



For Translation Purposes Only

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For Immediate Release

Issuer of real estate investment trust securities:

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Notice Concerning the Status and Completion of the Acquisition of Own Investment Units
(Acquisition of own investment units pursuant to Article 80-5 of the Act on Investment Trusts and
Investment Corporations of Japan)

Invesco Office J-REIT, Inc. (hereinafter referred to as the "Investment Corporation") announces that it has acquired its own investment units as described below based on Article 80-2 of the Act on Investment Trusts and Investment Corporations of Japan (hereinafter, referred to as the "Investment Trust Act") applied pursuant to Article 80-5, Paragraph 2 of the Investment Trust Act. Accordingly, the Investment Corporation completed the acquisition of its own investment units, after receiving approval at a meeting of the Board of Directors held on December 15, 2020.

1. The status of the acquisition of own investment units in February 2021

- (1) Total number of own investment units acquired : 15,805 units
- (2) Total amount of acquisition price : 254,581,970 yen
- (3) Acquisition period : from February 1, 2021 to February 19, 2021 (on a trade date basis)
- (4) Acquisition method : market purchase at Tokyo Stock Exchange based on a discretionary transaction contract with a securities company

2. The status of the acquisition of own investment units during the whole period of acquisition

- (1) Total number of own investment units acquired : 96,606 units
- (2) Total amount of acquisition price : 1,399,997,270 yen
- (3) Acquisition period : from December 16, 2020 to February 19, 2021 (on a trade date basis)
- (4) Acquisition method : market purchase at Tokyo Stock Exchange based on a discretionary transaction contract with a securities company

Note: This press release is a document for making a public announcement concerning the status and the completion of the acquisition of own investment units, and has not been prepared for the purpose of soliciting investment.

(Reference Information)

Details of resolution at a meeting of the Board of Directors held on December 15, 2020

1. Total number of own investment units to be acquired: 140,000 units (maximum)
2. Total amount of acquisition price : 1,400,000,000 yen (maximum)
3. Acquisition period: from December 16, 2020 to February 26, 2021

The Investment Corporation has entrusted the market purchase of its own investment units at Tokyo Stock Exchange to a securities company pursuant to a discretionary transaction contract. The Investment Corporation plans to cancel all the acquired own investment units which are described above during this fiscal period based on the resolution of a meeting of the Board of Directors. Upon cancellation of such investment units, the total number of issued and outstanding investment units of the Investment Corporation would be 8,802,650.

As a result of acquisition and planned cancellation of own investment units (hereinafter referred to as the "Acquisition"), the expected DPU amount for the fiscal period ending April 30, 2021 (14th period) and for the fiscal period ending October 31, 2021 (15th period) are expected to be as set forth below, respectively. For further details, please refer to the press release "Notice Concerning Revisions to the Estimated Distributions per Unit for the Fiscal Period Ending April 30, 2021 (14th period) and for the Fiscal Period Ending October 31, 2021 (15th period)" released today.

Expected net income for the fiscal period ending April 30, 2021 (14th period)	3,550 million yen
(a) Expected DPU amount for the fiscal period ending April 30, 2021 (14th period) (without taking into consideration the Acquisition)	399 yen
(b) Expected DPU amount for the fiscal period ending April 30, 2021 (14th period) (with taking into consideration the Acquisition) (after the total number of acquisition is fixed)	402 yen
Impact on Expected DPU amount ((b)-(a))	3 yen

Expected net income for the fiscal period ending October 31, 2021 (15th period)	3,230 million yen
(a) Expected DPU amount for the fiscal period ending October 31, 2021 (15th period) (without taking into consideration the Acquisition)	362 yen
(b) Expected DPU amount for the fiscal period ending October 31, 2021 (15th period) (with taking into consideration the Acquisition) (after the total number of acquisition is fixed)	367 yen
Impact on Expected DPU amount ((b)-(a))	5 yen

(Note 1) The expected DPU amount mentioned above is calculated based on certain conditions as at the date hereof and the actual DPU amount may differ in accordance with the changes in situation. Also, these amounts are not a guarantee of the actual amount of DPU.

(Note 2) For the details of "Expected net Income for the fiscal period ending April 30, 2021 (14th period)",

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“Expected net income for the fiscal period ending October 31, 2021 (15th period)”, “Expected DPU amount for the fiscal period ending April 30, 2021 (14th period) (without taking into consideration the Acquisition)” and “Expected DPU amount for the fiscal period ending October 31, 2021 (15th period) (without taking into consideration the Acquisition)”, please refer to “Summary of Financial Results (REIT) For the Fiscal Period Ended October 31, 2020” which was released on December 15, 2020.

(Note 3) “Expected DPU amount for the fiscal period ending April 30, 2021 (14th period) (with taking into consideration the Acquisition) (after the total number of acquisition is fixed)” and “Expected DPU amount for the fiscal period ending October 31, 2021 (15th period) (with taking into consideration the Acquisition) (after the total number of acquisition is fixed)” are estimated based on the assumption that the Investment Corporation cancels 96,606 investment units which is equal to all acquired own investment units during this fiscal period.

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

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