

For Immediate Release

Issuer of real estate investment trust securities:

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(TSE code: 3298)

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Notice Concerning the Forecasts of Investment Management Performance and the Estimated Distributions per Unit in line with the Change in Fiscal Period and Closing Date

Invesco Office J-REIT, Inc. (hereinafter referred to as the "Investment Corporation") announces the board of directors of the Investment Corporation today resolved that the consolidation of the investment units and the partial amendments to the Articles of Incorporation (hereinafter referred to as the "Agenda") will be proposed at the sixth unitholders meeting of the Investment Corporation scheduled for October 8, 2021 as described in the press release "Notice Concerning the Consolidation of the Investment Units and Partial Amendments to the Articles of Incorporation" announced today. In case the Agenda is approved, the investment units of the Investment Corporation are scheduled to be delisted after the prescribed procedures based on the Criteria for Delisting of Tokyo Stock Exchange. In addition, the 15th Fiscal Period is to be extended to one year and end on April 30, 2022.

Accordingly, the Investment Corporation newly announces the forecasts of the investment management performance and the estimated distributions per unit for the fiscal period ending April 30, 2022 (15th Fiscal Period) (both are to be determined). In addition, the Investment Corporation withdraws the forecasts of the investment management performance and the estimated distributions per unit for the fiscal period ending October 31, 2021 (15th Fiscal Period) and for the fiscal period ending April 30, 2022 (16th Fiscal Period) as announced in the "SUMMARY OF FINANCIAL RESULTS (REIT) for the Fiscal Period Ended April 30, 2021" dated June 15, 2021.

1. Details of the forecasts of investment management performance and the estimated distributions per unit for the fiscal period ending April 30, 2022 (15th Fiscal Period: from May 1, 2021 to April 30, 2022)

	Operating Revenues	Operating Income	Ordinary Income	Net Income	Distributions per unit (excluding distributions in excess of earnings)	Distributions in excess of earnings per unit
Newly announced forecasts (B)	Millions of Yen TBD	Millions of Yen TBD	Millions of Yen TBD	Millions of Yen TBD	¥ TBD	¥ TBD

Note: This press release is a document for making a public announcement concerning the forecasts of investment management performance and the estimated distributions per unit in line with the change in fiscal period and closing date, and has not been prepared for the purpose of soliciting investment.
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(Reference Information)

The forecast of the investment management performance and the distribution per unit before the change in fiscal period and closing date which was announced on June 15, 2021 but withdrawn today.

	Operating Revenues	Operating Income	Ordinary Income	Net Income	Distributions per unit (excluding distributions in excess of earnings)	Distributions in excess of earnings per unit
Fiscal period ending October 31, 2021 (15th fiscal period) (from May 1, 2021 to October 31, 2021)	Millions of Yen 8,767	Millions of Yen 3,711	Millions of Yen 3,236	Millions of Yen 3,236	¥ 367	¥-
Fiscal period ending April 30, 2022 (16th fiscal period) (from November 1, 2021 to April 30, 2022)	Millions of Yen 8,479	Millions of Yen 3,823	Millions of Yen 3,348	Millions of Yen 3,348	¥ 381	¥-

2. Reasons for announcement of the forecast of the investment management performance and the distribution per unit

As described above, the board of directors of the Investment Corporation today resolved that the consolidation of the investment units and the partial amendments to the Articles of Incorporation will be proposed at the sixth general meeting of unitholders of the Investment Corporation scheduled for October 8, 2021. In case the Agenda are approved, the investment units of the Investment Corporation are scheduled to be delisted on Wednesday, November 10, 2021 after the prescribed procedures based on the Criteria for Delisting of Tokyo Stock Exchange. In addition, the 15th Fiscal Period is extended to be one year and it ends on April 30, 2022.

Accordingly, due to the change in fiscal period and closing date, the Investment Corporation newly announces the forecasts of investment management performance and the estimated distributions per unit for the fiscal period ending April 30, 2022 (15th Fiscal Period) which is the new fiscal period after such change. However, the new fiscal period will end after the delisting of the Investment Corporation, and it is difficult to reasonably estimate the forecast of the investment management performance taking into consideration of the management status after such delisting as of the date hereof. Therefore, both the forecast of the investment management performance and the estimated distribution per units are undetermined.

In addition, due to such change in fiscal period and closing date, the Investment Corporation withdraws the forecasts of investment management performance and the estimated distributions per unit for the fiscal period ending October 31, 2021 (15th Fiscal Period) and for the fiscal period ending April 30, 2022 (16th Fiscal Period) as announced in the "SUMMARY OF FINANCIAL RESULTS (REIT) for the Fiscal Period Ended April 30, 2021" dated June 15, 2021.

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

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