



June 28, 2016

For Translation Purposes Only

For Immediate Release

Issuer of real estate investment trust securities:

Invesco Office J-REIT, Inc.

6-10-1, Roppongi, Minato-ku Tokyo

Yoshifumi Matsumoto, Executive Director

(TSE code: 3298)

Asset Management Company:

Invesco Global Real Estate Asia Pacific, Inc.

Yasuyuki Tsuji, Representative in Japan

Inquiries: Hiroto Kai, Head of Portfolio Management Department

TEL. +81-3-6447-3395

### Notice Concerning Asset Acquisition (Silent Partnership Equity Interests)

Invesco Office J-REIT, Inc. (hereinafter referred to as, the "Investment Corporation") announces that Invesco Global Real Estate Asia Pacific, Inc. (hereinafter referred to as, the "Asset Management Company"), an asset management company that has been engaged to manage the Investment Corporation's assets, has decided today to acquire an asset (silent partnership equity interest, hereinafter referred to as the "Asset Scheduled for Acquisition") as described below.

#### 1. Overview of Acquisition

##### (1) The Asset Scheduled for Acquisition

: Equity interest in silent partnership that invests mainly in trust beneficiary interest of domestic real estate

(2) Name of Asset : Godo Kaisha Condor Property Silent Partnership Equity Interest (note 1)

(3) Real Estate in Trust : Kinshicho Prime Tower (note 2)

(4) Scheduled Investment Amount : ¥100 million (approximately 2.2% of total investment amount in the silent partnership)

(5) Scheduled Date of Silent Partnership Agreement : June 28, 2016

(6) Equity Interest Acquisition Date : June 29, 2016

(7) Funds for Acquisition : Cash on Hand

(8) Settlement Method : Payment in full on date of acquisition

(Note 1) The Asset Scheduled for Acquisition is a silent partnership equity interest (hereinafter referred to as the "Silent Partnership Equity Interest") operated by GK Condor Property (hereinafter referred to as the "GK"). For more details, please refer to "3. Details of the Asset Scheduled for Acquisition".

(Note 2) The GK is scheduled to acquire a trust beneficiary interest (hereinafter referred to as the "Trust Beneficiary Interest") having real estate in trust, which is mentioned above (hereinafter referred to as the "Property"), as primary asset in trust on June 30, 2016.

#### 2. Reason for Acquisition

The Asset Scheduled for Acquisition falls under the category of assets subject to asset management as provided for under the Articles of Incorporation of the Investment Corporation and conforms to the investment criteria of the Investment Corporation, and thus acquisition was determined based on the conclusion that the asset is appropriate for improvement of the portfolio quality from the standpoint of improving portfolio profitability and further diversification.

Note: This press release is a document for making a public announcement concerning the Investment Corporation's acquisition of asset and is not prepared for the purpose of solicitation of investment.

As a member of the silent partnership, the Investment Corporation expects to receive dividends as the investment profit backed by rental income, etc. In connection with the acquisition of the Silent Partnership Equity Interest, the Investment Corporation will be granted by the GK a preferential negotiation right concerning the acquisition of the Trust Beneficiary Interest (hereinafter referred to as the "Preferential Negotiation Right") (For more details of the Preferential Negotiation Right, please refer to "3. Details of the Asset Scheduled for Acquisition"). The Preferential Negotiation Right is deemed as a right owned by the Investment Corporation and shall not oblige the Investment Corporation to acquire the Trust Beneficiary Interest. Furthermore, as of the date hereof, the Investment Corporation has not determined to acquire the Trust Beneficiary Interest and there can be no assurance that the Investment Corporation will acquire the Trust Beneficiary Interest.

For the Acquisition, the Investment Corporation evaluated the points regarding the individual characteristic of the Property which are mentioned in "3. Details of the Asset Scheduled for Acquisition, (2) Overview of the Trust Beneficiary Interest, Characteristics of the Property".

Note: This press release is a document for making a public announcement concerning the Investment Corporation's acquisition of asset and is not prepared for the purpose of solicitation of investment.

### 3. Details of the Asset Scheduled for Acquisition

#### (1) Overview of the Silent Partnership Equity Interest

Operator	Godo Kaisha Condor Property	
Term of the silent partnership agreement	Until June 30, 2018(scheduled)	
Total amount of silent partnership equity	¥ 4,500 million (rounded off to one million yen)	
Overview of the silent partnership equity	Godo Kaisha Condor Property	
	Trust beneficiary interest in real estate in trust, etc. ¥ 15,500 million (note 1)(note2)	Non-recourse loans ¥ 11,000 million  Silent partnership equity, etc. (note 3) ¥ 4,500 million
	<p>(Note 1) The GK is scheduled to acquire the Trust Beneficiary Interest on June 30, 2016.</p> <p>(Note 2) The amount of the Trust Beneficiary Interest in real estate in trust, etc. mentioned above includes the cost of acquiring the Trust Beneficiary Interest, the establishment cost of silent partnership, and the reserve fund. The appraised value of the Property as of June 1, 2016 is 15,600 million yen.</p> <p>(Note 3) The Investment Corporation is scheduled to invest 100 million yen (approx. 2.2%) in the silent partnership equity, etc. The Investment Corporation and the Asset Management Company has no special relationship between the GK and other silent partnership members.</p> <p>(Note 4) Profound Investment Management Co., Ltd. is planned to be the asset manager of the GK.</p> <p>(Note 5) Mitsubishi UFJ Morgan Stanley Securities Co., Ltd. is planned to be the broker of the Silent Partnership Equity Interest.</p> <p>(Note 6) The amount of trust beneficiary interest in real estate in trust, etc. and silent partnership equity, etc. is rounded off to one million yen.</p> <p>Calculation Period : From January 1 to March 31; from April 1 to June 30; from July 1 to September 30; and from October 1 to December 31 of each year. However, the first calculation period shall commence from the date of Silent Partnership Agreement (June 28, 2016) to September 30, 2016, and in case the silent partnership agreement terminates, the termination date shall be the last date of the final calculation period.</p> <p>Distribution of Profit and Loss : The operator shall distribute the profits or the losses to the silent partners according to their respective investment ratio as of the end of each calculation period. The cumulative amount of losses distributed to the silent partners shall not exceed the outstanding investment amount.</p>	
Overview of the Preferential Negotiation Right	<p>(1) Contents of the Preferential Negotiation Right : It provides the Investment Corporation with the right to negotiate the acquisition of the Trust Beneficiary Interest prior to other potential buyers. In case that all of the exercise conditions of the Preferential Negotiation Right mentioned in (3) below are satisfied and both the GK and the Investment Corporation agree other details of the transaction, the Investment Corporation will be able to purchase the Trust Beneficiary Interest. However, the Investment Corporation is not obliged to acquire the Trust Beneficiary Interest.</p> <p>(2) Exercise period of the Preferential Negotiation Right (scheduled) From the date of acquisition of the Trust Beneficiary Interest by GK (scheduled to be June 30, 2016) to June 30, 2018.</p>	

Note: This press release is a document for making a public announcement concerning the Investment Corporation's acquisition of asset and is not prepared for the purpose of solicitation of investment.

	<p>(3) Exercise condition of the Preferential Negotiation Right</p> <ul style="list-style-type: none"> <li>• The purchase price shall be as follows, <ul style="list-style-type: none"> <li>i) in case of the closing date is until March 31, 2018 : the price need to be consented between the GK and the Investment Corporation under the range from 15,000 million yen to 15,185 million yen</li> <li>ii) in case of the closing date is from April 1, 2018 to June 30, 2018 : the price need to be consented between the GK and the Investment Corporation under the range from 15,000 million yen to 15,160 million yen</li> </ul> </li> <li>• The transaction date should be a business day within the term which the Investment Corporation can exercise the Preferential Negotiation Right.</li> </ul>
--	--

## (2) Overview of the Trust Beneficiary Interest

An overview of the Trust Beneficiary Interest is summarized in the table below.

An explanation of the descriptions in the respective sections of the table and the terms used therein is explained below unless otherwise stated. The descriptions in the table are as of the end of May, 2016 unless otherwise stated.

- a. The section “Appraised Value” states the appraised value as of June 1, 2016 as set forth in the real estate appraisal report of The Tanizawa Sōgō Appraisal Co., Ltd. and is rounded off to one million yen.
- b. Explanation of the section “Land”
  - (i) The section “Address” states the lot number as indicated in the registry. The section “Residential Address” states the residential address; in the case of a lack of residential address, the address of a building (in the case of two or more buildings, either of their addresses) as indicated in the registry is stated.
  - (ii) The section “Area” states the acreage as indicated in the registry and thus may not conform to the actual area. In addition, if the ownership structure is quasi-co-ownership, the acreage stated includes those of the other quasi-co-owners.
  - (iii) The section “Use Districts” states the type of use districts as specified under Item 1, Paragraph 1, Article 8 of the City Planning Act (Act No. 100 of 1968; including subsequent amendments thereto; hereinafter referred to as the “City Planning Act”).
  - (iv) The section “Building Coverage Ratio/ Floor Area Ratio” states the figures respectively determined according to the Building Standards Act (Act No. 201 of 1950; including subsequent amendments thereto), the City Planning Act and any other related laws and regulations.
  - (v) The section “Ownership Structure” states the types of rights owned by the trustee with respect to the Asset Scheduled for Acquisition.
- c. Explanation of the section “Building”
  - (i) The section “Date of Building” states the date of the new construction of the building as indicated in the registry.
  - (ii) The section “Structure/ Stories” states the structure as indicated in the registry and thus may not correspond to the actual structure. If the Asset Scheduled for Acquisition constitutes an exclusive use area of a condominium, the structure of the whole building is stated, not that of the exclusive uses area.
  - (iii) The section “Gross Floor Area” states the sum of the floor areas as indicated in the registry and thus may not correspond to the actual area. In addition, if the ownership structure is quasi-co-ownership, the gross floor area stated includes those of the other quasi-co-owners.
  - (iv) The section “Usage” states the major types from among those indicated in the registry and thus may not correspond to the actual types.

Note: This press release is a document for making a public announcement concerning the Investment Corporation's acquisition of asset and is not prepared for the purpose of solicitation of investment.

- (v) The section "Ownership Structure" states the types of rights owned by the trustee with respect to the Asset Scheduled for Acquisition.
- d. The section "PM Company" states the property management company to which property management operations are contracted out or planned to be contracted out as of the date hereof.
- e. The section "Master Lease Company" states the master lease company to which master lease operations are contracted out or planned to be contracted out as of the date hereof.
- f. The section "Rentable Area" states the total area of the floor areas of rentable offices, retails, residences and other spaces of the building from among the Asset Scheduled for Acquisition (including the areas of the said spaces in common or other spaces in the case of leasing them), exclusive of the rentable area of parking spaces and other land. The Rentable Area states the area set forth in the lease agreement or the area calculated based on the drawing of the building, etc., not the area as indicated in the registry, and thus may not correspond to the gross floor area as indicated in the registry. This section is stated based on information that was offered by the owner of the Asset Scheduled for Acquisition as of the end of May, 2016.
- g. The section "Leased Area" states the sum of the leased areas as of the end of May, 2016 set forth in each lease agreement for the Asset Scheduled for Acquisition, exclusive of the leased area of parking spaces and other land. In addition, in the case of a pass-through type master lease agreement (hereinafter referred to as, "pass-through type master lease agreement") for the Asset Scheduled for Acquisition, the area stated is the sum of the leased areas set forth in each lease agreements concluded with end tenants. In the case of a fixed master lease agreement in which a specific level of rent is received regardless of changes to the rent paid by end tenants (hereinafter referred to as, "fixed master lease agreement"), the sum of the leased areas set forth in the master lease agreement. This section is stated based on information that was offered by the owner of the Asset Scheduled for Acquisition as of the end of May, 2016.
- h. The section "Occupancy Ratio" states the ratio of the leased area to the rentable area of the Asset Scheduled for Acquisition and is rounded off to one decimal place. This section is stated based on information that was offered by the owner of the Asset Scheduled for Acquisition as of the end of May, 2016.
- i. The section "Total Number of Tenants" states the total number of tenants under the leases as set forth in each lease agreement for the Asset Scheduled for Acquisition as of the end of May, 2016. In the case of a pass-through type master lease agreement for the Asset Scheduled for Acquisition, the total number of end tenants is stated. If one tenant is renting several rent spaces, the said tenant shall be counted as one in the case where rented spaces are in the same property, but will be counted as several tenants in the case where the rented space covers several properties.
- j. The section "Monthly Rent" states the sum of monthly rent (including common area charges, excluding use fees for warehouses, signboards, parking spaces, etc.; any free rent as of following date shall not be considered) as set forth in each lease agreement executed with tenants in force as of the end of May, 2016 (limited to leases under which occupancy has already commenced as of this date) and is rounded off to one thousand yen. In the case of a pass-through type master lease agreement for the Asset Scheduled for Acquisition, the sum of the monthly rent (including common area charges, excluding use fees for warehouses, signboard, parking spaces, etc.; free rent as of the same date is not considered) as set forth in each lease agreement with end tenants (limited to leases under which occupancy has already commenced as of this date) is stated, rounded off to one thousand yen.
- k. The section "Security Deposit/ Key Money" states the sum of the security deposits/key monies (excluding use fees for warehouses, signboard, parking spaces, etc.; limited to security deposits/key monies of rent spaces) required under each lease agreement for the Asset Scheduled for Acquisition (limited to leases under which occupancy has already commenced) as of the end of May, 2016, rounded off to one thousand yen. In the case of a pass-through type master lease

Note: This press release is a document for making a public announcement concerning the Investment Corporation's acquisition of asset and is not prepared for the purpose of solicitation of investment.

agreement for the Asset Scheduled for Acquisition, the sum of the security deposits/key monies (excluding use fees for warehouses, signboard, parking spaces, etc.; limited to security deposits/key monies of rent spaces) under the leases executed with the end tenants (limited to leases under which occupancy has already commenced as of the same date) is stated, rounded off to one thousand yen.

- I. The section “Special Comments” states the matters deemed important regarding the rights for the Asset Scheduled for Acquisition, the use of them, etc., as well as the matters considered important with regard to the impact on appraised value, profitability and disposal of them.

Property Name		Kinshicho Prime Tower
Type of Specified Asset		Trust beneficiary interest
Trustee		Mitsubishi UFJ Trust and Banking Corporation
Expiry Date of Trust		June 30, 2026
Appraised Value		¥ 15,600 million
Appraisal Company		The Tanizawa Sōgō Appraisal Co., Ltd.
Land	Address	1-5-10, Kameido, Koutou-ku, Tokyo and 9 other parcels of land
	(Residential Address)	1-5-7, Kameido, Koutou-ku, Tokyo
	Area	7,413.46 sqm
	Use Districts	Commercial District, Light-Industrial District (Note)
	Building Coverage Ratio/ Floor Area Ratio	80%・60%／700%・300%(Note)
	Ownership Structure	Ownership
Building	Date of Building	June 6, 2016
	Structure/ Stories	Steel, steel-framed reinforced concrete with flat roof, 17 stories above ground and 1 story below ground
	Gross Floor Area	28,789.18 sqm
	Usage	Office, retail, parking
	Ownership Structure	Ownership
Collateral		None
PML		2.79% (calculated by Sompo Risk Management & Health Care, Inc.)
PM Company		XYMAX ALPHA Corporation
Master Lease Company		Not applicable
Leasing Situation		
	Rentable Area	17,614.51 sqm
	Leased Area	17,175.73 sqm
	Occupancy Ratio	97.5%
	Total Number of Tenants	16
	Monthly Rent (inclusive of common area charges)	74,469 thousand yen
	Security Deposit/ Key Money	583,375 thousand yen
Special Comments		A portion of the land of the Property (118.57 sqm) has been leased to the Kameido 1-chome Community Association for owning a meeting hall, without compensation.

(Note) Within 20m from the intersection of Keiyo Road which is on the north corner of the Property, the land is classified as commercial district. Therefore, building coverage ratio of 80% and floor area ratio of 700% are applied to the part of the land. Beyond 20m from the intersection of Keiyo Road mentioned above, the land is classified as light-industrial district. Thus, building coverage ratio of 60% and floor area ratio of 300% are applied to that part. The Property is built under the comprehensive design permission and in return of creating the public open space around the building, it is permitted that the floor area ratio is added by 70.01%.

Note: This press release is a document for making a public announcement concerning the Investment Corporation's acquisition of asset and is not prepared for the purpose of solicitation of investment.

<b>Characteristics of the Property</b>	
<ul style="list-style-type: none"> <li>- Kinshicho area, where the Property is located, is considered to be the center of the Joutou area, the east side of Tokyo, from old times. It has good access to central business district, approximately 6 minutes to Akihabara station by the JR Sobu Line, approximately 8 minutes to Tokyo station by the JR Sobu Line (Rapid Service), approximately 12 minutes to Otemachi station by the Tokyo Metro Hanzomon Subway line. Also, the JR Sobu Line (Rapid Service) connects to the JR Yokosuka line, so it provides direct access to Shinbashi station or Shinagawa station without changing trains. Since the area has high accessibility among office areas in Tokyo metropolitan wards other than the 5 central wards, the Property is expected to capture not only the office demand for headquarters but also for back-offices or call centers.</li> <li>- Furthermore, as the area has good railway as above and expressway network, there is a demand for sales offices in this area and the adjacent area including west side of Chiba prefecture such as Urayasu, Ichikawa, Funabashi etc. Accordingly, the Property can attract the demand for not only the head office but also sales offices.</li> <li>- The Property is 7 minutes walking distance from the nearest station, and is separated from the bustling areas around the station. It is highly evaluated by the tenants who are seeking for the spaces purely for the office. In addition, it has good car access.</li> <li>- The Property is an office tower with 17 stories with 1 basement floor and has a parking lot which can accommodate 113 cars. Total floor area is 28,789.18 sqm (approximately 8,709 tsubo). Standard floor area is approximately 998.35 sqm (approximately 302 tsubo). The regular shaped office floor without pillars provides flexible layout and shows high competitiveness in size. The office floor contains the standard level of equipment such as independent air conditioning, ceiling height of 2,600 mm, and a number of electric outlets on the floor of 100mm height. Also, the common area was upgraded, as there was a renovation work completed in 2014.</li> </ul>	

#### 4. Overview of the operator of the silent partnership (the GK)

Name	Godou Kaisha Condor Property
Address	2-7-1, Nihonbashi, Chuo-ku, Tokyo
Title/ Name of Representative	General Incorporated Associations Condor Property, Functional Manager, Takahito Idesawa
Nature of business	1. Acquisition, holding, sale of real estate trust beneficiary rights 2. Acquisition, holding, sale, leasing and management of real estate 3. All operations pertaining to or associated with each of business listed above
Stated Capital	100,000 yen
Date of Establishment	June 6, 2016
<b>Relationship with the Investment Corporation or the Asset Management Company</b>	
Capital relations	This company has no capital relations with the Investment Corporation or the Asset Management Company that requires disclosure. Also, parties related to this company and the company's affiliates have no capital relations with related parties and affiliated companies of the Investment Corporation or the Asset Management Company that requires disclosure.
Personnel relations	This company has no personnel relations with the Investment Corporation or the Asset Management Company that requires disclosure. Also, parties related to this company and the company's affiliates have no personnel relations with related parties and affiliated companies of the Investment Corporation or the Asset Management Company that requires disclosure.
Business relations	This company has no business relations with the Investment Corporation or the Asset Management Company that requires disclosure. Also, parties related to this company and the company's affiliates have no business relations with related parties and affiliated companies of the Investment Corporation or the Asset Management Company that requires disclosure.
Circumstances applicable to related parties	This company is not a related party to the Investment Corporation or the Asset Management Company. Also, parties related to this company and the company's affiliates are not related parties to the Investment Corporation or the Asset Management Company.

Note: This press release is a document for making a public announcement concerning the Investment Corporation's acquisition of asset and is not prepared for the purpose of solicitation of investment.

#### 5. Transaction with Related Parties

Neither the GK nor the owner of the Trust Beneficiary Interest is a related party of the Investment Corporation or the Asset Management Company.

#### 6. Acquisition Schedule

Decision date for acquisition	June 28, 2016
Date of execution of silent partnership agreement	June 28, 2016 (scheduled)
Date of equity investment in silent partnership	June 29, 2016 (scheduled)
Trust Beneficiary Interest transfer date	June 30, 2016 (scheduled)

#### 7. Future Outlook

The Asset Management Company expects that the acquisition of the Asset Scheduled for Acquisition will not have a significant impact on the Investment Corporation's performance. Therefore, there are no changes to the forecasted investment management performance for the fiscal period ending October 31, 2016 (from May 1, 2016 to October 31, 2016) which was announced on June 15, 2016.

Note: This press release is a document for making a public announcement concerning the Investment Corporation's acquisition of asset and is not prepared for the purpose of solicitation of investment.



## 8. Overview of Appraisal Report

Property Name	Kinshicho Prime Tower
Appraised Value	15,600,000 thousand yen
Appraisal Company	The Tanizawa Sōgō Appraisal Co., Ltd.
Effective Date of Appraisal	June 1, 2016

(thousand yen)		
Items	Content	Overview, etc.
Value indicated by income approach	15,600,000	Calculated the value by associating the value using the DCF Method with that using the Direct Capitalization Method as its examination.
Value based on the Direct Capitalization Method	15,700,000	Assessment made by capitalizing the standard and stable net profit ("the standardized net profit") with the capitalization rate
(1) Operational profits ((a) – (b))	968,158	
(a) Potential gross earnings	1,025,199	Assessment made based on appropriate rent that can be acknowledged as being stable over the medium to long term.
(b) Losses from vacancy, etc.	57,041	Assessment made based on an appropriate occupancy ratio that can be acknowledged as being stable over the medium to long term.
(2) Operational expenses	254,123	
Maintenance and management expenses/property management fee (Note)	91,580	Assessment made based on price estimate for the Property and by verifying the levels of maintenance and management expenses of comparable real estate.
Utility expenses	46,525	Assessment made based on actual figures from past fiscal years and utilities expenses paid for comparable real estate.
Repair expenses	19,000	Assessment made by taking into account the average annual amount for repairs and renewals in the engineering report and repair expenses paid for comparable real estate.
Tenant advertising expenses	8,842	Assessment made based on price estimate for the Property and incurred to advertise for tenants for comparable real estate.
Taxes and public dues	85,257	Assessment made based on a land/house collective ledger for fiscal 2015.
Non-life insurance premium	1,950	Assessment made based on price estimate for the Property and insurance premium paid for comparable real estate.
Other expenses	968	Assessment made based on actual figures from past fiscal years and other expenses paid for comparable real estate.
(3) Operational net profit (NOI=(1) – (2))	714,035	
(4) Investment profits from lump-sum payment	12,055	Assessed investment return by pegging the yield on investment at 2.0%.
(5) Capital outflows	49,400	Assessment made by taking into consideration the average annual amount for repairs and capital outflows paid for comparable real estate
(6) Net profit (NCF=(3)+(4) – (5))	676,690	
(7) Capitalization Rate	4.3%	Assessment made by mainly the yield of transactions with comprehensively considering the property's location, uniqueness and net profit fluctuations.
Value based on the DCF Method	15,600,000	
Discount rate	4.3%	Assessment made by estimating the base yield by build-up approach based on yields of financial products and taking into consideration risks the subject property.
Terminal Capitalization Rate	4.5%	Assessment made based on the capitalization rate by taking into account future uncertainties.
Value indicated by cost approach	19,900,000	
Land to value ratio	86.3%	
Building to value ratio	13.7%	
Other items that the appraisal company noticed during the appraisal	Nothing specific	

(Note) The sum of the management and maintenance expense and the property management fee is stated because disclosure of individual numbers for the management and maintenance expense as well as the property management fee for this property poses a risk of obstructing the efficient operations of the Investment Corporation and consequently hurting the unitholders' profitability as it will affect other transactions with parties to whom building management operations and property management operations are contracted out and impact the relationship between these parties and the Investment Corporation.

Note: This press release is a document for making a public announcement concerning the Investment Corporation's acquisition of asset and is not prepared for the purpose of solicitation of investment.

- \* This material will be distributed to the Kabuto Club, the kisha club of the Ministry of Land, Infrastructure, Transport and Tourism, and the kisha club specializing in construction of the Ministry of Land, Infrastructure, Transport and Tourism.
- \* Website address for the Investment Corporation: <http://www.invesco-reit.co.jp/en/>

<Attached Materials>

Reference Information 1: Picture of the Property and map

Reference Information 2: List of Portfolios (including information on the Asset Scheduled for Acquisition)

Note: This press release is a document for making a public announcement concerning the Investment Corporation's acquisition of asset and is not prepared for the purpose of solicitation of investment.

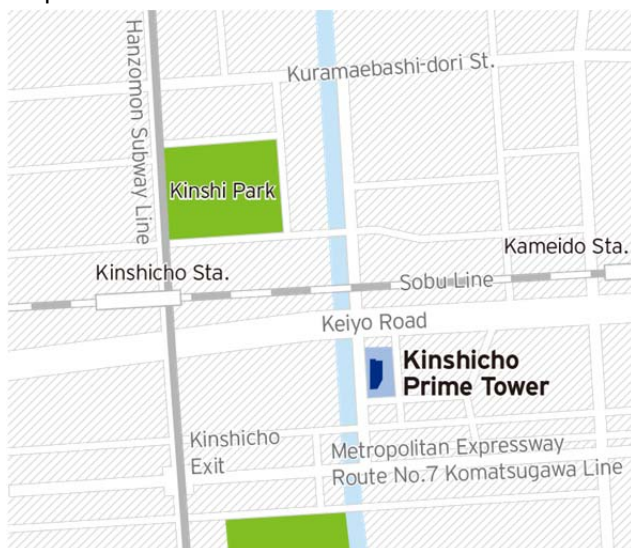
<Attached Materials>

Reference Information 1:

Picture of Kinshicho Prime Tower



Map



Note: This press release is a document for making a public announcement concerning the Investment Corporation's acquisition of asset and is not prepared for the purpose of solicitation of investment.

Reference Information 2: List of Portfolios (including information on the Asset Scheduled for Acquisition)

Overview of Portfolio

Property Number	Property Name	Address	(Scheduled) Purchase Price (million yen) (Note 1)	Investment Share (%) (Note 2)	Appraised Value (million yen) (Note 3)	Total Number of Tenants (Note 4)	(Scheduled) Acquisition Date
1	Ebisu Prime Square	Shibuya-ku, Tokyo	25,014	16.2	27,538	93	June 6, 2014
2	Harumi Island Triton Square Office Tower Z	Chuo-ku, Tokyo	9,300	6.0	10,900	1	June 6, 2014
3	CS TOWER/ CS TOWER ANNEX	Taito-ku, Tokyo	13,700	8.9	15,700	24	June 6, 2014
4	Queen's Square YOKOHAMA	Yokohama,-shi Kanagawa	16,034	10.4	17,700	98	September 30, 2014
5	NAGOYA PRIME CENTRAL TOWER (Note 5)	Nagoya-shi, Aichi	14,600	9.5	17,900	40	June 6, 2014
6	Tokyo Nissan Nishi-Gotanda Building	Shinagawa-ku, Tokyo	6,700	4.3	7,290	8	May 11, 2015
7	ORTO Yokohama	Yokohama-shi, Kanagawa	13,000	8.4	14,300	22	June 1, 2015
8	Nishi-Shinjuku KF Building	Shinjuku-ku, Tokyo	6,600	4.3	7,010	17	June 30, 2015
9	Shinagawa Seaside East Tower	Shinagawa-ku, Tokyo	25,066	16.3	26,400	17	June 1, 2016
10	Akiba CO Building	Chiyoda-ku, Tokyo	8,078	5.2	9,110	1	June 1, 2016
11	Sun Towers Center Building	Setagaya-ku, Tokyo	6,615	4.3	7,070	13	June 1, 2016
12	Sendai Honcho Building	Sendai-shi, Miyagi	5,000	3.2	5,200	34	June 1, 2016
13	Hakata Prime East	Fukuoka-shi, Fukuoka	4,500	2.9	4,590	19	June 1, 2016
Total (for the thirteen properties)			154,207	100.0	170,708	387	

-	Godo Kaisha Hawk Property Silent Partnership Equity Interest (Note6)	-	100	-	-	-	November 10, 2015
-	Godo Kaisha Eagle Property Silent Partnership Equity Interest (Note6) (Note7)	-	100 (Note7)	-	-	-	February 17, 2016 March 17, 2016
-	Godo Kaisha Falcon Property Silent Partnership Equity Interest (Note6)	-	100	-	-	-	March 24, 2016
-	Godo Kaisha Condor Property Silent Partnership Equity Interest	-	100	-	-	-	June 29, 2016

Note: This press release is a document for making a public announcement concerning the Investment Corporation's acquisition of asset and is not prepared for the purpose of solicitation of investment.

- (Note 1) “(Scheduled) Purchase Price” states the purchase price for the relevant acquired assets as set forth in the sale and purchase agreement or the investment amount for the relevant asset scheduled for acquisition as described in the silent partnership agreement, and is rounded off to the nearest million yen. The purchase price is exclusive of national and local consumption taxes and the costs of acquisition.
- (Note 2) “Investment Share” states the ratio of each purchase price, excluding the silent partnership equity interest, to the total purchase price and is rounded off to the first decimal place. As a result, the total may not add up to 100%.
- (Note 3) “Appraised Value” states the appraised value set forth in a real estate appraisal report and is rounded off to the nearest million yen.
- (Note 4) “Total Number of Tenants” states the number of tenants under the leases as set forth in the individual leases for the acquired assets as of June 1, 2016, unless otherwise stated. If a pass-through type master lease agreement has been concluded for the acquired assets, the total number of end tenants is stated. Also, the number stated is based on valid leases as of June 1, 2016, even if requests have been filed that deem leases associated with end tenants to be invalid or to be cancelled, or rent payments have not been made. If one tenant rents several rent spaces, the said tenant shall be counted as one tenant if the rented spaces are in the same building; and if one tenant rents several spaces of several assets, the said tenant shall be counted as multiple tenants.
- (Note 5) Regarding NAGOYA PRIME CENTRAL TOWER, the Investment Corporation holds sectional ownership rights and also owns the common areas as stated under the bylaw and those in the housing complex, but as per the master lease, all rent and other payments for the office building and the parking garage building (spaces for common use in the office building) are totaled by the master lease company so that distribution can be received based on the ratio of area stated for exclusive use. For this reason, the “Total Number of Tenants” stated is for all the buildings.
- (Note 6) According to the sale of owned assets from the operators of each silent partnership to the Investment Corporation on June 1, 2016, the Godo Kaisha Hawk Property Silent Partnership Equity Interest, the Godo Kaisha Eagle Property Silent Partnership Equity Interest and the Godo Kaisha Falcon Property Silent Partnership Equity Interest are to be redeemed.
- (Note 7) Purchase price for the Godo Kaisha Eagle Property Silent Partnership Equity Interest mentioned above is the total amount of 46.5 million yen which the Investment Corporation acquired on February 17, 2016 and 53.5 million yen which the Investment Corporation acquired on March 17, 2016.

Note: This press release is a document for making a public announcement concerning the Investment Corporation's acquisition of asset and is not prepared for the purpose of solicitation of investment.