



For Translation Purposes Only

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For Immediate Release

Issuer of real estate investment trust securities:  
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(TSE code: 3298)

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Notice Concerning Change in Property Management Company and Master Lease Company

Invesco Office J-REIT, Inc. (hereinafter referred to as the "Investment Corporation") announces that the property management company (hereinafter referred to as the "PM Company") and the master lease company (hereinafter referred to as the "ML Company") for the Ebisu Prime Square Building has been changed as described below.

1. Overview of the change

As of January 10, 2020, the PM Company and the ML Company for the Ebisu Prime Square, for which the Investment Corporation owns the real estate trust beneficiary interests, has changed as follows.

Property number	Property name	Before change	After change
1	Ebisu Prime Square	TOKYU LAND CORPORATION	TOKYU COMMUNITY CORP.

2. Reason for the change

The Investment Corporation owns 49% co-ownership of the trust beneficiary interests of Ebisu Prime Square. With regards to the remaining 51% co-ownership, Activia Properties Inc. has acquired it from the other co-owner on January 10, 2020. Due to such acquisition, TOKYU LAND CORPORATION, the PM Company and ML Company before the change, notified the Investment Corporation of canceling the master lease and property management agreement. The Investment Corporation decided to change the PM Company and ML Company for the following reasons.

- (1) The Investment Corporation judged TOKYU COMMUNITY CORP. which was selected as a new PM company and ML company (hereinafter referred to as the "New PM Company") has abundant experiences of property management service and adequate ability to operate the business.
- (2) As the New PM Company has been entrusted a part of property management services for Ebisu Prime Square by TOKYU LAND CORPORATION before the change, the New PM Company is conversant with the property and the surrounding market. It is also expected that

the New PM Company is able to build a sustainable property management system and provide services which aligns with the characteristics of the property.

- (3) The property management fee for the New PM Company remains the same level as the previous one.

### 3. Overview of New Consignee

(1)	Company Name	TOKYU COMMUNITY CORP.
(2)	Location	Setagaya Business Square Tower, 10-1, Yoga 4-chome, Setagaya-ku, Tokyo
(3)	Representative	President Katsuhide Saiga
(4)	Description of Business	<ul style="list-style-type: none"> <li>• Apartment management and support services</li> <li>• Building management</li> <li>• Property repairs</li> <li>• Business related to environment and nursing services</li> </ul>
(5)	Capital	JPY 1,653 million
(6)	Established	April 8, 1970
(7)	Major shareholder and its ownership	100% owned by Tokyu Fudosan Holdings Corporation
(8)	Relations between the Investment Corporation and the Asset Management Company	
	Capital relations	This company has no capital relations with the Investment Corporation or the Asset Management Company requiring disclosure.
	Personnel relations	This company has no personnel relations with the Investment Corporation or the Asset Management Company requiring disclosure.
	Transactional relations	With respect to the entrusted real estate owned by the Investment Corporation, this company entered into the property management agreement and building management agreement with the trustee.
	Status of Classification as Related Party	This company is not a related party of the Investment Corporation or the Asset Management Company.

### 4. Future Outlook

The Asset Management Company does not expect the above-mentioned change to have a significant impact on the Investment Corporation's performance. Therefore, there are no changes to the forecasted investment management performance for the fiscal period ending April 30, 2020 (from November 1, 2019 to April 30, 2020) and for the fiscal period ending October 31, 2020 (from May 1, 2020 to October 30, 2020).

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