



For Translation Purposes Only

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For Immediate Release

Issuer of real estate investment trust securities:

Invesco Office J-REIT, Inc.

6-10-1, Roppongi, Minato-ku Tokyo

Yoshifumi Matsumoto, 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 (the “Borrowing of Funds”) as follows.

#### I. Borrowing of Funds

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

Classification	Lender	Borrowing amount (scheduled)	Interest rate (Notes 1 and 2)	Fixed/ Floating	Date of borrowing	Maturity date (Note 5)	Method of borrowing	Method of repayment (Note 6)	Security (Note 7)
Long-term	Sumitomo Mitsui Banking Corporation	3.1 billion yen	Base rate (JBA one-month JPY TIBOR) plus 0.25% (Notes 3 and 4)	Floating	January 20, 2017	January 31, 2018	Borrowing based on individual loan agreement dated January 18, 2017 concluded with the banks shown in the column of lenders to the left	Bullet repayment at maturity	Unsecured and unguaranteed
	Mizuho Bank, Ltd.	1.6 billion yen							
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	0.8 billion yen							

(Note 1) “Interest rate” does not include loan fees and other charges to be paid to the lenders.

(Note 2) “Base rate” is the one- month Japanese yen Tokyo Interbank Offered Rate (TIBOR) published by the Japanese Bankers Association (“JBA”) TIBOR Administration as of a date two business days prior to the most recent interest payment date of each interest payment date. The base rate will be reviewed on every payment date. However, if there is no base rate that corresponds to the interest calculation period, the base rate corresponding to the period calculated based on the method defined in the agreements will apply. 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/rate/>).

(Note 3) The first interest payment will be due on February 28, 2017, and subsequent interest payments will be due at the end of every month and on the final repayment date. If a payment date is not a business day, payment will be made on the next business day; provided, however, that if such payment date falls in the next month, payment will be made on the immediately preceding business day.

(Note 4) The first period for the calculation of the interest payable is from January 20, 2017 to February 28, 2017, and the base rate corresponding to this period is 0.03452%.

(Note 5) If a repayment due date is not a business day, repayment will be made on the next business day; provided, however, that if such repayment date falls in the next month, repayment will be made on the immediately preceding business day.

(Note 6) If certain requirements, such as advance notification in writing by the Investment Corporation, are met during the period between the date of the execution of the Borrowing of Funds and the repayment dates indicated above, the Investment Corporation is eligible to repay the borrowed amounts either in whole or in part prior to the maturity date.

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.

(Note 7) There are some covenants such as reserving certain amount of cash in accordance with the financial situation of the Investment Corporation.

## 2. Reason for the execution of the Borrowing of Funds

The borrowed funds will be used as the funds, as well as the related expenses, for acquiring the trust beneficiary interests pertaining to Kinshicho Prime Tower (hereinafter referred to as the “Asset Scheduled for Acquisition”) as set forth in the “Notice Concerning Asset Acquisition and Leasing (Kinshicho Prime Tower)” announced today.

## 3. Total amount of loan proceeds, purpose of use and outlay date

### (1) Total amount of loan proceeds

5.5 billion yen

### (2) Specific purpose of use of loan proceeds

The borrowed funds will be used for the part of the funds for acquiring the Asset Scheduled for Acquisition and the related expenses.

### (3) Outlay date (scheduled)

January 20, 2017

## 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)	15,000	15,000	—
Long-term borrowings (Note)	67,100	72,600	5,500
Total borrowings	82,100	87,600	5,500
Investment corporation bonds	—	—	—
Total interest-bearing debt	82,100	87,600	5,500

(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. Status of the Fund, 3. Investment risks” stated in the Securities Report submitted on July 28, 2016.

- \* This material will be distributed to the Kabuto Club, the kisha club of the Ministry of Land, Infrastructure, Transport and Tourism, and the kisha club specializing in construction of the Ministry of Land, Infrastructure, Transport and Tourism.
- \* Website address for the Investment Corporation: <http://www.invesco-reit.co.jp/en/>

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