

August 30, 2021

For Immediate Release

Issuer of real estate investment trust securities:

Invesco Office J-REIT, Inc.  
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Ryukichi Nakata, Executive Director

(TSE code: 3298)

Asset management company:

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Notice Concerning Change in Property Management Company and Master Lease Company

Invesco Office J-REIT, Inc. (hereinafter referred to as the "Investment Corporation") announces that there are to be changes (hereinafter referred to as the "Change") in the property management company (hereinafter referred to as the "PM Company") and the master lease company (hereinafter referred to as the "ML Company") for the 2 assets under its management (hereinafter referred to as the "Properties").

1. Overview of the Change

The Change is to be made with regards to the entrusted properties which the Investment Corporation owns the beneficiary interests as described below. As of today, the change in ML Company only applies to Nishi-Shinjuku KF Building.

Property number	Property name	Current PM Company (Before the Change)	New PM Company (After the Change)	Scheduled date of the change
8	Nishi-Shinjuku KF Building (Note)	XYMAX ALPHA Corporation	The Sankei Building Management Co., Ltd.	September 1, 2021
11	Sun Towers Center Building	MS Building Support Co., Ltd.	The Sankei Building Management Co., Ltd.	October 1, 2021

(Note) In accordance with the change in the PM Company, the ML Company of "Nishi-Shinjuku KF Building" is to be changed to THE SANKEI BUILDING CO., LTD from XYMAX ALPHA Corporation.

2. Reason for the Change

In terms of centralizing the PM Company and ML Company as well as the cost reduction, the Investment Corporation reviewed the contractors of the Properties. When such reviewing, the Investment Corporation has decided whether to change contractors considering the various factors comprehensively, such as the historical track record of each company as a property management company of the Investment Corporation's assets, capability of executing business, ability to respond in emergency cases and the fee level. By the Change, the Investment Corporation expects the management and operation of the Property to be more efficient and more reasonable.

Note: This press release is a document for making a public announcement relating to the change in property management company and master lease company, and is not prepared for the purpose of solicitation of investment.
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### 3. Overview of New Consignee

(1)	Company Name	The Sankei Building Management Co., Ltd.
(2)	Location	2-3-11 Kanda-Surugadai, Chiyoda-ku, Tokyo
(3)	Representative	President & CEO Masayuki Okamoto
(4)	Description of Business	Building management, property management, construction management, apartment management and real estate solution business
(5)	Capital	JPY 6,000 million
(6)	Established	March 29, 1977
(7)	Major shareholder and its ownership	100% owned by THE SANKEI BUILDING CO., LTD
(8)	Relations between the Investment Corporation and the Asset Management Company	
	Capital relations	This company has no capital relations with the Investment Corporation or the Asset Management Company requiring disclosure.
	Personnel relations	This company has no personnel relations with the Investment Corporation or the Asset Management Company requiring disclosure.
	Transactional relations	With respect to Nishi-Shinjuku Prime Square (Note) and Prime Tower Shin-Urayasu which are the entrusted real estate owned by the Investment Corporation, this company entered into the property management agreement with the trustees. Other than that, this company has no transactional relations with the Investment Corporation or the Asset Management Company requiring disclosure.
	Status of Classification as Related Party	This company is not a related party of the Investment Corporation or the Asset Management Company.

(Note) As stated in "Notice Concerning Change in Property Management Company" on July 30, 2021, the PM Company of "Nishi-Shinjuku Prime Square" is to be changed to XYMAX ALPHA Corporation from The Sankei Building Management Co., Ltd. on October 1, 2021.

### 4. Future outlook

The impact on the Investment Corporation's performance by the Change is expected to be insignificant.

With regards to the forecasts of investment management performance of the Investment Corporation, please refer to the press release "Notice concerning the Forecasts of Investment Management Performance and the Estimated Distribution per Unit in line with the Change in Fiscal Period and Closing Date" announced today.

\* Website address for the Investment Corporation: <http://www.invesco-reit.co.jp/en/>

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