



February 16, 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 Eagle Property Silent Partnership Equity Interest (note 1)

(3) Real Estate in Trust

: Sendai Honcho Building (note 2)

(4) Scheduled Investment Amount

: ¥46.5 million (approximately 2.8% of total investment amount in the silent partnership)

(5) Scheduled Date of Silent Partnership Agreement

: February 16, 2016

(6) Equity Interest Acquisition Date

: February 17, 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 Eagle 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 February 18, 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 following points regarding the individual characteristic of the Property.

(1) Location

The Property is located on the corner of Higashi-Nibancho-dori Street and Hirose-dori Street, and has very good public transport networks.

The Property has high visibility as it faces to the main street and locates on the corner. The Property is highly evaluated, because the windows of the office floors face to south east side of the Property and it commands an overlooking view of the crossroads. The Property is located in the central business district with good access to the station and high visibility, its location is highly regarded.

(2) Characteristics

Total floor area of the building is approximately 13,050sqm, and the standard office floor area is approximately 612sqm, so that the Property boasts a considerably large floor size area for an office building. The floor is rectangle-shaped. Its use efficiency and flexible layout are considered to be favorable.

There are many small sized tenants in Sendai area. The minimum floor size of the Property is 80sqm and it can provide flexible spaces to small tenants. The Property can offer spaces for various tenants seeking for wide space to small space.

The office floor contains the standard level of equipment in Sendai area, such as independent air conditioning and floor load capacity of 300 kg/sqm.

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 Eagle Property	
Term of the silent partnership agreement	Until January 31, 2018(scheduled)	
Total amount of silent partnership equity	¥ 1,650 million (rounded off to one million yen)	
Overview of the silent partnership equity	Godo Kaisha Eagle Property	
	Trust beneficiary interest in real estate in trust, etc. ¥ 5,450 million (note 1)(note2)	Non-recourse loans ¥ 3,800million Silent partnership equity, etc. (note 3) ¥ 1,650 million
	<p>(Note 1) The GK is scheduled to acquire the Trust Beneficiary Interest on February 18, 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 January 31, 2016 is ¥ 5,200 million.</p> <p>(Note 3) The Investment Corporation is scheduled to invest 46.5 million yen (approx. 2.8%) 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 : February 1 to April 30; May 1 to July 31; August 1 to October 31; and November 1 to January 31 of each year. However, the first calculation period shall commence from the date of Silent Partnership Agreement (February 16, 2016) to July 31, 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 February 18, 2016) to January 31, 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"> • The purchase price of the Trust Beneficiary Interest is 5,000 million yen (excluding consumption tax). • The transaction date should be a business day within the term which the Investment Corporation can exercise the Preferential Negotiation Right.
--	---

(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 January, 2016 unless otherwise stated.

- a. The section “Appraised Value” states the appraised value as of January 31, 2016 as set forth in the real estate appraisal report of Japan Real Estate Institute 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.
 - (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.

<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>
--

- 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 January, 2016.
- g. The section “Leased Area” states the sum of the leased areas as of the end of January, 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 January, 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 January, 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 January, 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 January, 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 January, 2016, 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 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.

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.

- 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		Sendai Honcho Building
Type of Specified Asset		Trust beneficiary interest
Trustee		Sumitomo Mitsui Trust Bank, Limited
Expiry Date of Trust		February 28, 2026
Appraised Value		¥ 5,200 million
Appraisal Company		Japan Real Estate Institute
Land	Address	2-3-8 Honcho, Aoba-ku, Sendai, Miyagi and 2 other parcels of land
	(Residential Address)	2-3-10, Honcho, Aoba-ku, Sendai, Miyagi
	Area	1,995.04 sqm
	Use Districts	Commercial District
	Building Coverage Ratio/ Floor Area Ratio	80%/600%
	Ownership Structure	Ownership
Building	Date of Building	November 26, 1984
	Structure/ Stories	Steel-framed reinforced concrete with flat roof, 12 stories above ground and 1 story below ground
	Gross Floor Area	13,049.82 sqm
	Usage	Office, retail
	Ownership Structure	Ownership
Collateral		None
PML		2.66% (calculated by Sompo Japan Nipponkoa Risk Management Inc.)
PM Company		Mitsui Fudosan Building Management Co., Ltd.
Master Lease Company		Not applicable
Leasing Situation		
	Rentable Area	8,881.35 sqm
	Leased Area	8,225.44 sqm
	Occupancy Ratio	92.6%
	Total Number of Tenants	34
	Monthly Rent (inclusive of common area charges)	26,778 thousand yen
	Security Deposit/ Key Money	211,163 thousand yen
Special Comments		A superficies right has been created on part of the land of the Property so that Sendai city may possess express railway facilities.

Characteristics of the Property

- The Property is located on the corner of Higashi-Nibancho-dori Street and Hirose-dori Street, and one minute walk from Hirose-dori subway station, on Namboku line of Sendai City Subway. The Property has very good access to railway networks as Hirose-dori station connects to JR Sendai Station by subway.
- The Property has high visibility as it faces to the main street and locates on the corner. The Property is highly evaluated, because the windows of the office floors face to south east side of the Property and it commands an overlooking view of the crossroads. The Property is located in the central business district with good access to the station and high visibility, its location is highly regarded. Also, the Property attracts to the companies doing business with public offices as it is located within walking distance from Sendai Government office complex (7 minute walk), Miyagi prefectural government's office (8minute walk), and Sendai city hall (10 minute walk).
- Total floor area of the building is approximately 13,050sqm, and the standard office floor area is approximately 612sqm, so that the Property boasts a considerably large floor size area for an office building. The floor is rectangle-shaped. Its use efficiency and flexible layout are considered to be favorable.
- In Sendai area, where there are many small sized tenants, tenants tend to ask owners to divide floor into smaller size. The minimum floor size of the Property is 80sqm and it can provide flexible spaces to small tenants. The Property can offer spaces for wide range of tenants seeking for both wide and small space.
- The office floor contains the standard level of equipment in Sendai area, such as independent air conditioning and floor load capacity of 300 kg/sqm.

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.

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

Name	Godou Kaisha Eagle Property
Address	Nihonbashi 1-Chome Building, 1-4-1, Nihonbashi, Chuo-ku, Tokyo
Title/ Name of Representative	General Incorporated Associations Eagle Property, Functional Manager, Takanori Mishina
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	August 23, 2013
Relationship with the Investment Corporation or the Asset Management Company	
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.

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	February 16, 2016
Date of execution of silent partnership agreement	February 16, 2016 (scheduled)
Date of equity investment in silent partnership	February 17, 2016 (scheduled)
Trust Beneficiary Interest transfer date	February 18, 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 April 30, 2016 (from November 1, 2015 to April 30, 2016) which was announced on December 15, 2015.

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	Sendai Honcho Building
Appraised Value	5,200,000 thousand yen
Appraisal Company	Japan Real Estate Institute.
Effective Date of Appraisal	January 31, 2016

(thousand yen)		
Items	Content	Overview, etc.
Value indicated by income approach	5,200,000	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	5,290,000	Assessment made by capitalizing the standardized that can be acknowledged as being stable over the medium to long term with the capitalization rate
(1) Operational profits ((a) – (b))	426,816	
(a) Potential gross earnings	441,896	Assessment made based on appropriate rent that can be acknowledged as being stable over the medium to long term.
(b) Losses from vacancy, etc.	15,080	Assessment made based on an appropriate occupancy ratio that can be acknowledged as being stable over the medium to long term.
(2) Operational expenses	139,602	
Maintenance and management expenses/property management fee (Note)	39,013	Maintenance and management expenses assessed based on actual figures from past fiscal years and by verifying the levels of maintenance and management expenses of comparable real estate. Property management fees are assessed based on expected terms of property management agreement as well as property management fees paid for comparable real estate.
Utility expenses	46,940	Assessment made based on utilities expenses paid for comparable real estate.
Repair expenses	11,121	Assessment made by taking into account the average annual amount for repairs and renewals in the engineering report and divided it into repair expenses and capital outflows...
Tenant advertising expenses	3,157	Assessment made based on expense levels incurred to advertise for tenants for comparable real estate.
Taxes and public dues	38,270	Assessment made based on a land/house collective ledger for fiscal 2015.
Non-life insurance premium	1,101	Assessment made based on insurance premium paid for comparable real estate.
Other expenses	0	No other expenses that should be specifically considered as other expenses.
(3) Operational net profit (NOI=(1) – (2))	287,214	
(4) Investment profits from lump-sum payment	4,929	Assessed investment return by pegging the yield on investment at 2.0%.
(5) Capital outflows	27,430	Assessment made by taking into consideration the average annual amount for repairs and renewals in the engineering report and divided it into repair expenses and capital outflows..
(6) Net profit (NCF=(3)+(4) – (5))	264,713	
(7) Capitalization Rate	5.0%	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	5,100,000	
Discount rate	4.8%	Assessment made by taking into consideration capitalization rate of comparable real estate assets owned by other J-REITs, result of investor research, actual transactions of comparable real estate as well as yields on financial assets after incorporating the characteristics of real estate.
Terminal Capitalization Rate	5.2%	Assessment made by taking into account the characteristics, future uncertainties, liquidity, marketability, among other factors, of the net profit by utilizing the capitalization rate.
Value indicated by cost approach	4,590,000	
Land to value ratio	80.8%	
Building to value ratio	19.2%	
Other items that the appraisal company noticed during the appraisal	Nothing specific	

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) 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.

- * 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 Sendai Honcho Building



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	23.8	26,901	89	June 6, 2014
2	Harumi Island Triton Square Office Tower Z	Chuo-ku, Tokyo	9,300	8.9	10,900	1	June 6, 2014
3	CS TOWER/ CS TOWER ANNEX	Taito-ku, Tokyo	13,700	13.1	15,300	23	June 6, 2014
4	Queen's Square YOKOHAMA	Yokohama, Kanagawa	16,034	15.3	17,700	99	September 30, 2014
5	NAGOYA PRIME CENTRAL TOWER (Note 5)	Nagoya, Aichi	14,600	13.9	16,800	40	June 6, 2014
6	Tokyo Nissan Nishi-Gotanda Building	Shinagawa-ku, Tokyo	6,700	6.4	7,160	7	May 11, 2015
7	ORTO Yokohama	Yokohama, Kanagawa	13,000	12.4	14,000	22	June 1, 2015
8	Nishi-Shinjuku KF Building	Shinjuku-ku, Tokyo	6,600	6.3	6,840	17	June 30, 2015
Total (for the eight properties)			104,948	100.0	115,601	298	

-	Godo Kaisha Hawk Property Silent Partnership Equity Interest	-	100	-	-	-	November 10, 2015
-	Godo Kaisha Eagle Property Silent Partnership Equity Interest	-	46	-	-	-	February 17, 2016

(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 the end of December, 2015, 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 the end of December, 2015, 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: 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.