



For Translation Purposes Only

March 27, 2020

For Immediate Release

Issuer of real estate investment trust securities:

Invesco Office J-REIT, Inc.  
6-10-1, Roppongi, Minato-ku Tokyo  
Yugo Minemura, 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 Borrowing of Funds

Invesco Office J-REIT, Inc. (hereinafter referred to as the “Investment Corporation”) today announces its resolution to undertake the borrowing of funds (hereinafter referred to as the “Borrowing of Funds”) as follows.

#### I. Borrowing of funds

##### 1. Details of the Borrowing of Funds

Classification	Lender	Borrowing amount (scheduled) (million yen)	Interest rate (Note 2)	Fixed/ Floating	Date of borrowing	Repayment date (Note 3)	Method of borrowing	Method of repayment	Security (Note 4)
Short term	Sumitomo Mitsui Banking Corporation	500	Base rate (Note 5) plus 0.20%	Floating	March 31, 2020	November 30, 2020	Borrowing will be based on a loan agreement to be concluded with the bank shown in the “Lender” column to the left	Bullet repayment at maturity	Unsecured and unguaranteed

(Note 1) The Borrowing of Funds is subject to the satisfaction of all the conditions precedents, as provided in the loan agreement.

(Note 2) Loan fees and other charges to be paid to the lenders are not included in the “Interest rate”.

(Note 3) The Investment Corporation may repay the borrowed amounts, in whole or in part, at any time prior to the relevant repayment date, subject to the satisfaction of certain requirements, such as advance notification in writing by the Investment Corporation.

(Note 4) The Investment Corporation is subject to some financial covenants such as reserving a certain amount of cash depending on the financial situation of the Investment Corporation.

(Note 5) The “Base rate” applicable to the period for the calculation of the interest payable on an interest payment date is the one-month Japanese yen Tokyo Interbank Offered Rate (TIBOR) published by the Japanese Bankers Association (“JBA”) TIBOR Administration as of the date two business days prior to the most recent interest payment date of each interest payment date (for the first interest payment, two business days prior to the scheduled borrowing date). The base rate will be revised on every interest payment date. However, if there is no base rate that corresponds to an interest calculation period, the base rate corresponding to the period as calculated by the formula set forth in the loan agreements will apply.

Note: This press release is a document for making a public announcement concerning the borrowing of funds of the Investment Corporation, and has not been prepared for the purpose of soliciting investment.

For changes in the JBA Japanese Yen TIBOR, which is the base rate, please refer to JBA TIBOR Administration's website (<http://www.jbatibor.or.jp/english/rate/>).

2. Reason of the Borrowing of Funds

The borrowed funds will be used to acquire the trust beneficiary interest related to the low-rise building of Techno Wave 100 (hereinafter referred to as the "Asset Scheduled for Acquisition") which is described in the press release "Notice Concerning Asset Acquisition (Techno Wave 100 (low-rise building))" announced today.

3. Total amount of loan proceeds, purpose of use and outlay date regarding the Borrowing of Funds

(1) Total amount of loan proceeds

500 million yen

(2) Specific purpose of use of loan proceeds

The borrowed funds will be used for acquiring the Asst Scheduled for Acquisition.

(3) Outlay date (scheduled)

March 31, 2020

4. Status of balance of borrowings, etc., after the Borrowing of Funds

(Unit: million yen)

	Before the Borrowing of Funds	After the Borrowing of Funds	Change
Short-term borrowings (Note)	10,980	11,480	500
Long-term borrowings (Note)	100,400	100,400	-
Total borrowings	111,380	111,880	500
Investment corporation bonds	14,400	14,400	-
Total interest-bearing debt	125,780	126,280	500

(Note) Short-term borrowings are borrowings with maturity periods of one year or less and long-term borrowings are borrowings with maturity periods of more than one year.

II. Additional items required to ensure appropriate understanding and judgments by investors regarding relevant information

Concerning the risks as they chiefly pertain to the repayment of the funds, please refer to "Part 1. Fund Information, I. Aspects of fund, 3. Investment risks" stated in the Security Report submitted on January 29, 2020.

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

Note: This press release is a document for making a public announcement concerning the borrowing of funds of the Investment Corporation, and has not been prepared for the purpose of soliciting investment.