



March 23, 2016

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

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 Asset Acquisition (Silent Partnership Equity Interests)

Invesco Office J-REIT, Inc. (hereinafter referred to as, the "Investment Corporation") announces that Invesco Global Real Estate Asia Pacific, Inc. (hereinafter referred to as, the "Asset Management Company"), an asset management company that has been engaged to manage the Investment Corporation's assets, has decided today to acquire an asset (silent partnership equity interest, hereinafter referred to as the "Asset Scheduled for Acquisition") as described below.

1. Overview of Acquisition

(1) The Asset Scheduled for Acquisition

: Equity interest in silent partnership that invests mainly in trust beneficiary interest of domestic real estate

(2) Name of Asset : Godo Kaisha Falcon Property Silent Partnership Equity Interest (note 1)

(3) Real Estate in Trust : Sun Towers Center Building (note 2)

(4) Scheduled Investment Amount : ¥100 million (approximately 3.2% of total investment amount in the silent partnership)

(5) Scheduled Date of Silent Partnership Agreement : March 23, 2016

(6) Equity Interest Acquisition Date : March 24, 2016

(7) Funds for Acquisition : Cash on Hand

(8) Settlement Method : Payment in full on date of acquisition

(Note 1) The Asset Scheduled for Acquisition is a silent partnership equity interest (hereinafter referred to as, the "Silent Partnership Equity Interest") operated by GK Falcon Property (hereinafter referred to as the "GK"). For more details, please refer to "3. Details of the Asset Scheduled for Acquisition".

(Note 2) The GK is scheduled to acquire a trust beneficiary interest (hereinafter referred to as the "Trust Beneficiary Interest") having real estate in trust, which is mentioned above (hereinafter referred to as the "Property"), as primary asset in trust on March 25, 2016.

2. Reason for Acquisition

The Asset Scheduled for Acquisition falls under the category of assets subject to asset management as provided for under the Articles of Incorporation of the Investment Corporation and conforms to the investment criteria of the Investment Corporation, and thus acquisition was determined based on the conclusion that the asset is appropriate for improvement of the portfolio quality from the standpoint of improving portfolio profitability and further diversification.

Note: This press release is a document for making a public announcement concerning the Investment Corporation's acquisition of asset and is not prepared for the purpose of solicitation of investment.

As a member of the silent partnership, the Investment Corporation expects to receive dividends as the investment profit backed by rental income, etc. In connection with the acquisition of the Silent Partnership Equity Interest, the Investment Corporation will be granted by the GK a preferential negotiation right concerning the acquisition of the Trust Beneficiary Interest (hereinafter referred to as the "Preferential Negotiation Right") (For more details of the Preferential Negotiation Right, please refer to "3. Details of the Asset Scheduled for Acquisition"). The Preferential Negotiation Right is deemed as a right owned by the Investment Corporation and shall not oblige the Investment Corporation to acquire the Trust Beneficiary Interest. Furthermore, as of the date hereof, the Investment Corporation has not determined to acquire the Trust Beneficiary Interest and there can be no assurance that the Investment Corporation will acquire the Trust Beneficiary Interest.

For the Acquisition, the Investment Corporation evaluated the following points regarding the individual characteristic of the Property.

(1) Location

The Property is located 3 minutes walking distance from Sangen-jaya station on Tokyu Den-en-toshi line and 4 minutes walking distance from Sangen-jaya station on Tokyu Setagaya line. The Property is accessible to 2 lines and has good access to railway stations. The Property is able to capture demand of tenants in IT sector who tend to find spaces near Shibuya area, those who sell their products to individual customers living along Tokyu Den-en-toshi line and Setagaya ward, as well as those whose business needs to attract their customers to come to their office.

Also, as the Property is located on Tamagawa-dori (Route 246) and close to both Sangen-jaya turnoff and Ikejiri turnoff of Metropolitan Expressway 3, it appeals to the tenants who use cars to sell their products.

(2) Characteristics

The Property is 18 stories with 3 basement floors. Standard floor area is approximately 589 sqm (approximately 178 tsubo), the Property is considered to be rare as it provides large spaces in Sangen-jaya area where there are many rather small offices.

The office floor contains the standard level of equipment such as independent air conditioning, ceiling height of 2,550 mm, a number of electric outlets on the floor of 40mm height and floor load capacity of 300 kg/sqm. As the floor is regular shaped and it can be divided into 2 spaces, the Property provides flexible layout.

Note: This press release is a document for making a public announcement concerning the Investment Corporation's acquisition of asset and is not prepared for the purpose of solicitation of investment.

3. Details of the Asset Scheduled for Acquisition

(1) Overview of the Silent Partnership Equity Interest

Operator	Godo Kaisha Falcon Property	
Term of the silent partnership agreement	Until January 31, 2018(scheduled)	
Total amount of silent partnership equity	¥ 3,120 million (rounded off to one million yen)	
Overview of the silent partnership equity	Godo Kaisha Falcon Property	
	Trust beneficiary interest in real estate in trust, etc. ¥ 6,870 million (note 1)(note2)	Non-recourse loans ¥ 3,750million Silent partnership equity, etc. (note 3) ¥ 3,120 million
	<p>(Note 1) The GK is scheduled to acquire the Trust Beneficiary Interest on March 25, 2016.</p> <p>(Note 2) The amount of the Trust Beneficiary Interest in real estate in trust, etc. mentioned above includes the cost of acquiring the Trust Beneficiary Interest, the establishment cost of silent partnership, and the reserve fund. The appraised value of the Property as of February 29, 2016 is ¥ 7,070 million.</p> <p>(Note 3) The Investment Corporation is scheduled to invest 100 million yen (approx. 3.2%) in the silent partnership equity, etc. The Investment Corporation and the Asset Management Company has no special relationship between the GK and other silent partnership members.</p> <p>(Note 4) Profound Investment Management Co., Ltd. is planned to be the asset manager of the GK.</p> <p>(Note 5) Mitsubishi UFJ Morgan Stanley Securities Co., Ltd. is planned to be the broker of the Silent Partnership Equity Interest.</p> <p>(Note 6) The amount of trust beneficiary interest in real estate in trust, etc. and silent partnership equity, etc. is rounded off to one million yen.</p> <p>Calculation Period : From March 1 to May 31; from June 1 to August 31; from September 1 to November 30; and from December 1 to February 28 of each year. However, the first calculation period shall commence from the date of Silent Partnership Agreement (March 23, 2016) to August 31, 2016, and in case the silent partnership agreement terminates, the termination date shall be the last date of the final calculation period.</p> <p>Distribution of Profit and Loss : The operator shall distribute the profits or the losses to the silent partners according to their respective investment ratio as of the end of each calculation period. The cumulative amount of losses distributed to the silent partners shall not exceed the outstanding investment amount.</p>	
Overview of the Preferential Negotiation Right	<p>(1) Contents of the Preferential Negotiation Right : It provides the Investment Corporation with the right to negotiate the acquisition of the Trust Beneficiary Interest prior to other potential buyers. In case that all of the exercise conditions of the Preferential Negotiation Right mentioned in (3) below are satisfied and both the GK and the Investment Corporation agree other details of the transaction, the Investment Corporation will be able to purchase the Trust Beneficiary Interest. However, the Investment Corporation is not obliged to acquire the Trust Beneficiary Interest.</p> <p>(2) Exercise period of the Preferential Negotiation Right (scheduled) From the date of acquisition of the Trust Beneficiary Interest by GK (scheduled to be March 25, 2016) to January 31, 2018.</p>	

Note: This press release is a document for making a public announcement concerning the Investment Corporation's acquisition of asset and is not prepared for the purpose of solicitation of investment.

	<p>(3) Exercise condition of the Preferential Negotiation Right</p> <ul style="list-style-type: none"> • The purchase price of the Trust Beneficiary Interest is 6,615 million yen (excluding consumption tax). • The transaction date should be a business day within the term which the Investment Corporation can exercise the Preferential Negotiation Right.
--	---

(2) Overview of the Trust Beneficiary Interest

An overview of the Trust Beneficiary Interest is summarized in the table below.

An explanation of the descriptions in the respective sections of the table and the terms used therein is explained below unless otherwise stated. The descriptions in the table are as of the end of January, 2016 unless otherwise stated.

- a. The section "Appraised Value" states the appraised value as of February 29, 2016 as set forth in the real estate appraisal report of Japan Real Estate Institute and is rounded off to one million yen.
- b. Explanation of the section "Land"
 - (i) The section "Address" states the lot number as indicated in the registry. The section "Residential Address" states the residential address; in the case of a lack of residential address, the address of a building (in the case of two or more buildings, either of their addresses) as indicated in the registry is stated.
 - (ii) The section "Area" states the acreage as indicated in the registry and thus may not conform to the actual area. In addition, if the ownership structure is quasi-co-ownership, the acreage stated includes those of the other quasi-co-owners.
 - (iii) The section "Use Districts" states the type of use districts as specified under Item 1, Paragraph 1, Article 8 of the City Planning Act (Act No. 100 of 1968; including subsequent amendments thereto; hereinafter referred to as the "City Planning Act").
 - (iv) The section "Building Coverage Ratio/ Floor Area Ratio" states the figures respectively determined according to the Building Standards Act (Act No. 201 of 1950; including subsequent amendments thereto), the City Planning Act and any other related laws and regulations.
 - (v) The section "Ownership Structure" states the types of rights owned by the trustee with respect to the Asset Scheduled for Acquisition.
- c. Explanation of the section "Building"
 - (i) The section "Date of Building" states the date of the new construction of the building as indicated in the registry.
 - (ii) The section "Structure/ Stories" states the structure as indicated in the registry and thus may not correspond to the actual structure. If the Asset Scheduled for Acquisition constitutes an exclusive use area of a condominium, the structure of the whole building is stated, not that of the exclusive uses area.
 - (iii) The section "Gross Floor Area" states the sum of the floor areas as indicated in the registry and thus may not correspond to the actual area. In addition, if the ownership structure is quasi-co-ownership, the gross floor area stated includes those of the other quasi-co-owners.
 - (iv) The section "Usage" states the major types from among those indicated in the registry and thus may not correspond to the actual types.
 - (v) The section "Ownership Structure" states the types of rights owned by the trustee with respect to the Asset Scheduled for Acquisition.
- d. The section "PM Company" states the property management company to which property management operations are contracted out or planned to be contracted out as of the date hereof.
- e. The section "Master Lease Company" states the master lease company to which master lease operations are contracted out or planned to be contracted out as of the date hereof.

<p>Note: This press release is a document for making a public announcement concerning the Investment Corporation's acquisition of asset and is not prepared for the purpose of solicitation of investment.</p>
--

- f. The section “Rentable Area” states the total area of the floor areas of rentable offices, retails, residences and other spaces of the building from among the Asset Scheduled for Acquisition (including the areas of the said spaces in common or other spaces in the case of leasing them), exclusive of the rentable area of parking spaces and other land. The Rentable Area states the area set forth in the lease agreement or the area calculated based on the drawing of the building, etc., not the area as indicated in the registry, and thus may not correspond to the gross floor area as indicated in the registry. This section is stated based on information that was offered by the owner of the Asset Scheduled for Acquisition as of the end of January, 2016.
- g. The section “Leased Area” states the sum of the leased areas as of the end of January, 2016 set forth in each lease agreement for the Asset Scheduled for Acquisition, exclusive of the leased area of parking spaces and other land. In addition, in the case of a pass-through type master lease agreement (hereinafter referred to as, “pass-through type master lease agreement”) for the Asset Scheduled for Acquisition, the area stated is the sum of the leased areas set forth in each lease agreements concluded with end tenants. In the case of a fixed master lease agreement in which a specific level of rent is received regardless of changes to the rent paid by end tenants (hereinafter referred to as, “fixed master lease agreement”), the sum of the leased areas set forth in the master lease agreement. This section is stated based on information that was offered by the owner of the Asset Scheduled for Acquisition as of the end of January, 2016.
- h. The section “Occupancy Ratio” states the ratio of the leased area to the rentable area of the Asset Scheduled for Acquisition and is rounded off to one decimal place. This section is stated based on information that was offered by the owner of the Asset Scheduled for Acquisition as of the end of January, 2016.
- i. The section “Total Number of Tenants” states the total number of tenants under the leases as set forth in each lease agreement for the Asset Scheduled for Acquisition as of the end of January, 2016. In the case of a pass-through type master lease agreement for the Asset Scheduled for Acquisition, the total number of end tenants is stated. If one tenant is renting several rent spaces, the said tenant shall be counted as one in the case where rented spaces are in the same property, but will be counted as several tenants in the case where the rented space covers several properties.
- j. The section “Monthly Rent” states the sum of monthly rent (including common area charges, excluding use fees for warehouses, signboards, parking spaces, etc.; any free rent as of following date shall not be considered) as set forth in each lease agreement executed with tenants in force as of the end of January, 2016 (limited to leases under which occupancy has already commenced as of this date) and is rounded off to one thousand yen. In the case of a pass-through type master lease agreement for the Asset Scheduled for Acquisition, the sum of the monthly rent (including common area charges, excluding use fees for warehouses, signboard, parking spaces, etc.; free rent as of the same date is not considered) as set forth in each lease agreement with end tenants (limited to leases under which occupancy has already commenced as of this date) is stated, rounded off to one thousand yen.
- k. The section “Security Deposit/ Key Money” states the sum of the security deposits/key monies (excluding use fees for warehouses, signboard, parking spaces, etc.; limited to security deposits/key monies of rent spaces) required under each lease agreement for the Asset Scheduled for Acquisition (limited to leases under which occupancy has already commenced) as of the end of January, 2016, rounded off to one thousand yen. In the case of a pass-through type master lease agreement for the Asset Scheduled for Acquisition, the sum of the security deposits/key monies (excluding use fees for warehouses, signboard, parking spaces, etc.; limited to security deposits/key monies of rent spaces) under the leases executed with the end tenants (limited to leases under which occupancy has already commenced as of the same date) is stated, rounded off to one thousand yen.

Note: This press release is a document for making a public announcement concerning the Investment Corporation's acquisition of asset and is not prepared for the purpose of solicitation of investment.

- I. The section “Special Comments” states the matters deemed important regarding the rights for the Asset Scheduled for Acquisition, the use of them, etc., as well as the matters considered important with regard to the impact on appraised value, profitability and disposal of them.

Property Name		Sun Towers Center Building
Type of Specified Asset		Trust beneficiary interest
Trustee		Sumitomo Mitsui Trust Bank, Limited
Expiry Date of Trust		March 31, 2026
Appraised Value		¥ 7,070 million
Appraisal Company		Japan Real Estate Institute
Land	Address	2-145-3, Sangen-jaya, Setagaya-ku, Tokyo
	(Residential Address)	2-11-22, Sangen-jaya, Setagaya-ku, Tokyo
	Area	1,746.41 sqm (Note1)
	Use Districts	Commercial District
	Building Coverage Ratio/ Floor Area Ratio	80%/600% (Note2)
	Ownership Structure	Ownership (Note 3)
Building	Date of Building	June 22, 1992
	Structure/ Stories	Steel, steel-framed reinforced concrete with flat roof, 18 stories above ground and 3 story below ground (Note 4)
	Gross Floor Area	25,577.35 sqm (Note 4)
	Usage	Office, retail
	Ownership Structure	Sectional ownership (Note 5)
Collateral		None
PML		0.96% (calculated by Sompo Japan Nipponkoa Risk Management Inc.)
PM Company		Sanko Office Management KK
Master Lease Company		Not applicable
Leasing Situation		
	Rentable Area	7,921.44 sqm
	Leased Area	7,921.44 sqm
	Occupancy Ratio	100%
	Total Number of Tenants	13
	Monthly Rent (inclusive of common area charges)	35,064 thousand yen
	Security Deposit/ Key Money	285,297 thousand yen
Special Comments		Not applicable

(Note 1) Mentioned herein is the land area of Tower C of the Sun Towers Center Building which the GK is scheduled to acquire through the trustee of the trust beneficiary interest.

(Note 2) Sun Towers as a whole building, which is composed by the Property (Tower C), Tower A, Tower B, and Tower D is built under the comprehensive design permission of the Tokyo comprehensive design permission outline. In return of creating the public open space around the building on the ground floor, it is permitted that the floor area ratio is added by 77.21% and the set-back limit of the road width is eased.

(Note 3) The land of the Property is owned partially by each sectional owner and the sectional owners agree to use other sectional owners' land each other. Total land area of Sun Towers including Tower A, Tower B and Tower D is 4,364.76sqm.

(Note 4) Mentioned herein is the structure or the gross floor area of the Property and they include the common area and the area owned by other sectional owners.

(Note 5) The sectional ownership of the building, which the GK is scheduled to acquire through the trustee of the trust beneficiary interest, is Sun Towers Center Building Tower C as a whole and the total area which equals to the proprietary area of the above sectional ownership is 8,356.72 sqm (based on real estate register).

(Note 6) On September 3, 2015, one of the tenants has submitted the termination notice, and according to that the lease agreement with the tenant terminates on March 2 (the leased area is 480.26sqm). However, on December 30, 2015, the lease agreement for this area was executed and the lease term starts on April 1, 2016 (the leased area is 480.26sqm). Also, on November 5, 2015, the other tenant has submitted the termination notice, and according to that the lease agreement terminates on May 5, 2016 (the leased area is 66.44sqm). However, a new tenant candidate has submitted the lease application for the area and, as of today, the preparation for signing the lease agreement is underway.

Note: This press release is a document for making a public announcement concerning the Investment Corporation's acquisition of asset and is not prepared for the purpose of solicitation of investment.

Characteristics of the Property	
<ul style="list-style-type: none"> - Sangen-jaya area, where the Property is located, is 4 minutes or one station away by express train and 5 minutes or two stations away by local train from Shibuya station, which is one of the terminal stations in Tokyo area. Therefore, Sangen-jaya area is regarded as one of the submarkets of Shibuya area. Vacancy rate of Shibuya and Ebisu area was 1.1% as of the end of the 4th quarter 2015 and it remains low in the past few years, as there are strong demand of IT companies in this area. It is hard to find space in Shibuya area as well as the rent level is relatively high, tenants tend to find spaces outside of Shibuya area. Sangen-jaya area is capable of capturing demand of those tenants. - Sangen-jaya station is both on Tokyu Den-en –toshi line and Tokyu Setagaya line. The population of Setagaya-ward is the biggest in Tokyo; therefore there is demand for sales offices inside Setagaya-ward. - The Property is located 3 minutes walking distance from Sangen-jaya station on Tokyu Den-en-toshi line and 4 minutes walking distance from Sangen-jaya station on Tokyu Setagaya line. Sangen-jaya station connects to terminal stations in central Tokyo, such as Shinjuku station or Shinagawa station via Shibuya station. Also, Tokyu Den-en-toshi line connects to the Hanzomon Subway line and it provides easy access to the central Tokyo business district such as Otemachi station. - The Property faces to Tamagawa dori (Route 246) and close to both Sangen-jaya turnoff and Ikejiri turnoff of Metropolitan Expressway 3, and it appeals to tenants who use cars. - The Property is 18 stories with 3 basement floors. Standard floor area is approximately 589 sqm (approximately 178 tsubo), the Property provides large spaces in Sangen-jaya area where there are many relatively small offices. - The office floor contains the standard level of equipment such as independent air conditioning, ceiling height of 2,550 mm, a number of electric outlets on the floor of 40mm height and floor load capacity of 300 kg/sqm. As the floor is almost regular shaped and each floor can be divided into 2 spaces, the Property provides flexible layout in line with the tenant needs. The age of the Property is 24 years and its completion year is 1992, however, the average building age in Shibuya and Ebisu area is 22 years as average completion year is 1994. The age of the Property is considered to be average level and has certain competitiveness. - As it is large-scale and high-rise office building, the Property is rare in Sangen-jaya area. The Property is capable of capturing the demand of tenants in IT sector who tend to find spaces near Shibuya area, those who provides products or services to consumers in the areas on Tokyu Den-en-toshi line or Setagaya ward or those whose business needs customers to get to their office. - Sangen-jaya area attracts to companies of IT or animation sectors who prefer the area brand “Sancha”, as well as the tenants in the entertainment industry. Also, there are demands from companies trying to attract young people, who regard highly of the area brand “Sancha”, as their workforce. 	

4. Overview of the operator of the silent partnership (the GK)

Name	Godo Kaisha Falcon Property
Address	Nihonbashi 1-Chome Building, 1-4-1, Nihonbashi, Chuo-ku, Tokyo
Title/ Name of Representative	General Incorporated Associations Falcon Property, Functional Manager, Takanori Mishina
Nature of business	1. Acquisition, holding, sale of real estate trust beneficiary rights 2. Acquisition, holding, sale, leasing and management of real estate 3. All operations pertaining to or associated with each of business listed above
Stated Capital	100,000 yen
Date of Establishment	August 23, 2013
Relationship with the Investment Corporation or the Asset Management Company	
Capital relations	This company has no capital relations with the Investment Corporation or the Asset Management Company that requires disclosure. Also, parties related to this company and the company's affiliates have no capital relations with related parties and affiliated companies of the Investment Corporation or the Asset Management Company that requires disclosure.
Personnel relations	This company has no personnel relations with the Investment Corporation or the Asset Management Company that requires disclosure. Also, parties related to this company and the company's affiliates have no personnel

Note: This press release is a document for making a public announcement concerning the Investment Corporation's acquisition of asset and is not prepared for the purpose of solicitation of investment.

		relations with related parties and affiliated companies of the Investment Corporation or the Asset Management Company that requires disclosure.
	Business relations	This company has no business relations with the Investment Corporation or the Asset Management Company that requires disclosure. Also, parties related to this company and the company's affiliates have no business relations with related parties and affiliated companies of the Investment Corporation or the Asset Management Company that requires disclosure.
	Circumstances applicable to related parties	This company is not a related party to the Investment Corporation or the Asset Management Company. Also, parties related to this company and the company's affiliates are not related parties to the Investment Corporation or the Asset Management Company.

5. Transaction with Related Parties

Neither the GK nor the owner of the Trust Beneficiary Interest is a related party of the Investment Corporation or the Asset Management Company.

6. Acquisition Schedule

Decision date for acquisition	March 23, 2016
Date of execution of silent partnership agreement	March 23, 2016 (scheduled)
Date of equity investment in silent partnership	March 24, 2016 (scheduled)
Trust Beneficiary Interest transfer date	March 25, 2016 (scheduled)

7. Future Outlook

The Asset Management Company expects that the acquisition of the Asset Scheduled for Acquisition will not have a significant impact on the Investment Corporation's performance. Therefore, there are no changes to the forecasted investment management performance for the fiscal period ending April 30, 2016 (from November 1, 2015 to April 30, 2016) which was announced on December 15, 2015.

Note: This press release is a document for making a public announcement concerning the Investment Corporation's acquisition of asset and is not prepared for the purpose of solicitation of investment.

8. Overview of Appraisal Report

Property Name	Sun Towers Center Building
Appraised Value	7,070,000 thousand yen
Appraisal Company	Japan Real Estate Institute.
Effective Date of Appraisal	February 29, 2016

(thousand yen)		
Items	Content	Overview, etc.
Value indicated by income approach	7,070,000	Calculated the value by associating the value using the DCF Method with that using the Direct Capitalization Method as its examination.
Value based on the Direct Capitalization Method	7,140,000	Assessment made by capitalizing the standardized that can be acknowledged as being stable over the medium to long term with the capitalization rate.
(1) Operational profits ((a) – (b))	517,089	
(a) Potential gross earnings	544,800	Assessment made based on appropriate rent that can be acknowledged as being stable over the medium to long term.
(b) Losses from vacancy, etc.	27,711	Assessment made based on an appropriate occupancy ratio that can be acknowledged as being stable over the medium to long term.
(2) Operational expenses	174,947	
Maintenance and management expenses/property management fee (Note)	59,767	Maintenance and management expenses assessed based on actual figures from past fiscal years and by verifying the levels of maintenance and management expenses of comparable real estate. Property management fees are assessed based on expected terms of property management agreement as well as property management fees paid for comparable real estate.
Utility expenses	60,600	Assessment made based on utilities expenses paid for comparable real estate.
Repair expenses	11,647	Assessment made by taking into account the average annual amount for repairs and renewals in the engineering report and divided it into repair expenses and capital outflows...
Tenant advertising expenses	3,260	Assessment made based on expense levels incurred to advertise for tenants for comparable real estate.
Taxes and public dues	38,810	Assessment made based on a land/house collective ledger for fiscal 2015.
Non-life insurance premium	863	Assessment made based on insurance premium paid for comparable real estate.
Other expenses	0	No other expenses that should be specifically considered as other expenses.
(3) Operational net profit (NOI=(1) – (2))	342,142	
(4) Investment profits from lump-sum payment	6,681	Assessed investment return by pegging the yield on investment at 2.0%.
(5) Capital outflows	27,450	Assessment made by taking into consideration the average annual amount for repairs and renewals in the engineering report and divided it into repair expenses and capital outflows..
(6) Net profit (NCF=(3)+(4) – (5))	321,373	
(7) Capitalization Rate	4.5%	Assessment made by capitalization rate of comparable real estate assets owned by other J-REITs, result of investor research, actual transactions of comparable real estate, the regional characteristics and uniqueness of the property as well as the correlation with discount rate (volatility of profit and principal amount).
Value based on the DCF Method	7,000,000	
Discount rate	4.1%	Assessment made by taking into consideration capitalization rate of comparable real estate assets owned by other J-REITs, result of investor research, actual transactions of comparable real estate as well as yields on financial assets after incorporating the characteristics of real estate.
Terminal Capitalization Rate	4.6%	Assessment made by taking into account the characteristics, future uncertainties, liquidity, marketability, among other factors, of the net profit by utilizing the capitalization rate.
Value indicated by cost approach	6,330,000	
Land to value ratio	84.4%	
Building to value ratio	15.6%	
Other items that the appraisal company	Nothing specific	

Note: This press release is a document for making a public announcement concerning the Investment Corporation's acquisition of asset and is not prepared for the purpose of solicitation of investment.

noticed during the appraisal	
------------------------------	--

(Note) The sum of the management and maintenance expense and the property management fee is stated because disclosure of individual numbers for the management and maintenance expense as well as the property management fee for this property poses a risk of obstructing the efficient operations of the Investment Corporation and consequently hurting the unitholders' profitability as it will affect other transactions with parties to whom building management operations and property management operations are contracted out and impact the relationship between these parties and the Investment Corporation.

- * 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/>

<Attached Materials>

Reference Information 1: Picture of the Property and map

Reference Information 2: List of Portfolios (including information on the Asset Scheduled for Acquisition)

Note: This press release is a document for making a public announcement concerning the Investment Corporation's acquisition of asset and is not prepared for the purpose of solicitation of investment.

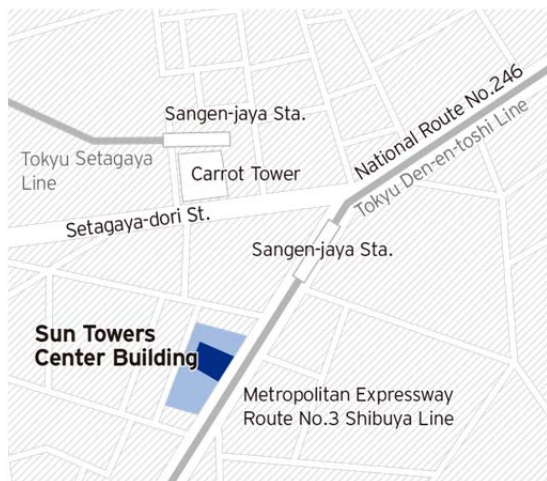
<Attached Materials>

Reference Information 1:

Picture of Sun Towers Center Building



Map



Note: This press release is a document for making a public announcement concerning the Investment Corporation's acquisition of asset and is not prepared for the purpose of solicitation of investment.

Reference Information 2: List of Portfolios (including information on the Asset Scheduled for Acquisition)

Overview of Portfolio

Property Number	Property Name	Address	(Scheduled) Purchase Price (million yen) (Note 1)	Investment Share (%) (Note 2)	Appraised Value (million yen) (Note 3)	Total Number of Tenants (Note 4)	(Scheduled) Acquisition Date
1	Ebisu Prime Square	Shibuya-ku, Tokyo	25,014	23.8	26,901	89	June 6, 2014
2	Harumi Island Triton Square Office Tower Z	Chuo-ku, Tokyo	9,300	8.9	10,900	1	June 6, 2014
3	CS TOWER/ CS TOWER ANNEX	Taito-ku, Tokyo	13,700	13.1	15,300	22	June 6, 2014
4	Queen's Square YOKOHAMA	Yokohama, Kanagawa	16,034	15.3	17,700	98	September 30, 2014
5	NAGOYA PRIME CENTRAL TOWER (Note 5)	Nagoya, Aichi	14,600	13.9	16,800	40	June 6, 2014
6	Tokyo Nissan Nishi-Gotanda Building	Shinagawa-ku, Tokyo	6,700	6.4	7,160	7	May 11, 2015
7	ORTO Yokohama	Yokohama, Kanagawa	13,000	12.4	14,000	22	June 1, 2015
8	Nishi-Shinjuku KF Building	Shinjuku-ku, Tokyo	6,600	6.3	6,840	17	June 30, 2015
Total (for the eight properties)			104,948	100.0	115,601	296	

-	Godo Kaisha Hawk Property Silent Partnership Equity Interest	-	100	-	-	-	November 10, 2015
-	Godo Kaisha Eagle Property Silent Partnership Equity Interest(Note6)	-	100 (Note6)	-	-	-	February 17, 2016 March 17, 2016
-	Godo Kaisha Falcon Property Silent Partnership Equity Interest	-	100	-	-	-	March 24, 2016

(Note 1) “(Scheduled) Purchase Price” states the purchase price for the relevant acquired assets as set forth in the sale and purchase agreement or the investment amount for the relevant asset scheduled for acquisition as described in the silent partnership agreement, and is rounded off to the nearest million yen. The purchase price is exclusive of national and local consumption taxes and the costs of acquisition.

(Note 2) “Investment Share” states the ratio of each purchase price, excluding the silent partnership equity interest, to the total purchase price and is rounded off to the first decimal place. As a result, the total may not add up to 100%.

(Note 3) “Appraised Value” states the appraised value set forth in a real estate appraisal report and is rounded off to the nearest million yen.

(Note 4) “Total Number of Tenants” states the number of tenants under the leases as set forth in the individual leases for the acquired assets as of the end of January, 2016, unless otherwise stated. If a pass-through type master lease agreement has been concluded for the acquired assets, the total number of end tenants is stated. Also, the number stated is based on valid leases as of the end of January, 2015, even if requests have been filed that deem leases associated with end tenants to be invalid or to be cancelled, or rent payments have not been made. If one tenant rents several rent spaces, the said tenant shall be counted as one tenant if the rented spaces are in the same building; and if one tenant rents several spaces of several assets, the said tenant shall be counted as multiple tenants.

(Note 5) Regarding NAGOYA PRIME CENTRAL TOWER, the Investment Corporation holds sectional ownership rights and also owns the common areas as stated under the bylaw and those in the housing complex, but as per the master

Note: This press release is a document for making a public announcement concerning the Investment Corporation's acquisition of asset and is not prepared for the purpose of solicitation of investment.

lease, all rent and other payments for the office building and the parking garage building (spaces for common use in the office building) are totaled by the master lease company so that distribution can be received based on the ratio of area stated for exclusive use. For this reason, the "Total Number of Tenants" stated is for all the buildings.

(Note 6) Purchase price for the Godo Kaisha Eagle Property Silent Partnership Equity Interest mentioned above is the total amount of 46.5 million yen which the Investment Corporation acquired on February 17, 2016 and 53.5 million yen which the Investment Corporation is scheduled to acquire on March 17, 2016.

Note: This press release is a document for making a public announcement concerning the Investment Corporation's acquisition of asset and is not prepared for the purpose of solicitation of investment.