



For Translation Purposes Only

December 10, 2020

For Immediate Release

Issuer of real estate investment trust securities:

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Notice Concerning Revisions to the Forecasts of Investment Management Performance and the Estimated Distributions per Unit for the Fiscal Period Ending April 30, 2021 (14th Fiscal Period)

Invesco Office J-REIT, Inc. (hereinafter referred to as the "Investment Corporation") announces that it has revised the forecasts of investment management performance and the estimated distributions per unit for the fiscal period ending April 30, 2021 (14th Fiscal Period) previously announced in the "SUMMARY OF FINANCIAL RESULTS (REIT) for the Fiscal Period Ended April 30, 2020" dated June 16, 2020. Details are as follows.

1. Details of revisions to the forecasts of investment management performance and the estimated distributions per unit for the fiscal period ending April 30, 2021 (14th Fiscal Period: from November 1, 2020 to April 30, 2021)

	Operating Revenues	Operating Income	Ordinary Income	Net Income	Distributions per unit (excluding distributions in excess of earnings)	Distributions in excess of earnings per unit
Previous Forecasts (A) (June 16, 2020)	Millions of Yen 8,494	Millions of Yen 3,783	Millions of Yen 3,298	Millions of Yen 3,298	¥370	¥-
Revised Forecasts (B)	Millions of Yen 8,735	Millions of Yen 4,048	Millions of Yen 3,551	Millions of Yen 3,550	¥399	¥-
Change (B-A)	Millions of Yen 240	Millions of Yen 265	Millions of Yen 252	Millions of Yen 252	¥29	¥-
Rate to Change	2.8%	7.0%	7.7%	7.7%	7.8%	-%

(Information)

The fiscal period ending April 30, 2021 (14th Fiscal Period): The number of issued and outstanding investment units as of the end of the period is estimated to be 8,899,256 and the forecast of the net income per unit is ¥398.

Note: This press release has been prepared to make a public announcement concerning revisions to the forecasts of investment management performance and the estimated distributions per unit for the fiscal period ending April 30, 2021 (14th Fiscal Period), and has not been prepared for the purpose of solicitation of investment.

(Note 1) The revised estimated figures as described above are the forecasts at present. Accordingly, actual operating revenues, operating income, ordinary income, net income and distributions per unit (excluding distributions in excess of earnings) may differ from the estimated figures. In addition, the forecasts above do not guarantee the actual investment management performance or distribution amounts.

(Note 2) If a deviation from the forecasts above is expected beyond a certain extent, they may be revised.

(Note 3) Figures above have been rounded down, and percentages have been rounded to one decimal place.

2. Reasons for revisions

Due to the disposition of IBF Planning Building described in the press release “Notice Concerning the Asset Disposition (IBF Planning Building) and Prepayment of Existing Short-Term Loan” announced today, profit of approximately 132 million yen is expected to be generated from such disposition in the fiscal period ending April 30, 2021 (14th Fiscal Period). In addition, the operating revenue, which was conservatively estimated to take into account the potential impact of COVID-19 for the previous forecast, is now expected to be approximately 108 million yen above the estimation as of the date hereof. As a result, discrepancies of more than 5% are expected to occur in both the forecasts of investment management performance and the estimated distributions per unit for the fiscal period ending April 30, 2021 (14th Fiscal Period) previously announced on June 16, 2020 and therefore, the forecasts have been revised.

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

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