



For Translation Purposes Only

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For Immediate Release

Issuer of real estate investment trust securities:

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### Notice Concerning Change in Tenants (New Lease)

Invesco Office J-REIT, Inc. (hereinafter referred to as the "Investment Corporation") today announces that it has decided to enter into a lease agreement with new tenant for CS TOWER/CS TOWER ANNEX (hereinafter referred to as the "Property"), which is the trust property for which the Investment Corporation owns real estate trust beneficial interests. Details are as follows.

#### 1. Progress of the new lease

As announced in the "Notice Concerning Change in Tenants" dated June 30, 2014, a major tenant of the Property issued a notice of termination of the lease that the expired date is December 31, 2014. After that, the Investment Corporation conducted leasing activities for the Property as one of the top priorities. As a result of the leasing activities, today it has decided to enter into a lease agreement with a new tenant (hereinafter referred to as the "Tenant") as described below and concluded the lease agreement on the same date. The Tenant conforms to the standard of tenant selection stated in the "Report on Management Structure and System of the Issuer of Real Estate Investment Trust Units and Related Parties" dated June 5, 2014.

#### 2. Overview of Lease Agreement with New Tenant

- |   |                                |
|---|--------------------------------|
| (a) Name of the Tenant  | : Yachiyo Engineering co.,LTD. |
| (b) Name of property rented   | : CS TOWER / CS TOWER ANNEX    |
| (c) Leased Area   | : 8,056.16 sqm                 |
| (d) Ratio of leased area to total rentable area of the Property                     | : 40.3% (Note1)                |
| (e) Ratio of leased area to total rentable area owned by the Investment Corporation | : 7.5% (Note2)                 |
| (f) Monthly rent, etc.  | : Not disclosed (Note3)        |
| (g) Security deposit / key money, etc.  | : Not disclosed (Note4)        |
| (h) Date of Lease Agreement   | : October 10, 2014             |
| (i) Lease Start Date (scheduled)  | : July 1, 2015                 |

Note: This press release is a document for making a public announcement concerning the change in tenants and is not prepared for the purpose of solicitation of investment.

(Note1) Total rentable area of the Property as of September 30, 2014:19,998.28 sqm

(Note2) Total rentable area owned by the Investment Corporation as of September 30, 2014: 107,500.15 sqm

(Note 3) The monthly rent, etc. is not disclosed because the tenant has not given permission for this to occur.

(Note 4) The security deposit/key money, etc. is not disclosed because the tenant has not given permission for this to occur.

### 3. Leasing activities of the Property

As a result of the new lease (8,056.16 sqm) released today, vacant space of the Property (8,056.132 sqm) which was announced in the "Notice Concerning Change in Tenants" dated June 30, 2014 will be leased after July 1, 2015. The Investment Corporation conducts leasing activity aggressively for remaining vacant space to achieve further improvement of the Property's occupancy rate.

(Reference)

The actual results and the expected figures of the Property's occupancy rate reflecting the tenant moving into the Property are as follows.

As of	June 30, 2014 (actual)	September 30, 2014 (actual)	December 31, 2014 (expected)	January 1, 2015 (expected)	April 30, 2015 (expected)	July 1, 2015 (expected)
CS Tower /CS Tower Annex Occupancy Rate	92.0%	97.7%	91.4%	51.1%	51.1%	91.4%

(Note) The expected figures above reflect only the tenants with which an agreement has been concluded and the tenants from which a notice of cancellation has been received as at the date of this document. The expected occupancy rate figures above are the figures expected as at the date of this document and are not a guarantee of the future occupancy rate. Actual occupancy rates may be lower than the expected figures above due to factors such as tenants moving out before the end of the agreement.

### 4. Forecasts of Investment Management Performance

As the scheduled date of start of the lease by the tenant described above is July 1, 2015 (for the fiscal period ending October 31, 2015), there will be no impact on the forecasts of investment management performance for the fiscal period ending October 2014 (the First Fiscal Period: from February 27, 2014 to October 31, 2014) and the fiscal period ending April 2015 (the Second Fiscal Period: from November 1, 2014 to April 30, 2015) as announced in the "Notice Concerning Revisions to the Forecasts of Investment Management Performance and the Estimated Distributions per Unit for the Fiscal Period Ending October 31, 2014 and the Fiscal Period Ending April 30, 2015" dated July 3, 2014.

\* 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>

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