use of each property. The numbers with A, B, C, and D indicate the order of acquisition dates and properties with the same acquisition date are arranged in the order of acquisition price
(Note 2) "Acquisition price" indicates the purchase price stated in real estate sales contract or trust beneficiary rights transfer agreement etc. In addition, the price does not include consumption tax, etc., and it discards less than 1 million yen. Acquisition price of Sheraton Grande Tokyo Bay Hotel is calculated by applying 178,458 units of preferred equity interest contribution by INV (equivalent to 49.0% of preferred equity interest) to the JV TMK which owns the trust beneficiary interest of the Sheraton Grande Tokyo Bay Hotel as an underlying asset. For "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = ¥110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen
(Note 3) "Investment ratio" is the ratio to the total acquisition price of INV, rounded down to the second decimal place
(Note 4) "Rentable units" includes shops, offices and etc. which are counted as one unit by each compartment
(Note 5) For D200 The Westin Grand Cayman Seven Mile Beach Resort & Spa and D201 Sunshine Suites Resort, the area subject to management contract are indicated
(Note 6) Construction period for conversion (conversion of zoning) is indicated.

Portfolio Properties (3/4)

Property Number (Note 1)	Property Name	Address	Acquisition Date	Completion Date	Renovation Period (Hotel only)	Acquisition Price (JPY mn) (Note 2)	Investment Ratio (%) (Note 3)	Rentable Unit (Note 4)	Leasable Area (m^2) (Note 5)	Leased Area (m^2) (Note 5)	Total Number of Tenants	Occupancy Rate (%)
D44	Hotel Epinard Nasu	Nasu-gun, Tochigi	Mar 31, 2016	Feb 1992, Jun 1995	Apr-Jun 2014, Jan-Apr 2015, Jan-Jul 2017, Jan-Feb 2020	21,002	3.8	310	37,702.33	37,702.33	1	100.0
D45	Hotel MyStays Fukuoka Tenjin	Fukuoka, Fukuoka	Mar 31, 2016	Aug 2008	Jan-May 2020	8,059	1.5	218	5,083.06	5,083.06	1	100.0
D46	Hotel MyStays Hamamatsucho	Minato-ku, Tokyo	Mar 31, 2016	Oct 2008	Jan-Mar 2020	7,959	1.5	105	1,951.90	1,951.90	1	100.0
D47	Hotel MyStays Premier Kanazawa	Kanazawa, Ishikawa	Jun 15, 2016	Oct 2014	-	13,761	2.5	262	13,121.00	13,121.00	1	100.0
D48	Takamatsu Tokyu REI Hotel	Takamatsu, Kagawa	Jun 15, 2016	Apr 1982	Jan 2016, Dec 2016, Dec 2017-Jan 2018, Dec 2018	2,139	0.4	193	7,148.17	6,847.11	2	95.8
D49	Hotel MyStays Premier Hamamatsucho	Minato-ku, Tokyo	May 29, 2017	Jun 1994	Aug-Nov 2016	8,000	1.5	134	6,151.93	6,151.93	1	100.0
D50	Hotel MyStays Shin Osaka Conference Center	Osaka, Osaka	Oct 13, 2017	Jun 1974	Nov 2015-Mar 2016	13,068	2.4	397	13,026.99	13,026.99	1	100.0
D51	Hotel MyStays Premier Omori	Shinagawa-ku, Tokyo	Oct 13, 2017	Feb 1995	Aug -Nov 2016	9,781	1.8	256	11,849.61	11,849.61	1	100.0
D52	Kamenoi Hotel Beppu	Beppu, Oita	Oct 13, 2017	May 1997	May-Jul 2015	8,870	1.6	323	19,422.08	19,422.08	1	100.0
D53	Hotel MyStays Sapporo Station	Sapporo, Hokkaido	Oct 13, 2017	Oct 2007	Oct-Dec 2019, Mar-May 2020	7,880	1.4	243	7,267.88	7,267.88	1	100.0
D54	Hotel MyStays Yokohama Kannai	Yokohama, Kanagawa	Feb 7, 2018	Aug 2016	-	5,326	1.0	166	4,501.18	4,501.18	1	100.0
D55	Art Hotel Joetsu	Joetsu, Niigata	Feb 7, 2018	Nov 1993	-	2,772	0.5	198	7,563.60	7,563.60	1	100.0
D56	Art Hotel Hirosaki City	Hirosaki, Aomori	Feb 7, 2018	Aug 1989	Mar 2008	2,723	0.5	158	14,806.73	14,806.73	1	100.0
D57	Hotel MyStays Oita	Oita, Oita	Feb 7, 2018	Jul 2007	-	1,604	0.3	145	3,216.01	3,216.01	1	100.0
D58	Hotel MyStays Gotanda	Shinagawa-ku, Tokyo	Jun 27,2018	Jun 1988	Aug 2016	4,068	0.7	110	1,839.77	1,839.77	1	100.0
D59	Hotel MyStays Tachikawa	Tachikawa-shi, Tokyo	Jun 27,2018	May 1991	Apr-Jun 2016	3,257	0.6	123	3,844.64	3,844.64	1	100.0
D60	Hotel MyStays Premier Akasaka	Minato-ku, Tokyo	Aug 2,2018	Jun 2016	-	20,691	3.8	328	8,620.69	8,620.69	1	100.0
D61	Hotel MyStays Premier Sapporo Park	Sapporo-shi, Hokkaido	Aug 2,2018	Mar 1998	Nov 2017-Apr 2018	16,731	3.0	419	21,670.64	21,670.64	1	100.0
D62	Hotel MyStays Ueno East	Taito-ku, Tokyo	Aug 2,2018	Sep 1991	Dec 2015-May 2016	5,286	1.0	150	4,396.02	4,396.02	1	100.0
D63	Hotel MyStays Midosuji Honmachi	Osaka-shi, Osaka	Aug 2,2018	Oct 2017	-	5,039	0.9	109	3,429.43	3,429.43	1	100.0
D64	Hotel MyStays Sapporo Aspen	Sapporo, Hokkaido	Jul 19, 2019	Dec 1995	Mar-Jun 2017	15,543	2.8	307	15,313.17	15,313.17	1	100.0
D65	Art Hotel Ishigakijima	Ishigaki, Okinawa	Jul 19, 2019	Jan 1984	Oct 2016-May 2017	9,731	1.8	245	17,247.54	17,247.54	1	100.0
D66	Hotel MyStays Fuji Onsen Resort	Fujiyoshida, Yamanashi	Jul 19, 2019	Nov 2016	-	9,405	1.7	159	5,498.49	5,498.49	1	100.0
D67	Hotel Sonia Otaru	Otaru, Hokkaido	Jul 19, 2019	Apr 1992, Mar 1998, Nov 2018	Oct 2016-May 2017	5,930	1.1	149	6,509.41	6,509.41	1	100.0
D68	Hotel MyStays Kanazawa Castle	Kanazawa, Ishikawa	Jul 19, 2019	Jun 1982, Feb 1991, Jan 1997	Nov 2015-Mar 2016	5,682	1.0	208	5,931.84	5,931.84	1	100.0
D69	Art Hotel Niigata Station	Niigata, Niigata	Jul 19, 2019	Apr 1985	May-Aug 2007	5,524	1.0	304	10,403.01	10,403.01	1	100.0
D70	Hotel MyStays Nagoya Nishiki	Nagoya, Aichi	Jul 19, 2019	Mar 1974	May 2017-Jul 2018	5,197	0.9	172	6,077.99	6,077.99	1	100.0
D71	Hotel Nord Otaru	Otaru, Hokkaido	Jul 19, 2019	Mar 1996	Nov 2016-Apr 2017	4,296	0.8	98	6,047.43	6,047.43	1	100.0
D72	Hotel MyStays Kagoshima Tenmonkan	Kagoshima, Kagoshima	Jul 19, 2019	Sep 1990	Jan-Apr 2018	3,445	0.6	197	7,659.55	7,659.55	2	100.0
D73	Art Hotel Asahikawa	Asahikawa, Hokkaido	Jul 19, 2019	Oct 1987	Dec 2017-Jan 2018	3,197	0.6	266	25,131.84	25,131.84	1	100.0
D74	Hotel MyStays Matsuyama	Matsuyama, Ehime	Jul 19, 2019	Jul 2000	May-Jul 2018	3,098	0.6	163	8,274.37	8,274.37	1	100.0
D75	Hotel MyStays Sapporo Susukino	Sapporo, Hokkaido	Jul 19, 2019	May 1981	Apr-Jul 2018	3,059	0.6	105	2,853.26	2,853.26	1	100.0
D76	Hotel MyStays Sapporo Nakajima Park	Sapporo, Hokkaido	Jul 19, 2019	Feb 1991	Jan-May 2016	2,118	0.4	86	5,473.41	5,473.41	1	100.0
D77	Hotel MyStays Sapporo Nakajima Park Annex	Sapporo, Hokkaido	Jul 19, 2019	Sep 1991	Mar-Jun 2017	1,584	0.3	80	1,775.21	1,775.21	1	100.0
D78	Flexstay Inn Sakuragicho	Yokohama, Kanagawa	Jul 19, 2019	Nov 1991	Jul-Sep 2016	1,425	0.3	70	1,308.61	1,308.61	1	100.0
D79	MyCUBE by MYSTAYS Asakusa Kuramae	Taito-ku, Tokyo	Jul 19, 2019	Sep 1991	Nov 2015-May 2016 (Note 7)	1,287	0.2	162	2,156.70	2,156.70	1	100.0

(Note 1) "Property number" refers to the asset owned by INV, classifying the residential asset as A, the office / commercial facility as B, the parking lot as C, the hotel as D according to the use of each property. The numbers with A, B, C, and D indicate the order of acquisition dates and properties with the same acquisition date are arranged in the order of acquisition price
(Note 2) "Acquisition price" indicates the purchase price stated in real estate sales contract or trust beneficiary rights transfer agreement etc. In addition, the price does not include consumption tax, etc., and it discards less than 1 million yen. Acquisition price of Sheraton Grande Tokyo Bay Hotel is calculated by applying 178,458 units of preferred equity interest contribution by INV (equivalent to 49.0% of preferred equity interest) to the JV TMK which owns the trust beneficiary interest of the Sheraton Grande Tokyo Bay Hotel as an underlying asset. For "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = ¥110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen
(Note 3) "Investment ratio" is the ratio to the total acquisition price of INV, rounded down to the second decimal place
(Note 4) "Rentable units" includes shops, offices and etc. which are counted as one unit by each compartment
(Note 5) For D200 The Westin Grand Cayman Seven Mile Beach Resort & Spa and D201 Sunshine Suites Resort, the area subject to management contract are indicated
(Note 6) Construction period for conversion (conversion of zoning) is indicated.

Portfolio Properties (4/4)

Invincible
Investment Corporation

Property Number (Note 1)	Property Name	Address	Acquisition Date	Completion Date	Renovation Period (Hotel only)	Acquisition Price (JPY mn) (Note 2)	Investment Ratio (%) (Note 3)	Rentable Unit (Note 4)	Leasable Area (m^2) (Note 5)	Leased Area (m^2) (Note 5)	Total Number of Tenants	Occupancy Rate (%)
D80	Hotel MyStays Kagoshima Tenmonkan Annex	Kagoshima, Kagoshima	Jul 19, 2019	Feb 1985	Feb-Apr 2018	1,168	0.2	74	2,047.70	2,047.70	1	100.0
D81	Hotel MyStays Nayoro	Nayoro, Hokkaido	Jul 19, 2019	Nov 2014	-	957	0.2	70	1,985.27	1,985.27	1	100.0
D82	Hotel MyStays Premier Narita	Narita, Chiba	Jan 6, 2020	May 1985	Aug 2017-Jan 2018	10,593	1.9	713	36,519.70	36,519.70	1	100.0
D83	Art Hotel Morioka	Morioka, Iwate	Jan 6, 2020	Mar 1981	Dec 2018-Apr 2019	5,643	1.0	217	16,727.08	16,727.08	1	100.0
D84	Fusaki Beach Resort Hotel & Villas	Ishigaki-shi, Okinawa	Aug 1, 2023	Jun 1982, Jun 2019, Mar 2020	Apr 2005, Mar 2006, May 2015, Apr 2018, Dec 2018, Jun 2019, Mar 2020, Jul 2020, Feb 2023	40,293	7.3	398	23,573.57	23,573.57	1	100.0
D85	Tateshina Grand Hotel Takinoyu	Chino-shi, Nagano	Aug 1, 2023	Aug 1966, Jul 1967, Jul 1988	Jan–Apr 2020, Jan-May 2022	8,365	1.5	160	20,577.41	20,577.41	1	100.0
D86	Hotel MyStays Okayama	Okayama-shi, Okayama	Aug 1, 2023	Mar 1986	Aug-Oct 2021	2,613	0.5	145	3,023.27	3,023.27	1	100.0
D87	Hotel MyStays Aomori Station	Aomori-shi, Aomori	Aug 1, 2023	Jun 2007	May-Dec 2019	2,445	0.4	133	3,963.86	3,963.86	1	100.0
D88	Hotel MyStays Soga	Chiba-shi, Chiba	Aug 1, 2023	Feb 1994	Nov 2021–Feb 2022	2,039	0.4	112	3,398.18	3,398.18	1	100.0
D89	Tazawako Lake Resort & Onsen	Senboku-shi, Akita	Aug 1, 2023	Dec 1981, Nov 1988	Oct-Nov 2018	1,475	0.3	80	7,289.75	7,289.75	1	100.0
D200	Westin Grand Cayman Seven Mile Beach Resort & Spa	Grand Cayman	May 9, 2019	1994	May 2016-Oct 2017	30,061	5.5	346	21,528.23	21,528.23	1	100.0
D201	Sunshine Suites Resort	Grand Cayman	May 9, 2019	1999	Oct 2016	5,842	1.1	131	6,723.11	6,723.11	1	100.0
-	Sheraton Grande Tokyo Bay Hotel (preferred equity interest)	Urayasu-shi, Chiba	Oct 13, 2017	Mar 1988	Sep 2014-Jul 2015, Sep-Nov 2021	17,845	3.3	-	-	-	-	-
	Subtotal of Hotels					507,861	92.6	15,776	633,805.87	633,504.81	95	100.0
	Total					**548,646**	**100.0**	**18,255**	**738,765.20**	**735,748.40**	**137**	**99.6**

(Note 1) "Property number" refers to the asset owned by INV, classifying the residential asset as A, the office / commercial facility as B, the parking lot as C, the hotel as D according to the use of each property. The numbers with A, B, C, and D indicate the order of acquisition dates and properties with the same acquisition date are arranged in the order of acquisition price
(Note 2) "Acquisition price" indicates the purchase price stated in real estate sales contract or trust beneficiary rights transfer agreement etc. In addition, the price does not include consumption tax, etc., and it discards less than 1 million yen. Acquisition price of Sheraton Grande Tokyo Bay Hotel is calculated by applying 178,458 units of preferred equity interest contribution by INV (equivalent to 49.0% of preferred equity interest) to the JV TMK which owns the trust beneficiary interest of the Sheraton Grande Tokyo Bay Hotel as an underlying asset. For "The Westin Grand Cayman Seven Mile Beach Resort & Spa" and "Sunshine Suites Resort", the book values as of May 9, 2019 when INV acquired the leasehold interest of the hotels directly is deemed the acquisition price of these properties, which are calculated using an exchange rate of USD1 = ¥110.45 fixed by the foreign exchange forward contract executed on July 26, 2018 denominated in Japanese Yen
(Note 3) "Investment ratio" is the ratio to the total acquisition price of INV, rounded down to the second decimal place
(Note 4) "Rentable units" includes shops, offices and etc. which are counted as one unit by each compartment
(Note 5) For D200 The Westin Grand Cayman Seven Mile Beach Resort & Spa and D201 Sunshine Suites Resort, the area subject to management contract are indicated
(Note 6) Construction period for conversion (conversion of zoning) is indicated.

Borrowings and Investment Corporation Bonds (1/7) *As of August 26, 2024

Borrowings

Name	Lender	Borrowing Amount (JPY million)	Fixed / Floating	Interest Rate	Borrowing Date	Maturity Date
New Syndicate Loan (H)	Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited	3,560	Floating interest rate	JPY 1 month TIBOR +0.80000%	October 13, 2017	October 11, 2024
New Syndicate Loan (K)	Kiraboshi Bank, Ltd.	961	Floating interest rate	JPY 1 month TIBOR +0.80000%	March 29, 2019	March 29, 2029
New Syndicate Loan (M)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited SBI Shinsei Bank, Limited	5,796	Floating interest rate	JPY 1 month TIBOR +0.55000%	July 16, 2019	January 16, 2025
		5,795	Floating interest rate	JPY 1 month TIBOR +0.70000%	July 16, 2019	July 16, 2025
New Syndicate Loan (L)	Mizuho Bank, Ltd., Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd., Sumitomo Mitsui Trust Bank, Limited, Development Bank of Japan Inc., AEON Bank, Ltd., Aozora Bank, Ltd., The Nomura Trust and Banking Co., Ltd.	4,943	Floating interest rate	JPY 1 month TIBOR +0.55000%	July 19, 2019	January 16, 2025
		4,942	Floating interest rate	JPY 1 month TIBOR +0.70000%	July 19, 2019	July 16, 2025
Term Loan (L)	Tokyo Star Bank, Limited	700	Floating interest rate	JPY 1 month TIBOR +0.70000%	July 22, 2019	July 16, 2025
New Syndicate Loan (O)	The San ju San Bank, Ltd.	1,000	Floating interest rate	JPY 1 month TIBOR +0.55000%	October 15, 2019	April 15, 2025
	The Nishi-Nippon City Bank, Ltd.	1,000	Floating interest rate	JPY 1 month TIBOR +0.70000%	October 15, 2019	October 15, 2025
New Syndicate Loan (P)	Sumitomo Mitsui Trust Bank, Limited Momiji Bank,Ltd. The Kiyo Bank	4,491	Fixed interest rate (swap)	0.64291%[1]	January 6, 2020	January 6, 2025
New Syndicate Loan (Q)	Mizuho Bank, Ltd. Development Bank of Japan Inc. Resona Bank, Limited The Nomura Trust and Banking Co., Ltd. The Shizuoka Bank, Ltd. The Bank of Fukuoka, Ltd. The Yamaguchi Bank, Ltd.	3,211	Fixed interest rate (swap)	0.48700%[1]	March 16, 2020	March 16, 2025

(Note 1) These are borrowings with floating interest rates, but the interest rates are fixed through interest rate swap agreements. The interest rates in consideration of swaps are stated
(Note 2) Borrowing amount is rounded down to indicated unit

Borrowings and Investment Corporation Bonds (2/7) *As of August 26, 2024

Name	Lender	Borrowing Amount (JPY million)	Fixed / Floating	Interest Rate	Borrowing Date	Maturity Date
New Syndicate Loan (Q)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited SBI Shinsei Bank, Limited Resona Bank, Limited Aozora Bank, Ltd. The Nomura Trust and Banking Co., Ltd. The Shizuoka Bank, Ltd. The Yamaguchi Bank, Ltd. The Chukyo Bank, Ltd. The Kagawa Bank, Ltd.	6,921	Floating interest rate	JPY 1 month TIBOR +0.50000%	March 30, 2020	March 16, 2025
Term Loan (005)	The Tokyo Star Bank, Limited	600	Floating interest rate	JPY 1 month TIBOR +0.35000%	July 20, 2022	July 20, 2025
Term Loan (008)	The Tokyo Star Bank, Limited	1,190	Floating interest rate	JPY 1 month TIBOR +0.50000%	October 13, 2022	October 13, 2027
New Syndicate Loan (007)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan, Inc.	7,521	Fixed interest rate (swap)	0.71200%[1]	March 14, 2023	March 14, 2026
	MUFG Bank, Ltd. The Chiba Bank, Ltd.	1,746	Floating interest rate	JPY 3M TIBOR +0.35000%	March 16, 2023	March 14, 2026
Term Loan (013)	Development Bank of Japan, Inc.	1,000	Floating interest rate	JPY 3M TIBOR +0.30000%	June 19, 2023	June 19, 2026
Term Loan (014)	MUFG Bank, Ltd.	500	Floating interest rate	JPY 3M TIBOR +0.30000%	June 27, 2023	June 27, 2026
New Syndicate Loan (009)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited	951	Floating interest rate	JPY 1M TIBOR +0.30000%	July 14, 2023	July 16, 2026
		3,774	Fixed interest rate (swap)	0.69100%[1]	July 14, 2023	July 16, 2026
		3,774	Fixed interest rate (swap)	1.39500%[1]	July 14, 2023	July 14, 2028
	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan, Inc.	5,168	Floating interest rate	JPY 1M TIBOR +0.30000%	July 19, 2023	July 16, 2026

(Note 1) These are borrowings with floating interest rates, but the interest rates are fixed through interest rate swap agreements. The interest rates in consideration of swaps are stated
(Note 2) Borrowing amount is rounded down to indicated unit

Borrowings and Investment Corporation Bonds (3/7) *As of August 26, 2024

Name	Lender	Borrowing Amount (JPY million)	Fixed / Floating	Interest Rate	Borrowing Date	Maturity Date
New Syndicate Loan (009)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan, Inc. The Ogaki Kyoritsu Bank, Ltd.	18,858	Fixed interest rate (swap)	0.69600%[1]	July 19, 2023	July 16, 2026
		18,858	Fixed interest rate (swap)	1.39500%[1]	July 19, 2023	July 14, 2028
New Syndicate Loan (010)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited The Tokyo Star Bank, Limited Aozora Bank, Ltd.	9,195	Fixed interest rate (swap)	0.69100%[1]	August 1, 2023	July 16, 2026
	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan Inc. The Tokyo Star Bank, Limited Aozora Bank, Ltd. The Ogaki Kyoritsu Bank, Ltd.	17,574	Fixed interest rate (swap)	1.06900%[1]	August 1, 2023	July 14, 2028
Term Loan (016)	Sumitomo Mitsui Banking Corporation	3,000	Fixed interest rate (swap)	0.87900%[1]	September 14, 2023	July 16, 2027
New Syndicate Loan (011)	SBI Shinsei Bank, Limited	3,197	Fixed interest rate (swap)	0.69100%[1]	September 26, 2023	July 16, 2026
	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan, Inc. The Nomura Trust and Banking Co., Ltd.	24,333	Fixed interest rate (swap)	0.89400%[1]	September 26, 2023	July 16, 2027
	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan, Inc.	10,104	Floating interest rate	JPY 3M TIBOR +0.50000%	September 26, 2023	July 16, 2028
	Mizuho Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited	2,495	Fixed interest rate (swap)	0.87900%[1]	October 13, 2023	July 16, 2027
		1,069	Floating interest rate	JPY 3M TIBOR +0.50000%	October 13, 2023	July 16, 2028

(Note 1) These are borrowings with floating interest rates, but the interest rates are fixed through interest rate swap agreements. The interest rates in consideration of swaps are stated
(Note 2) Borrowing amount is rounded down to indicated unit

Borrowings and Investment Corporation Bonds (4/7) *As of August 26, 2024

Name	Lender	Borrowing Amount (JPY million)	Fixed / Floating	Interest Rate	Borrowing Date	Maturity Date
Term Loan (017)	The Tokyo Star Bank, Limited.	1,900	Fixed interest rate (swap)	1.05400%[1]	September 26, 2023	July 14, 2028
Term Loan (018)	Mizuho Bank, Ltd.	4,321	Floating interest rate	JPY 3M TIBOR +0.60000%	November 29, 2023	November 29, 2029
New Syndicate Loan (012) (green loan)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan, Inc. San ju San Bank, Ltd. The Nomura Trust and Banking Co., Ltd.	8,970	Floating interest rate	JPY 3M TIBOR +0.60000%	January 16, 2024	March 14, 2030
New Syndicate Loan (012)	Resona Bank, Limited	1,200	Floating interest rate	JPY 1M TIBOR +0.20000%	January 16, 2024	March 16, 2025
	SBI Shinsei Bank, Limited	369	Floating interest rate	JPY 3M TIBOR +0.30000%	January 16, 2024	March 14, 2027
	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Aozora Bank, Ltd. The Nomura Trust and Banking Co., Ltd.	5,308	Fixed interest rate (swap)	1.26500%[1]	January 16, 2024	March 14, 2028
New Syndicate Loan (012)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan, Inc. The Nomura Trust and Banking Co., Ltd.	5,406	Floating interest rate	JPY 3M TIBOR +0.50000%	January 16, 2024	March 14, 2029
	MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited	5,025	Fixed interest rate (swap)	1.26500%[1]	January 24, 2024	March 14, 2028
		5,025	Floating interest rate	JPY 3M TIBOR +0.50000%	January 24, 2024	March 14, 2029
Term Loan (019)	The Tokyo Star Bank, Limited	2,440	Floating interest rate	JPY 3M TIBOR +0.50000%	January 16, 2024	March 14, 2029
New Syndicate Loan (013) (green loan)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan, Inc.	1,029	Floating interest rate	JPY 3M TIBOR +0.60000%	March 14, 2024	March 14, 2030

(Note 1) These are borrowings with floating interest rates, but the interest rates are fixed through interest rate swap agreements. The interest rates in consideration of swaps are stated
(Note 2) Borrowing amount is rounded down to indicated unit

Borrowings and Investment Corporation Bonds (5/7) *As of August 26, 2024

Name	Lender	Borrowing Amount (JPY million)	Fixed / Floating	Interest Rate	Borrowing Date	Maturity Date
New Syndicate Loan (013)	The Shizuoka Bank, Ltd. The Bank of Fukuoka, Ltd.	1,238	Floating interest rate	JPY 3M TIBOR +0.20000%	March 14, 2024	March 14, 2026
	SBI Shinsei Bank, Limited The Shizuoka Bank, Ltd. The Bank of Fukuoka, Ltd.	1,746	Floating interest rate	JPY 3M TIBOR +0.30000%	March 14, 2024	March 14, 2027
	Aozora Bank, Ltd. The Nishi-Nippon City Bank, Ltd.	1,000	Floating interest rate	JPY 3M TIBOR +0.40000%	March 29, 2024	March 14, 2027
	The Nomura Trust and Banking Co., Ltd.	350	Floating interest rate	JPY 3M TIBOR +0.40000%	March 14, 2024	March 14, 2028
		350	Floating interest rate	JPY 3M TIBOR +0.50000%	March 14, 2024	March 14, 2029
	Aozora Bank, Ltd. The Tochigi Bank, Ltd.	1,401	Floating interest rate	JPY 3M TIBOR +0.50000%	March 29, 2024	March 14, 2029
Term Loan (020)	San ju San Bank, Ltd.	1,700	Floating interest rate	JPY 3M TIBOR +0.60000%	April 15, 2024	March 14, 2030
Term Loan (021)	SBI Shinsei Bank, Limited	1,000	Floating interest rate	JPY 3M TIBOR +0.50000%	June 27, 2024	July 16, 2029
New Syndicate Loan (014)	SBI Shinsei Bank, Limited The Bank of Fukuoka, Ltd.	3,300	Floating interest rate	JPY 3M TIBOR +0.40000%	July 16, 2024	July 14, 2028
	Mizuho Bank, Ltd. SBI Shinsei Bank, Limited MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited The Nomura Trust and Banking Co., Ltd.	4,692	Floating interest rate	JPY 3M TIBOR +0.50000%	July 16, 2024	July 16, 2029
	Mizuho Bank, Ltd. SBI Shinsei Bank, Limited MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Aozora Bank, Ltd. Sumitomo Mitsui Trust Bank, Limited	2,791	Floating interest rate	JPY 3M TIBOR +0.60000%	July 16, 2024	July 16, 2030
	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan, Inc.	5,079	Floating interest rate	JPY 3M TIBOR +0.70000%	July 16, 2024	July 16, 2031

(Note 1) These are borrowings with floating interest rates, but the interest rates are fixed through interest rate swap agreements. The interest rates in consideration of swaps are stated
(Note 2) Borrowing amount is rounded down to indicated unit

Borrowings and Investment Corporation Bonds (6/7) *As of August 26, 2024

Name	Lender	Borrowing Amount (JPY million)	Fixed / Floating	Interest Rate	Borrowing Date	Maturity Date
New Syndicate Loan (015)	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited	3,425	Floating interest rate	JPY 1M TIBOR +0.20000%	July 31, 2024	July 31, 2025
	Mizuho Bank, Ltd.	1,500	Floating interest rate	JPY 1M TIBOR +0.20000%	July 31, 2024	July 31, 2025
	SBI Shinsei Bank, Limited THE BANK OF FUKUOKA, LTD. The Chiba Bank, Ltd. The Chukyo Bank, Ltd. The Kiyo Bank, Ltd. The San-In Godo Bank, Ltd. Suruga Bank Ltd.	6,500	Floating interest rate	JPY 3M TIBOR +0.50000%	July 31, 2024	July 16, 2029
	MUFG Bank, Ltd.	1,500	Fixed interest rate	1.59750%	July 31, 2024	July 16, 2030
	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan Inc. San ju San Bank, Ltd. The Chiba Bank, Ltd. The Kiyo Bank, Ltd.	20,733	Floating interest rate	JPY 3M TIBOR +0.60000%	July 31, 2024	July 16, 2030
	Mizuho Bank, Ltd. MUFG Bank, Ltd. Sumitomo Mitsui Banking Corporation Sumitomo Mitsui Trust Bank, Limited Development Bank of Japan Inc. The Yamaguchi Bank Ltd. The Tochigi Bank Ltd. The Kagawa Bank Ltd.	23,067	Floating interest rate	JPY 3M TIBOR +0.70000%	July 31, 2024	July 16, 2031
Subtotal of Short Term Debt		4,925				
Subtotal of Long Term Debt		295,672				
Total Debt		300,597				

(Note 1) These are borrowings with floating interest rates, but the interest rates are fixed through interest rate swap agreements. The interest rates in consideration of swaps are stated
(Note 2) Borrowing amount is rounded down to indicated unit

Borrowings and Investment Corporation Bonds (7/7) *As of August 26, 2024

Investment Corporation Bonds

Name	Issue Date	Issue Amount (JPY million)	Interest	Term	Redemption Date	Rating
2nd series unsecured corporate bonds (with pari passu conditions among specified corporate bonds)	May 25, 2018	1,000	0.800% p.a.	10 years	May 25, 2028	A+ (JCR)
4th series unsecured corporate bonds (with pari passu conditions among specified corporate bonds)	October 28, 2019	1,000	0.480% p.a.	5 years	October 28, 2024	A+ (JCR)
5th series unsecured corporate bonds (with pari passu conditions among specified corporate bonds)	October 28, 2019	2,000	0.900% p.a.	10 years	October 26, 2029	A+ (JCR)
6th series unsecured corporate bonds (with pari passu conditions among specified corporate bonds)	March 13, 2020	1,200	0.850% p.a.	10 years	March 13, 2030	A+ (JCR)
7th series unsecured corporate bonds (with pari passu conditions among specified corporate bonds)	May 25, 2023	5,000	1.000% p.a.	3 years	May 25, 2026	A+ (JCR)
8th series unsecured corporate bonds (with pari passu conditions among specified corporate bonds)	May 25, 2023	1,200	1.200% p.a.	5 years	May 25, 2028	A+ (JCR)
9th series unsecured corporate bonds (with pari passu conditions among specified corporate bonds) (green bonds)	September 21, 2023	1,700	1.200% p.a.	5 years	September 21, 2028	A+ (JCR)
10th series unsecured corporate bonds (with pari passu conditions among specified corporate bonds) (green bonds)	December 14, 2023	1,800	1.297% p.a.	5 years	December 14, 2028	A+ (JCR)
11th series unsecured corporate bonds (with pari passu conditions among investment corporate bonds)	February 9, 2024	6,000	1.470% p.a.	5 years	February 9, 2029	A+ (JCR)
Total		20,900				

Overview of Unitholders

Invincible Investment Corporation

Major Unitholders (TOP 10)

As of December 31, 2023

	Name	Number of units held	(%)
1	The Master Trust Bank of Japan, Ltd. (trust account)	1,354,762	20.10
2	Custody BANK of Japan, Ltd. (trust account)	1,166,019	17.30
3	The Nomura Trust and Banking Co., Ltd. (investment trust account)	362,795	5.38
4	SSBTC CLIENT OMNIBUS ACCOUNT	181,677	2.69
5	DEUTSCHE BANK AG, SINGAPORE A/C CLIENTS (TREATY) 4600601	145,871	2.16
6	GOLDMAN SACHS INTERNATIONAL	124,638	1.85
7	JP MORGAN CHASE BANK 385632	116,867	1.73
8	FJODF GP INV HOLDINGS LLC	115,931	1.72
9	STATE STREET BANK WEST CLIENT - TREATY 505234	109,408	1.62
10	STATE STREET BANK AND TRUST COMPANY 505103	103,954	1.54
	Total	3,781,922	56.13

*Percentages are rounded down to the second decimal place

Issued investment units: 6,737,121

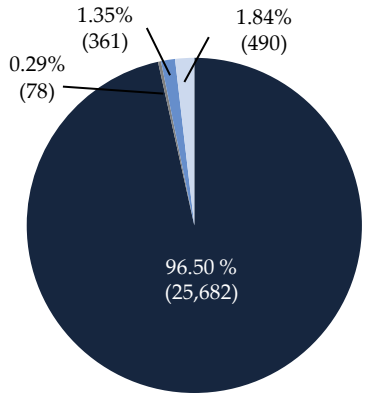
As of June 30, 2024

	Name	Number of units held	(%)
1	The Master Trust Bank of Japan, Ltd. (trust account)	1,270,238	18.85
2	Custody BANK of Japan, Ltd. (trust account)	1,218,303	18.08
3	The Nomura Trust and Banking Co., Ltd. (investment trust account)	352,046	5.22
4	JPMorgan Securities Japan Co., Ltd.	170,162	2.52
5	SSBTC CLIENT OMNIBUS ACCOUNT	169,823	2.52
6	THE NOMURA TRUST AND BANKING CO., LTD. AS THE TRUSTEE OF REPURCHASE AGREEMENT MOTHER FUND	133,756	1.98
7	FJODF GP INV HOLDINGS LLC	115,931	1.72
8	GOLDMAN SACHS INTERNATIONAL	109,491	1.62
9	STATE STREET BANKWEST CLIENT - TREATY 505234	108,759	1.61
10	JP MORGAN CHASE BANK 380072	102,464	1.52
	Total	3,750,973	55.67

Issued investment units: 6,737,121

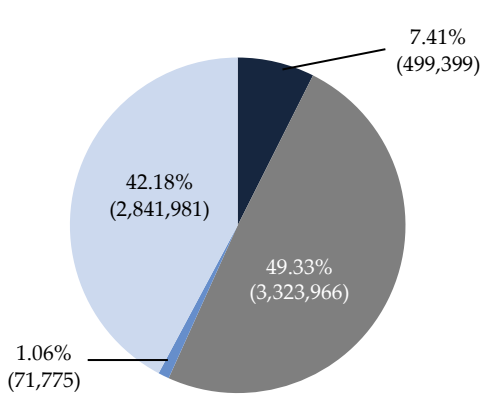
Unitholders Composition

＜Number of Unitholders＞



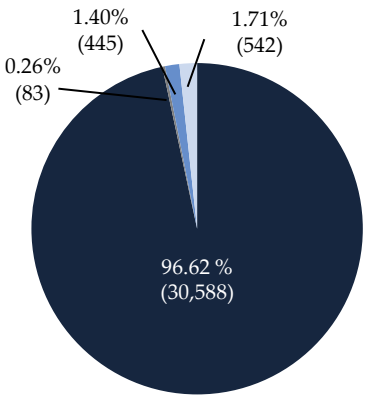
(Total 26,611)

＜Number of Units held by Unitholders＞



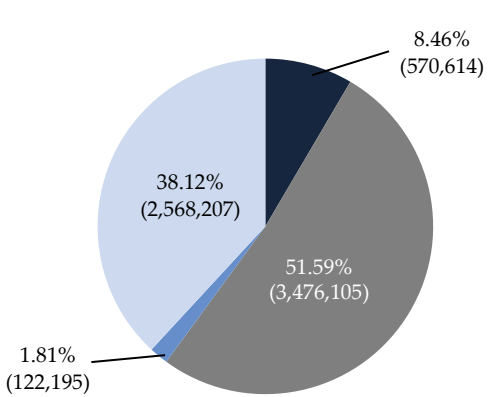
(Total : 6,737,121 units)

＜Number of Unitholders＞



(Total 31,658)

＜Number of Units held by Unitholders＞



(Total : 6,737,121 units)

Individuals | Financial Institutions (incl. Securities Companies) | Other Domestic Corporations | Foreign Companies, etc.

*Percentages are rounded down to second decimal place

Unit Price Information

Invincible
Investment Corporation



Source: TSE and Bloomberg
(Note 1) It shows the change in the price from January 4, 2013 until July 31, 2024
(Note 2) TSE REIT Index has been indexed, assuming the closing price of TSE REIT Index as of January 4, 2013 was the same as the closing price of INV unit on the same day

Disclaimer

This material is for informational purposes only and not for solicitation to invest in, or recommendation to buy, certain products of INV. You should consult with securities firms if you intend to purchase investment units of INV.

This material does not constitute or form a part of any disclosure document or an asset management report required by the Financial Instruments and Exchange Act of Japan or regulations thereunder, the Investment Trust and Investment Corporation Act of Japan or regulations thereunder, or the listing rules of the Financial Instruments Exchanges or other related rules and regulations.

This material contains forward-looking statements and these statements are based on certain assumptions and premises in consideration of the available information as of the date of this material; therefore there may be currently unknown risks and uncertainties in such statements. The contents of forward-looking statements are subject to such risks, uncertainties, assumptions and other factors. Accordingly, there is no assurance as to actual business performance, results of operations or financial conditions.

INV has given its attention that the information provided herein does not contain mistakes or omissions. However, there is no assurance given as to the accuracy, certainty or completeness, validity or fairness of any such information and such information is subject to revision or retraction without prior notice.

Consonant
Investment Management

INQUIRIES:

Consonant Investment Management Co., Ltd. (Asset Manager of INV)

Tel. +81-3-5411-2731