



For Translation Purposes Only

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For Immediate Release

Issuer of real estate investment trust securities:

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### 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
Short term	Sumitomo Mitsui Banking Corporation	6.6 billion yen	Base rate (JBA one-month JPY TIBOR) plus 0.30% (Notes 3 and 4)	Floating	June 30, 2015	June 30, 2016	Borrowing based on individual loan agreement dated June 26, 2015 concluded with the banks shown in the column of lenders to the left	Bullet repayment at maturity	Unsecured and unguaranteed

(Note 1) Loan fees and other charges to be paid to the lenders are not included.

(Note 2) 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 a date two business days prior to the interest payment date immediately before 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 July 31, 2015, and subsequent interest payments will be due at the end of every month and on the principal 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 interest is calculated for the period from June 30, 2015 through July 31, 2015, and the base rate corresponding to this period is 0.13000%.

(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

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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.

## 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 Nishi-Shinjuku KF Building as set forth in the “Notice Concerning Asset Acquisition” announced today.

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

### (1) Total amount of loan proceeds

6.6 billion yen

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

The borrowed funds will be used for acquiring the scheduled to be acquired and the related expenses.

### (3) Outlay date (scheduled)

June 30, 2015

## 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)	2,000	8,600	6,600
Long-term borrowings (Note)	47,600	47,600	—
Total borrowings	49,600	56,200	6,600
Investment corporation bonds	—	—	—
Total interest-bearing debt	49,600	56,200	6,600

(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 2. Reference information, II. Information supplementary to reference documents, 5. Investment risks” stated in the Securities Registration Statement submitted on May 7, 2015.

\* 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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