

May 11, 2021

For Immediate Release

Issuer of real estate investment trust securities:

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Ryukichi Nakata, Executive Director

(TSE code: 3298)

Asset Management Company:

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Notice Concerning the Amendment of Conditions of Tender Offer by Starwood Capital Group

Invesco Office J-REIT, Inc. (hereinafter referred to as the "Investment Corporation") hereby announces that, with respect to the tender offer (hereinafter referred to as the "Tender Offer") by 101 LPS, SDSS Investco Limited, SDSS K Investco Limited, SSF U.S. Investco S, L.P., SSF U.S. Investco C, L.P., and SOF-11 International Investco Limited, managed by the Starwood Capital Group, (hereinafter referred to collectively or individually the "Tender Offeror") for all of the issued and outstanding investment units of the Investment Corporation, the Tender Offeror filed the "Public Notice of Amendment of Tender Offer Conditions" and "Amendment to Tender Offer Registration Statement" on May 10, 2021 and amended the Tender Offer purchase price and the minimum number of share certificates, etc. to be purchased as follows. The underlined portions indicate the amendment.

As stated in "Notice concerning the Statement of Opinion (Opposition) on Tender Offer by Starwood Capital Group" dated May 6, 2021, the Investment Corporation opposes the Tender Offer.

The Investment Corporation asks its unitholders not to tender their investment units in the Tender Offer, and asks its unitholders who have already tendered their investment units in the Tender Offer to immediately terminate the agreement pertaining to the Tender Offer.

1. Tender Offer Purchase Price
(Before Amendment)
JPY 20,000 per investment unit

(After Amendment)
JPY 21,750 per investment unit

2. Number of Share Certificates, Etc. to Be Purchased
(Before Amendment)

Type of Share Certificates, Etc.	Number of Share Certificates, Etc. to be purchased	Minimum number of Share Certificates, Etc. to be purchased	Maximum number of Share Certificates, Etc. to be purchased
Investment Units	8,278,571 (Units)	<u>5,344,355</u> (Units)	—
Total	8,278,571 (Units)	<u>5,344,355</u> (Units)	—

(After Amendment)

Type of Share Certificates, Etc.	Number of Share Certificates, Etc. to be purchased	Minimum number of Share Certificates, Etc. to be purchased	Maximum number of Share Certificates, Etc. to be purchased
Investment Units	8,278,571 (Units)	<u>4,341,133</u> (Units)	—
Total	8,278,571 (Units)	<u>4,341,133</u> (Units)	—

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