



For Translation Purposes Only

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For Immediate Release

Issuer of real estate investment trust securities:

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Notice Concerning Revisions to the Estimated Distributions per Unit for the Fiscal Period
Ending April 30, 2021 (14th Fiscal Period) and October 31, 2021 (15th Fiscal 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, 2021 (14th Fiscal Period) and October 31, 2021 (15th Fiscal Period) as announced in the "SUMMARY OF FINANCIAL RESULTS (REIT) for the Fiscal Period Ended October 31, 2020" dated December 15, 2020. Details are as follows.

1. Details of the revisions to the estimated distributions per unit for the fiscal period ending April 30, 2021 (14th Fiscal Period) and October 31, 2021 (15th Fiscal Period)

The fiscal period ending April 30, 2021 (14th Fiscal Period)
(From November 1, 2020 to April 30, 2021)

	Distributions per unit (excluding distributions in excess of earnings)	Distributions in excess of earnings per unit
Previous Forecasts (A) (December 15, 2020)	¥399	¥-
Revised Forecasts (B)	¥402	¥-
Change (B-A)	¥3	¥-
Rate to Change	0.8%	-%

(Information)

The fiscal period ending April 30, 2021 (14th Fiscal Period): The number of issued and outstanding investment units as at the end of the period is estimated to be 8,802,650 and the forecast of the current net income per unit is ¥ 402.

Note: This press release is a document for making a public announcement concerning revisions to the estimated distributions per unit for the fiscal period ending April 30, 2021 (14th Fiscal Period) and October 31, 2021 (15th Fiscal Period), and has not been prepared for the purpose of soliciting investment.

The fiscal period ending October 31, 2021 (15th Fiscal Period)
(From May 1, 2021 to October 31, 2021)

	Distributions per unit (excluding distributions in excess of earnings)	Distributions in excess of earnings per unit
Previous Forecasts (A) (December 15, 2020)	¥362	¥-
Revised Forecasts (B)	¥367	¥-
Change (B-A)	¥5	¥-
Rate to Change	1.4%	-%

(Information)

The fiscal period ending October 31, 2021 (15th Fiscal Period): The number of issued and outstanding investment units as at the end of the period is estimated to be 8,802,650 and the forecast of the net income per unit is ¥366.

- (Note 1) The revised estimated figures above are the forecast at present. Accordingly, the actual distributions per unit (excluding distributions in excess of earnings) may differ from the estimated figures. In addition, the forecast above does not guarantee the actual distribution amount.
- (Note 2) If a deviation from the forecast above is expected beyond a certain extent, it may be revised.
- (Note 3) Figures above are rounded down, and percentages are shown rounded to one decimal place.
- (Note 4) The estimated number of issued and outstanding investment units as at the end of the period described above is based on the assumption that during the fiscal period ending April 30, 2021 (14th fiscal period) the Investment Corporation cancels all the acquired investment units, 96,606 investment units, mentioned in the press release "Notice Concerning the Status and Completion of Acquisition of Own Investment Units (Acquisition of own investment units pursuant to Article 80-5 of the Act on Investment Trusts and Investment Corporation of Japan)" announced today. It is also assumed that there will be no additional issuance or acquisition and cancellation of investment units until the end of the fiscal period ending October 31, 2021 (15th Fiscal Period).

2. Reasons for revisions

In accordance with the completion of the acquisition of own investment units (for details, please refer to the press release "Notice Concerning the Status and Completion of Acquisition of Own Investment Units (Acquisition of own investment units pursuant to the Article 80-5 of the Act on Investment Trusts and Investment Corporation of Japan)") based on the resolution of the meeting of the Board of Directors of the Investment Corporation held on December 15, 2020, as described in the press release "Notice Concerning Determination of Acquisition of Own Investment Units (Acquisition of own investment units pursuant to the Article 80-5 of the Act on Investment Trusts and Investment Corporation of Japan)" which was announced on the same day, the total number of own investment units which were acquired and will be cancelled was fixed and therefore, the Investment Corporation has revised the estimated distribution per unit for the fiscal period ending April 30, 2021 (14th Fiscal Period) and October 31, 2021 (15th Fiscal Period).

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

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