



April 28, 2021

For Translation Purposes Only

For Immediate Release

Issuer of real estate investment trust securities:

Invesco Office J-REIT, Inc.
6-10-1, Roppongi, Minato-ku Tokyo
Ryukichi Nakata, 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 Conclusion of the Basic Agreement on the Fixed-term Lease Agreement
of Entrusted Real Estate in Japan of the Trust Beneficiary Interest
(Shinagawa Seaside East Tower)

Invesco Office J-REIT, Inc. (hereinafter referred to as, the "Investment Corporation") announces that it has concluded the basic agreement on fixed-term lease agreement (hereinafter referred to as the "Basic Agreement") regarding the hotel part of Shinagawa Seaside East Tower (hereinafter referred to as the "Property"), which is one of the trust assets of the trust beneficiary interests held by the Investment Corporation, with Solare Hotels and Resorts Co., Ltd. (hereinafter referred to as the "Operator") as of today (Note).

(Note) The information described in this announcement is regarding the change in top 10 tenants based on leased area of the Investment Corporation's portfolio. Such information does not fall into the scope of timely disclosure based on Securities Listing Regulations of Tokyo Stock Exchange, but the Investment Corporation has decided to disclose it voluntarily considering the importance of the information.

1. Overview of the conclusion of the Basic Agreement

(1) Reason for the conclusion of the Basic Agreement

After receiving the cancellation notice as of the end of November 2020 to terminate the current lease agreement at the end of November 2021 from the existing operator of the hotel part of the Property, the Investment Corporation examined the various plans, including the change of usage of the Property. As a result, the Investment Corporation decided that it is the best interest for the unitholders to continue operating the hotel part of the Property as a hotel and find a new operator. Upon the discussion with new operator candidates, who meet the criteria of tenant selection, over the economic terms and conditions, the Investment Corporation and the Operator has agreed, as of today, the basic terms and conditions related to the fixed-term lease agreement, and to make utmost effort to conclude the fixed-term lease agreement in accordance with such basic terms and conditions. The Operator has experiences operating hotel assets owned by J-REITs and operates 51 domestic hotels and one hotel overseas, consisting of 7,363 hotel rooms. By utilizing the Operator's know-how and experiences accumulated through the past hotel operating business, the Investment Corporation believes that it can realize the stable management of the hotel part of the Property by leasing to the Operator.

Note: This press release has been prepared to make a public announcement concerning the conclusion of the Basic Agreement regarding the fixed-term lease agreement of the entrusted real estate in Japan of the trust beneficiary interest, and has not been prepared for the purpose of solicitation of investment.

(2) Overview of the Basic Agreement

Name of the Operator	: Solare Hotels and Resorts Co., Ltd.
Name of the Property	: Shinagawa Seaside East Tower
Leased area (hotel part)	: 9,237.18 sqm
Ratio of the leased area to the total leased area of the Investment Corporation	: 3.2% (Note 1)
Monthly rent etc.	: Calculated by multiplying monthly GOP (Note 2) arising from the management of the hotel part of the Property with certain ratio not disclosed (Note 3)) and adding consumption tax and local consumption tax. In case monthly GOP were less than zero, the corresponding monthly rent is to be zero yen (Note 4).
Security deposit	: None (Note 5)
Lease commencement date (scheduled)	: December 1, 2021
Lease term for the fixed-term lease agreement (scheduled)	: Expected to be 10 to 15 years, and the term is to be determined through discussions.

(Note 1) The ratio of the leased area of the hotel part of the Property (9,237.18 sqm), when the fixed-term lease agreement based on the Basic Agreement is executed, to the total leased area of the entire portfolio of the Investment Corporation (290,223.52 sqm) as of March 31, 2021 and rounded to the first decimal place.

(Note 2) The "GOP" is calculated by deducting operating costs including cost of sales and labor costs etc. (consumption tax and local consumption tax are not included) from income of hotel operation (consumption tax and local consumption tax are not included) regarding the hotel part of the Property.

(Note 3) The ratio is not disclosed as the approval from the Operator has not been obtained.

(Note 4) The monthly rent etc. described above is based on the temporary rent level considering the impact from the pandemic of COVID-19. The Operator and the Investment Corporation plan to agree that the monthly rent is to be revised upon discussion of both parties after three years from the time when the lease agreement becomes effective.

(Note 5) Under the fixed-term lease agreement to be executed based on the Basic Agreement, the security deposit is not scheduled to be paid.

(3) Overview of the Operator

(i)	Name	Solare Hotels and Resorts Co., Ltd.
(ii)	Address	1-5-12, Shiba, Minato-ku, Tokyo
(iii)	Title/ Name of representative	President and CEO, Tadashi Inoue
(iv)	Nature of business	Hotel management, which covers hotel rooms, retail outlets, food & beverage outlets, public baths and spas, asset management and franchise operation
(v)	Stated capital	100 million yen (as of December 31, 2020)
(vi)	Date of establishment	September 1, 1989
(vii)	Net asset	Not disclosed (Note)
(viii)	Total asset	Not disclosed (Note)
(ix)	Major shareholders/ Ratio of shareholders	Not disclosed (Note)
(x)	Relationship between the Investment Corporation or the Asset Management Company and the Operator	
	Capital relations	The Operator has no capital relations with the Investment Corporation or the Asset Management Company that requires disclosure.
	Personnel relations	The Operator has no personnel relations with the Investment Corporation or the Asset Management Company that requires disclosure.

Note: This press release has been prepared to make a public announcement concerning the conclusion of the Basic Agreement regarding the fixed-term lease agreement of the entrusted real estate in Japan of the trust beneficiary interest, and has not been prepared for the purpose of solicitation of investment.

	Business relations	The Operator has no business relations with the Investment Corporation or the Asset Management Company that requires disclosure.
	Circumstances applicable to related parties	The Operator is not a related party to the Investment Corporation or the Asset Management Company.

(Note) The figures are not disclosed as the approval from the Operator has not been obtained.

2. Future Outlook

Due to the conclusion of the Basic Agreement, there are no changes to the forecast of investment management performance and the estimated distribution per unit for the fiscal period ending April 30, 2021 (from November 1, 2020 to April 30, 2021) and the fiscal period ending October 31, 2021 (from May 1, 2021 to October 31, 2021) as described in the “Summary of Financial Results (REIT) for the Fiscal Period Ended October 31, 2020” announced on December 15, 2020.

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

Note: This press release has been prepared to make a public announcement concerning the conclusion of the Basic Agreement regarding the fixed-term lease agreement of the entrusted real estate in Japan of the trust beneficiary interest, and has not been prepared for the purpose of solicitation of investment.