



For Translation Purposes Only

June 2, 2017

For Immediate Release

Issuer of real estate investment trust securities:

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(TSE code: 3298)

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### Notice Concerning Establishment of Interest Rate Swap

Invesco Office J-REIT, Inc. (hereinafter referred to as the "Investment Corporation") today announces the establishment of interest rate swap with respect to the borrowing of funds described in the "Borrowing (2)" as set forth in the "Notice Concerning Borrowing (Refinancing) of Funds" announced on May 31, 2017. Details are as follows. Please refer to the press release mentioned above for the details of the borrowing which relates to the establishment of interest rate swap.

#### I. Establishment of Interest Rate Swap

##### 1. Reason for establishment

The Investment Corporation hopes to fix interest rate payments and hedge the risk of rising interest rates pertaining to the borrowings under individual loan agreements concluded on June 2, 2017 as described in "2. Details of the established swap" below.

##### 2. Details of the established swap

<Borrowing through the conclusion of an interest rate swap agreement>

	Lender	Borrowing amount (scheduled)	Interest rate	Fixed/Floating	Date of borrowing	Repayment date	Method of borrowing	Method of repayment	Security
Long term	A syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation as an arranger	7.5 billion yen	Base rate (JBA three-month JPY TIBOR) plus 0.45%	Floating	June 6, 2017	November 30, 2021	Borrowing based on a loan agreement dated June 2, 2017 concluded with the banks shown in the column of lenders to the left.	Bullet repayment at maturity	Unsecured and unguaranteed

Note: This press release is a document that will be announced publicly relating to establishment of interest rate swap of the Investment Corporation, and is not prepared for the purpose of solicitation of investment.

<Interest rate swap agreement in connection with the above-mentioned borrowing>

1. Counterparty	Nomura Securities Co., Ltd.
2. Notional principal	7.5 billion yen
3. Interest rate	Fixed interest rate for payment: 0.0875% Floating interest rate for receipt: JBA 3-month JPY TIBOR
4. Commencement date	June 6, 2017
5. Termination date	November 30, 2021
6. Interest payment dates	The first interest payment will be due on August 31, 2017, and subsequent interest payments will be due at the last day of February, May, August and November of every year and on the termination date (if a payment day is not a business day, payment will be made on the next business day; provided, however, that if such payment day falls in the next month, payment will be made on the immediately preceding business day).

\* The interest rate for the above-mentioned borrowing will be effectively fixed at 0.5375% with the conclusion of this interest rate swap agreement.

II. Additional Items Required to Ensure Appropriate Understanding and Judgments by Investors Regarding Relevant Information

In conjunction with the risks as they chiefly pertain to the repayment of the funds, there are no changes to “Part 1. Fund information, I. Aspects of fund, 3. Investment risks” stated in the Annual Securities Report submitted on January 27, 2017.

- \* 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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