



For Translation Purposes Only

March 14, 2018

For Immediate Release

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Notice Concerning Revisions to the Forecast of Cash Distributions per Unit for the Fiscal Period
Ending April 30, 2018 (8th period)

Invesco Office J-REIT, Inc. (hereinafter referred to as the "Investment Corporation") announces that it has revised the estimated distributions per unit for the fiscal period ending April 30, 2018 (8th period) as announced in the "Notice concerning Investment Unit Split, Partial Amendment to the Articles of Incorporation and revisions to the Forecast of Cash Distributions per Unit for the Fiscal Period Ending April 30, 2018 (8th Fiscal Period)" on January 29, 2018. Details are as follows.

1. Details of revisions to the forecast of cash distributions per unit for the fiscal period ending April 30, 2018 (8th period: from November 1, 2017 to April 30, 2018)

	Distributions per unit (excluding distributions in excess of earnings)	Distributions in excess of earnings per unit
Previous Forecasts (A) (January 29, 2018)	¥363	¥-
Revised Forecasts (B)	¥391	¥-
Change (B-A)	¥28	¥-
Rate to Change	7.7%	-%

(Information)

The fiscal period ending April 30, 2018 (8th period): The number of issued and outstanding investment units as of the end of the period is assumed to be 6,463,256 and the forecast of the net income per unit is ¥391.

- (Note 1) The revised figure as described above is the forecast at present. Accordingly, actual distributions per unit (excluding distributions in excess of earnings) may differ from the estimated figure. In addition, the forecast above does not guarantee the actual amount of the distribution.
- (Note 2) If a deviation from the forecast above is expected beyond a certain extent, it may be revised.
- (Note 3) Figure above is rounded down, and percentage is rounded off to one decimal place.

Note: This press release has been prepared to make a public announcement concerning revisions to the forecast of cash distributions per unit for the fiscal period ending April 30, 2018 (8th period), and has not been prepared for the purpose of solicitation of investment.



2. Reasons for revisions

In connection with the disposition of the Sendai Honcho Building as described in the “Notice Concerning Asset Disposition (Sendai Honcho Building) and Asset Acquisition (IBF Planning Building)”, announced today, the Investment Corporation expects to record a gain on sale of property (relating to the disposition of the Investment Corporation’s 40% co-ownership of trust beneficiary interests of the property) for the fiscal period ending April 30, 2018. As a result, the estimated distribution per unit for the 8th fiscal period, ending April 30, 2018, is likely to be at least 5% different from the distribution forecasts that were announced on January 29, 2018.

* 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/>