

SUMMARY OF FINANCIAL RESULTS (REIT) For the Fiscal Period Ended October 31, 2014

December 15, 2014

Name of REIT Issuer: Invesco Office J-REIT, Inc. Stock Exchange Listing: TSE
 Securities Code: 3298 URL <http://www.invesco-reit.co.jp/>
 Representative: (Title) Executive Director (Name) Yoshifumi Matsumoto
 Name of Asset Manager: Invesco Global Real Estate Asia Pacific, Inc.
 Representative: (Title) Representative in Japan (Name) Yasuyuki Tsuji
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 TEL +81-3-6447-3395
 Scheduled date to file securities report: January 29, 2015 Scheduled date to commence distribution payments: January 21, 2015
 Supplementary materials for financial results: Yes
 Holding of financial results briefing session: Yes (For institutional investors and analysts)

(Values are rounded down to the nearest million yen)

1. Financial Results for the Fiscal Period ended October 31, 2014 (First Fiscal Period)
 (from February 27, 2014 to October 31, 2014)

(1) Operating Results (Percentages indicate percentage change from the previous period)

| Period ended | Operating revenues | | Operating income | | Ordinary income | | Net income | |
|------------------|--------------------|---|------------------|---|-----------------|---|-----------------|---|
| | Millions of yen | % | Millions of yen | % | Millions of yen | % | Millions of yen | % |
| October 31, 2014 | 1,911 | - | 959 | - | 436 | - | 435 | - |

| Period ended | Net income per unit | Return on unit holders' equity | Ratio of ordinary income to total assets | Ratio of ordinary income to operating revenues |
|------------------|---------------------|--------------------------------|--|--|
| | Yen | % | % | % |
| October 31, 2014 | 1,662 | 1.0 | 0.5 | 22.8 |

(Note 1) The calculation period of Invesco Office J-REIT, Inc. for the first fiscal period ended October 31, 2014 consists of 247 days from February 27, 2014 to October 31, 2014; however, the actual period for asset management consists of 148 days from June 6, 2014 to October 31, 2014.

(Note 2) Net income per unit for the period is calculated based on the assumption that the fiscal period started on June 6, 2014, as this is the actual start date of asset management. As a result, the technical net income per unit is 1,011 yen, which is calculated by dividing the net income by the day-weighted average number of investment units of 430,089.

(Note 3) Return on unit holders' equity was calculated using the following formula and rounded to one decimal point. Net assets at the beginning of the period are calculated assuming that the fiscal period started on June 6, 2014, which is the actual start date of the asset management period.

Return on unit holders' equity = Net income / {(total net assets at the beginning of the period + total net assets at the end of the period) / 2} * 100

(Note 4) Ratio of ordinary income to total assets was calculated using the following formula and rounded to one decimal point. Total assets at the beginning of the period are calculated assuming that the fiscal period started on June 6, 2014, which is the actual start date of the asset management period.

Ratio of ordinary income to total assets = Ordinary income / {(total assets in the beginning of the period + total assets in the end of the period) / 2} * 100

(Note 5) Percentages for operating revenues, operating income, ordinary income and net income indicate period-on-period changes. However, no percentage figure is shown since the fiscal period ended October 31, 2014 is the first fiscal period.

(2) Distributions

| Period ended | Distributions per unit (excluding SCD*) | Total of distributions (excluding SCD) | SCD per unit | Total of SCD | Payout ratio | Ratio of distributions to net assets |
|------------------|---|--|--------------|-----------------|--------------|--------------------------------------|
| | Yen | Millions of yen | Yen | Millions of yen | % | % |
| October 31, 2014 | 1,005 | 434 | 0 | 0 | 100.0 | 1.0 |

* "SCD" indicates "Surplus Cash Distributions".

(Note 1) Due to the issuance of new investment units during the period, the payout ratio was calculated using the following formula and rounded to one decimal point.

Payout ratio = Total distributions (excluding SCD) ÷ Net income × 100

(Note 2) Ratio of distributions to net assets was calculated using the following formula and rounded to one decimal point. Net assets per unit at the beginning of the period are calculated assuming that the fiscal period started on June 6, 2014, which is the actual start date of the asset management period.

Distributions per unit (excluding SCD) / {(Net assets per unit at beginning of period + Net assets per unit at end of period) / 2} × 100

(3) Financial Position

| Period ended | Total assets | Net assets | Ratio of unit holders' equity to total assets | Net asset per unit |
|------------------|-----------------|-----------------|---|--------------------|
| | Millions of yen | Millions of yen | % | Yen |
| October 31, 2014 | 89,333 | 43,442 | 48.6 | 100,402 |

(Reference) Balance of unit holders' equity for the period ended October 31, 2014: 43,442 million yen

(4) Cash Flows

| Period ended | Cash flows from operating activities | Cash flows from investing activities | Cash flows from financing activities | Cash and cash equivalents at the end of the fiscal period |
|------------------|--------------------------------------|--------------------------------------|--------------------------------------|---|
| | Millions of yen | Millions of yen | Millions of yen | Millions of yen |
| October 31, 2014 | -321 | -79,914 | 82,587 | 2,350 |

2. Earnings Forecasts for the Fiscal Period ending April 30, 2015 (Second Fiscal Period)

(from November 1, 2014 to April 30, 2015)

(Percentages indicate change from the previous period)

| Period ending | Operating revenues | | Operating income | | Ordinary income | | Net income | | Distributions per unit (excluding SCD) | SCD per unit |
|----------------|--------------------|------|------------------|------|-----------------|-------|-----------------|-------|--|--------------|
| | Millions of yen | % | Millions of yen | % | Millions of yen | % | Millions of yen | % | Yen | Yen |
| April 30, 2015 | 3,045 | 59.3 | 1,205 | 25.6 | 996 | 128.3 | 994 | 128.7 | 2,298 | - |

(Reference) Forecasted net income per unit for the fiscal period ending April 30, 2015: 2,299 yen

* Other

(1) Changes in Accounting Policies, Accounting Estimates or Restatements

- (a) Changes in Accounting Policies due to Revisions to Accounting Standards and Other Regulations: None
- (b) Changes in Accounting Policies due to Other Reasons: None
- (c) Changes in Accounting Estimates: None
- (d) Restatements: None

(2) Number of Investment Units Issued and Outstanding

(i) Number of investment units issued and outstanding at the end of the fiscal period including treasury units:

| | |
|------------------------|---------------|
| As of October 31, 2014 | 432,680 units |
| As of October 31, 2014 | - units |

(ii) Number of treasury units at end of period:

(Note) Please refer to "Notes Related to Per Unit Information" on page 21 for the number of investment units used as the basis for calculating net income per unit.

* The Implementation Status of Statutory Audit

At the time of this financial report, the audit procedures for the financial statements pursuant to the Financial Instruments and Exchange Act have not yet been completed.

* Explanation on the Appropriate Use of the Forecast of Results and Other Matters of Special Consideration

The forward-looking statements in this material are based on the information currently available to us and certain assumptions which we believe are reasonable. Actual operating performance may differ substantially due to various factors. Furthermore, those statements shall not be deemed as a guarantee or any commitment of the amount of future distributions. Please refer to "Assumptions for the fiscal period ending April 30, 2015 (Second fiscal period) (from November 1, 2014 to April 30, 2015) on page 7 for assumptions regarding the forward-looking statements.

1. The Investment Corporation and Related Corporations

Disclosure is omitted, as there are no significant changes from the structure of the Investment Corporation described in the Securities Registration Statement (submitted May 1, 2014, including subsequent amendments thereto; hereinafter the same).

2. Management Policy and Operating Conditions

(1) Management Policy

Disclosure is omitted, as there are no significant changes from the investment policy, investment targets and distribution policy described in the Security Registration Statement.

(2) Operating Conditions

i) Summary of results for the first fiscal period

(A) Brief Background of Invesco Office J-REIT, Inc.

Invesco Office J-REIT, Inc. (hereinafter referred to as the “Investment Corporation”) was established on February 27, 2014, with unitholders’ capital of 150 million yen (1,500 units) and Invesco Global Real Estate Asia Pacific, Inc. as the organizer under the Act on Investment Trusts and Investment Corporations of Japan. On June 4, 2014, the Investment Corporation issued new investment units (411,000 units) through a public offering, which were listed on the Real Estate Investment Trust Securities Market (J-REIT market) of the Tokyo Stock Exchange (Securities code: 3298) on June 5, 2014. In addition, new investment units (20,180 units) were issued through a third-party allotment accompanying capital increase through public offering on June 25, 2014. As a result, the total number of investment units issued came to 432,680 units.

Invesco Office J-REIT, Inc. is a REIT managed by Invesco Global Real Estate Asia Pacific, Inc. (hereinafter referred to as the “Asset Management Company”) which belongs to the Invesco Group, one of the world’s leading independent asset management companies. The Investment Corporation aims to provide investors with opportunities to invest in office buildings in Japan, with a strong focus on large-scale office buildings (Note 2) located in Japan’s major metropolitan areas (Note 1). With a view to maximizing investor values, these assets will be selected by experienced investment management specialists belonging to the Asset Management Company.

Invesco Office J-REIT, Inc. began managing assets from the fiscal period under review.

(Note 1) The Investment Corporation defines “major metropolitan areas” as the Tokyo Metropolitan Area (Tokyo, Yokohama-shi, Kawasaki-shi, Saitama-shi, and Chiba-shi), Osaka-shi, Nagoya-shi, and Fukuoka-shi, and sets these as its focused investment target area.

(Note 2) “Large-scale office buildings” refer to real estate with a building scale that meets the following criteria that is used primarily as offices and mortgage-backed securities for which such real estate is the underlying asset.

Tokyo Metropolitan Area: Total floor area of 10,000 m² or greater with a standard exclusive floor area (refers to exclusive floor area on one floor; same shall apply hereafter) of at least 600 m²

Other regions: Total floor area of 7,000 m² or greater with a standard exclusive floor area of at least 400 m²

(B) Investment Environment and Business Performance

During the first fiscal period, Japanese economic growth saw a disruption largely contributed to by the belated domestic consumption growth resulting from the implementation of the Consumption Tax Hike. However, recovering corporate earnings and improving investment sentiment suggest that the economy remained on the track to recovery. The labor market was healthy, witnessed by the Job-to-Applicant ratio rising and staying at a two decade-high, due to the expansion in new hiring. Such new hiring caused the unemployment ratio to tighten down to mid-3%. Amid the weak consumer sentiment and subdued prices increase, the Bank of Japan deployed further QE measures at the end of October, which aimed to boost corporate/household spending and thus underpin the economic expansion.

The office leasing market has continued to recover. Based on 2014Q3 CBRE market report, vacancy rates in Tokyo 5 central wards dropped to 4.1%, while other local core cities also significantly declined on the back of constrained new supply and strengthening demand. Consequently, rental growth was broadly observed in many submarkets again. With regard to capital markets, transactions have been active while prices have been appreciating thanks to declining yields amidst strong demand for stable income generating properties and

improving lending conditions.

Under these conditions, Invesco Office J-REIT, Inc. acquired trust beneficiary interests and started asset management of four properties; Ebisu Prime Square (Shibuya-ku, Tokyo; Acquisition price 25,014 million yen), Harumi Island Triton Square Office Tower Z (Chuo-ku, Tokyo; Acquisition price: 9,300 million yen), CS Tower/CS Tower Annex (Taito-ku, Tokyo; Acquisition price:13,700 million yen) and Nagoya Prime Central Tower (Nagoya-shi, Aichi; Acquisition price: 14,600 million yen) on June 6, 2014, and also acquired trust beneficiary interests of Queen's Square Yokohama (Yokohama-shi, Kanagawa; Acquisition price: 16,034 million yen) on September 30, 2014, using proceeds from the issuance of new investment units through a public offering, as well as borrowings. This was in line with the policy of focusing on large-scale office buildings located in major metropolitan areas, which is the Investment Corporation's management philosophy.

As a result, Invesco Office J-REIT, Inc. owned real estate trust beneficiary interests of the above five properties (total acquisition price: 78,648 million yen) as of the end of the fiscal period under review, with a total leasable area of 107,500.15m². The occupancy rate of the entire portfolio was 97.6% as of the end of the fiscal period under review.

Regarding CS Tower/CS Tower Annex, on June 30, 2014, the Investment Corporation received notice of the termination of the lease agreement, with a lease agreement termination date of December 31, 2014, from Ricoh Japan Corporation (formerly RICOH Technosystems Co., Ltd.), a major tenant of the property (leased area: 8,056.132m², ratio of leased area to total rentable area of the property: 40.3%, ratio of leased area to total rentable area owned by the Investment Corporation 7.5% (in each case calculated at the time of receipt of the notice of termination; provided, however, that the ratio of total rentable area is ratio after acquisition of "Queen's Square Yokohama")). However, the Investment Corporation increased its leasing activities for the property and, as a result, entered into a building lease agreement with Yachiyo Engineering Co., Ltd. on October 10, 2014 (leased area: 8,056.16m², ratio of leased area to total rentable area of the property: 40.3%, ratio of leased area to total rentable area owned by the Investment Corporation 7.5%). Consequently, the vacant space resulting from the vacation of Ricoh Japan Corporation (formerly RICOH Technosystems Co., Ltd.) is expected to be filled as of July 1, 2015. Furthermore, as a result of further negotiation, on October 31, 2014, the Investment Corporation entered into an additional building lease agreement with Yachiyo Engineering Co., Ltd.(leased area:452.12 m²), helping to improve the occupancy rate of CS Tower/CS Tower Annex.

(C) Overview of Financing

The fundamental policy of the Investment Corporation is to conduct stable and sound financial management to secure stable income over the medium to long term together with steady growth in asset value, and in the fiscal period under review, the Investment Corporation raised funds as follows.

The Investment Corporation issued 411,000 investment units through a public offering with June 4, 2014 as the payment date, and also issued 20,180 investment units through a third-party allocation accompanying capital increase through public offering on June 25, 2014. As a result, total unit holders' equity stood at 43,007 million yen and the number of investment units issued and outstanding was 432,680 units as of the end of the fiscal period under review.

In addition, the Investment Corporation borrowed 26,200 million yen on June 6, 2014 and 15,200 million yen on September 30, 2014 to help fund the acquisition of real estate trust beneficiary interests in five properties and related expenses. Meanwhile, the Investment Corporation used the proceeds from the above third-party allotment to carry out early repayment of 1,200 million yen on June 30, 2014, and accordingly, outstanding loans as of the end of the fiscal period totaled 40,200 million yen. The Investment Corporation also used interest rate swap agreements with respect to some borrowing to fix interest rate payments in the long term and create a more stable financial base.

Consequently, the ratio of total interest-bearing debt (loans) to total assets (loan-to-value or LTV) came to 45% at the end of the fiscal period.

(D) Overview of Financial Results and Cash Distribution

As a result of the above operations, operating revenue came to 1,911 million yen, operating income came to 959 million yen, ordinary income came to 436 million yen, and net income came to 435 million yen for the fiscal period under review.

It was decided that all retained earnings would be distributed, except a fraction of less than 1 yen of distributions per investment unit, with the aim that the maximum amount of profit distributions would be included in tax deductible expenses based on the application of special provisions for taxation (Article 67-15 of the Act on Special Measures Concerning Taxation). Consequently, distributions per investment unit came to 1,005 yen.

ii) Outlook for the next fiscal period

(A) Future Management Policy and Issues To Be Addressed

The Japanese economy is expected to remain on the track to recovery and expand at a moderate pace going forward. This is mainly driven by active corporates, new investments and enhanced productivities on the back of loose monetary policy and aggressive government fiscal policies. As the labor market continues to maintain a favorable trend, household income should steadily pick up and thus contribute to the recovery of domestic consumption.

The favorable environment of the office leasing market will likely continue in the medium term thanks to strong demand from new business establishments and corporate expansion. The improved occupancy will hence push rental prices up further. Regarding the capital markets, momentum should remain strong. Underpinned by low interest rates, strong demand and a favorable debt financing environment, competition for property acquisitions is estimated to accelerate and push up the prices accordingly.

As described above, the environment surrounding new property acquisitions is becoming increasingly challenging, but the Investment Corporation recognizes that it is crucial to pursue external growth through the acquisition of properties that will help enhance portfolio quality and profitability by making maximum use of the investment expertise it has accumulated over the past 15 years in Japan and the close relationships the Asset Management Company has built with various market players as an independent asset manager. The Investment Corporation also needs to quickly achieve regional diversification and tenant diversification in relation to managed assets to secure stable earnings across its entire portfolio. Furthermore, although rents in the office lease market are currently trending upward, the Investment Corporation also considers it necessary to pursue internal growth through improvement in the profitability of managed properties.

Based on the recognition of the issues described above, the Investment Corporation is conducting its asset management based on the following policy, aiming not only for improvement of distribution per unit through improvement of asset scale, asset value and return on investment but also for improvement in investor value.

(a) Investment policy

Japan's economic activities are extremely concentrated in major urban areas, which serve as bases for business and consumption. Office buildings located in major urban areas offer a wealth of investment opportunities, and relatively high rental demand can be expected. In addition, due to the concentration of economic activity, demand for office buildings as bases for economic activity and essential infrastructure is also likely to increase and, given the potential for growth driven by the scale of economic activity and population in such areas, office buildings located in major urban areas are likely to remain attractive investment targets.

Rents of office buildings in the Tokyo Metropolitan Area and other major urban areas show an upward trend, especially large office buildings, whose rents can be expected to rise ahead of other rents in a recovery phase and that may offer upside revenue potential through increased rents and higher occupancy rates. In addition, such office buildings are generally occupied by blue-chip companies with strong lease payment capacity and, depending on their equipment specifications, can promise stable rents that are relatively high compared to other office buildings. Furthermore, relatively strong tenant demand can be expected in the areas in which such office buildings are located and it may also be possible to maintain a

high occupancy rate through tenant diversification and flexibility when setting rents.

From this perspective, the Investment Corporation will continue to place its focus on large-scale office buildings located in major metropolitan areas as its investment targets.

At the same time, the Investment Corporation will also make rigorously selected investments in (i) properties located in regional ordinance-designated cities that are expected to provide relatively high returns and (ii) office buildings which would not be considered large-scale office buildings but where relatively high profitability can be anticipated, with the aim of achieving stable rental income over the medium-to-long term, plus steady growth in asset value.

(b) Management policy

The Investment Corporation will endeavor to (i) maintain and improve tenant satisfaction through meticulous property management services, (ii) maintain and improve rental income and occupancy rates, (iii) perform appropriate management and repairs, and (iv) promote rationalization and efficiency of management costs.

In its tenant leasing activities, the Investment Corporation will set appropriate rent conditions based upon its assessment and understanding of market trends and consideration of real estate characteristics for each managed asset and will also fully utilize property management companies (hereinafter referred to as the "PM Companies") to select high-quality tenants. Leasing activities will also be carried out by giving consideration to the impact of the tenant composition of not only each individual property, but also the portfolio as a whole.

Since existing tenants are important clients for the Investment Corporation, which is the owner of the managed assets, the Investment Corporation will regularly make contact via PM companies to quickly identify tenant trends, including tenants that are considering increasing or decreasing leased space and tenants who are dissatisfied or considering termination, and to take appropriate and swift action.

The Investment Corporation will prepare a repair plan and capital expenditure plan as part of the annual management plan for each managed asset and will systematically carry out necessary repairs and capital expenditures to maintain and improve the market competitiveness of the managed assets and tenant satisfaction in the medium and long term.

(c) Financial strategy

In line with its fundamental policy of conducting steady and sound financial management to ensure stable income over the medium-to-long term, together with continuous growth in asset value, the Investment Corporation, paying careful attention to financial market trends, raises funds as follows.

Decisions on equity financing will be made by comprehensively taking into account such matters as the timing of new real property-related asset acquisition, their LTV, repayment schedules and the remaining term of interest bearing debts, and the market environment, while giving consideration to the possible dilution of the interests of existing investors and any resulting decrease in the trading price of investment units.

In its debt financing, the Investment Corporation aims to maintain an LTV of 40 to 50%, in keeping with stable leverage control; provided, however, that there may be temporary increases above that level. The Investment Corporation will seek stable financial management through repayment dates, diversification of lenders and the use of long-term fixed debt, taking into account borrowing costs. In regard to lenders, the Investment Corporation will build a stable bank formation centered on leading Japanese financial institutions.

(B) Significant events after balance sheet date

Not applicable.

Assumptions for the Forecasts of Investment Management Performance
for the Fiscal Period Ending April 30, 2015

| Items | Assumptions |
|--------------------|---|
| Calculation period | - Fiscal Period Ending April 30, 2015 (2nd period) (from November 1, 2014 to April 30, 2015) (181 days) |
| Assets managed | <ul style="list-style-type: none"> - It is based on the assumption that there will be no changes to the number of assets (currently five) which are owned by the Investment Corporation as of the date hereof (hereinafter referred to as the “Owned Properties”) (e.g., as a result of the acquisition of new properties or the disposal of Owned Properties) until the end of the fiscal period ending April 30, 2015. - However, changes may arise due to the acquisition of new properties or the disposal of Owned Properties and other actions. |
| Operating revenues | - It is based on the section “Asset managed” above. The revenues from the leasing business for the owned properties are calculated based on the lease agreement which is effective as of the date of this document, changes in tenants, market circumstances and other factors based on the assumption that no tenants will fail to pay or default on rents. |
| Operating expenses | <ul style="list-style-type: none"> - Regarding the owned properties, among the expenses for the leasing business, which is a major operating expense, the expenses other than the depreciation expenses are calculated reflecting variable factors of expenses based on the past actual figures. - The depreciation expenses are calculated including any incidental expenses, etc. according to the straight-line method. The estimates are 429 million yen for the fiscal period ending April 30, 2015. - Generally, in sales and purchases of real estate, etc., the fixed asset tax and the city planning tax, among others, are adjusted with the previous owners thereof by calculation on a pro-rata basis for the relevant period upon the acquisition of the relevant real estate, etc. However, the Investment Corporation will not record the relevant adjusted amounts for the fixed asset tax, the city planning tax and other taxes under the item of expenses for the fiscal period during which the acquisition occurs because the said adjusted amounts will be included in the acquisition cost. Therefore, as for the Owned Properties, the said adjusted amounts, etc. will not be recorded under the item of expenses for the fiscal period ended October 31, 2014 and the fixed asset tax, the city planning tax and other taxes imposed for the fiscal year 2015 will be partially recorded under the item of expenses from the fiscal period ending April 30, 2015. The estimated amount of the fixed asset tax, the city planning tax and other taxes to be recorded for the fiscal period ending April 30, 2015 is 78 million yen (the estimated amount of the fixed asset tax, the city planning tax and other taxes to be recorded on a full-year basis is 300 million yen). In addition, the total amount of the fixed asset tax, the city planning tax and other taxes included in the acquisition cost for the Owned Properties is 258 million yen. - As for repair costs, the Asset Management Company records the estimated required cost amounts for each property and each calculation period. However, an increase in repair costs or additional repair costs may arise due to unpredictable causes, and thus the actual costs may differ substantially from the estimated costs. |

| | |
|--|--|
| Non-operating expenses | - The estimated interest expenses and other loan related costs are 209 million yen for the fiscal period ending April 30, 2015. |
| Loans | <ul style="list-style-type: none"> - The amount of the balance of borrowing as of today is 40,200 million yen. - There will be a refund during the fiscal period ending April 30, 2015 with respect to consumption taxes relating to the Owned Properties which were acquired during the fiscal period ended October 31, 2014. Thus, a portion of the loans (part of the loan in September 2014: 2,000 million yen) will be repaid using such refunded amounts during the fiscal period ending October 31, 2015. - LTV is estimated at about 45% as of the end of the fiscal period ending April 30, 2015 (2nd period). - LTV is calculated according to the following formula. LTV = total amount of interest-bearing debt / total amount of assets x 100 |
| Investment units | - It is based on the assumption that the number of investment units issued as of the date hereof (432,680 units) will not change due to the issue of new investment units or other reasons, until the end of the fiscal period ending April 30, 2015. |
| Distributions per unit (exclusive of distributions from other sources) | <ul style="list-style-type: none"> - The distributions per unit (exclusive of distributions from other sources) are calculated based on the distribution policy provided for under the rules of the Investment Corporation. - The distributions per unit may change due to various reasons, including a change in rent revenues arising from a change in managed assets or tenants or unexpected repairs. |
| Distributions from other sources per unit | - Currently, the distribution of money arising from sources other than profits is not scheduled. |
| Other | <ul style="list-style-type: none"> - It is based on the assumption that there will be no revisions to laws, regulations, the tax system, accounting standards, listing rules, rules of the Investment Trusts Association, Japan, etc., that will affect the estimated figures described above. - It is based on the assumption that there will be no unexpected material changes in general economic trends, real estate market circumstances, etc. |

(3) Investment Risks

Disclosure is omitted since there are no significant changes from the investment risks described in the Security Registration Statement.

3. Financial Statements

(1) Balance Sheet

(Unit: Thousands of yen)

| As of October 31, 2014 | |
|--|-------------------|
| ASSETS | |
| Current assets: | |
| Cash and cash deposits | 960,117 |
| Entrusted cash and entrusted cash deposits | 6,026,457 |
| Account receivables - operating | 71,016 |
| Consumption tax receivable | 1,935,679 |
| Short-term prepaid expenses | 120,750 |
| Deferred tax assets | 27 |
| Other current assets | 2,917 |
| Total current assets | 9,116,966 |
| Fixed assets: | |
| Property and equipment | |
| Entrusted buildings | 24,105,168 |
| Accumulated depreciation | -286,657 |
| Entrusted buildings, net | 23,818,511 |
| Entrusted building improvements | 197,690 |
| Accumulated depreciation | -7,262 |
| Entrusted building improvements, net | 190,427 |
| Entrusted machineries | 0 |
| Accumulated depreciation | 0 |
| Entrusted machineries, net | 0 |
| Entrusted furniture and equipment | 7,193 |
| Accumulated depreciation | -210 |
| Entrusted furniture and equipment, net | 6,983 |
| Entrusted land | 55,786,815 |
| Entrusted construction in progress | 1,729 |
| Total property and equipment | 79,804,467 |
| Intangible assets: | |
| Other intangible assets | 8,306 |
| Total intangible assets | 8,306 |
| Investment and other assets: | |
| Security deposits and guarantee deposits | 10,000 |
| Long-term prepaid expenses | 259,431 |
| Other investments | 134,372 |
| Total investment and other assets | 403,803 |
| Total fixed assets | 80,216,576 |
| TOTAL ASSETS | 89,333,542 |

(Unit: Thousands of yen)

As of October 31, 2014

LIABILITIES AND NET ASSETS

Current liabilities:

| | |
|------------------------------|-----------|
| Accounts payable - operating | 203,390 |
| Short-term loans | 3,200,000 |
| Accounts payable - other | 418,140 |
| Accrued expenses | 88,298 |
| Income tax payable | 1,334 |
| Rent received in advance | 152,229 |
| Other current liabilities | 192,306 |

Total current liabilities 4,255,699

Non-current liabilities:

| | |
|--|------------|
| Long-term loans | 37,000,000 |
| Entrusted tenant leasehold and security deposits | 4,635,653 |

Total non-current liabilities 41,635,653

TOTAL LIABILITIES 45,891,352

Net Assets

Unitholders' equity:

| | |
|---------------------|------------|
| Unitholders' equity | 43,007,136 |
|---------------------|------------|

Surplus:

| | |
|-------------------|---------|
| Retained earnings | 435,054 |
| Total surplus | 435,054 |

Total unitholders' equity 43,442,190

TOTAL NET ASSETS *1 43,442,190

TOTAL LIABILITIES AND NET ASSETS 89,333,542

(2) Statements of income and retained earnings

(Unit: Thousands of yen)

| | The Period February 27, 2014 through October 31, 2014 |
|---|---|
| Operating revenues: | |
| Rental revenues | *1 1,778,639 |
| Other rental revenues | *1 133,173 |
| Total operating revenues | 1,911,812 |
| Operating expenses | |
| Property-related expenses | *1 746,299 |
| Asset management fees | 133,516 |
| General administration and Custodian fees | 8,336 |
| Compensation for directors | 6,400 |
| Other operating expenses | 57,631 |
| Total operating expenses | 952,184 |
| Operating income | 959,628 |
| Non-operating revenues | |
| Interest income | 195 |
| Total non-operating revenues | 195 |
| Non-operating expenses | |
| Interest expense | 89,546 |
| Founding expenses | 80,062 |
| Initial public offering costs | 103,602 |
| Financing costs | 250,211 |
| Total non-operating expenses | 523,422 |
| Ordinary income | 436,401 |
| Net income before income taxes | 436,401 |
| Current income taxes | 1,374 |
| Deferred tax expenses | -27 |
| Total income taxes | 1,347 |
| Net income | 435,054 |
| Retained earnings at the end of period | 435,054 |

(3) Statements of changes in net assets

The Period February 27, 2014 through October 31, 2014

(Unit: Thousands of yen)

| | Unitholders' equity | | | | Total net assets |
|--|----------------------|-------------------|---------------|---------------------------|------------------|
| | Unitholders' capital | Surplus | | Total Unitholders' equity | |
| | | Retained earnings | Total surplus | | |
| Balance at the beginning of the period | - | - | - | - | - |
| <u>Changes during the period</u> | | | | | |
| Issuance of new investment units | 43,007,136 | - | - | 43,007,136 | 43,007,136 |
| Net income | - | 435,054 | 435,054 | 435,054 | 435,054 |
| <u>Total changes during the period</u> | 43,007,136 | 435,054 | 435,054 | 43,442,190 | 43,442,190 |
| Balance at the end of the period | *1 43,007,136 | 435,054 | 435,054 | 43,442,190 | 43,442,190 |

(4) Statements of Distributions

| | The Period February 27, 2014 through October 31, 2014 |
|---|--|
| I. Unappropriated retained earnings | 435,054,121 yen |
| II. Distributions | 434,843,400 yen |
| (Distributions per unit) | (1,005 yen) |
| III. Retained earnings carried forward | 210,721 yen |
| Calculation method of distribution amount | <p>Pursuant to the distribution policy as defined in Article 35, Paragraph 1 of Articles of Incorporation of Invesco Office J-REIT, Inc., the amount of distributions shall be the amount which does not exceed the amount of profits but exceeds 90% of the distributable profit as defined in Article 67-15 of the Act on Special Measures Concerning Taxation.</p> <p>Based on the distribution policy, Invesco Office J-REIT, Inc. declared the distribution amount of 434,843,400 yen, which is the amount that does not exceed the retained earnings and is the greatest value among integral multiples of 432, 680 units, which is the number of investment units issued; provided, however, that the Investment Corporation will not pay the portion of the amount that exceeds the profits defined in Article 35, Paragraph 2 of the Articles of Incorporation of the Investment Corporation.</p> |

(5) Statement of cash flows

(Unit: Thousands of yen)

| | The period February 27, 2014 through October 31, 2014 |
|---|---|
| Cash flows from operating activities: | |
| Income before income taxes | 436,401 |
| Depreciation expenses | 294,744 |
| Initial public offering costs | 103,602 |
| Financing costs | 250,211 |
| Interest income | -195 |
| Interest expense | 89,546 |
| (Increase) decrease in account receivables | -71,016 |
| (Increase) decrease in consumption tax receivable | -1,935,679 |
| (Increase) decrease in short-term prepaid expenses | -45,193 |
| (Increase) decrease in Long-term prepaid expenses | -68,971 |
| (Increase) decrease in other current assets | -137,289 |
| Increase (decrease) in accounts payable - operating | 162,809 |
| Increase (decrease) in accounts payable - other | 255,860 |
| Increase (decrease) in rental received in advance | 152,229 |
| Increase (decrease) in other current liabilities | 192,306 |
| Sub-total | -320,635 |
| Interest received | 195 |
| Interest expenses paid | -1,247 |
| Income taxes paid | -39 |
| Net cash provided by operating activities | -321,726 |
| Cash flows from Investing activities: | |
| Purchase of entrusted property and equipment | -79,897,676 |
| Purchase of intangible assets | -6,980 |
| Payments of security deposits and guarantee deposits | -10,000 |
| Net cash used in investing activities | -79,914,656 |
| Cash flows from Financing activities: | |
| Proceeds from short-term borrowings | 4,400,000 |
| Repayments of short-term borrowings | -1,200,000 |
| Proceeds from long-term borrowings | 37,000,000 |
| Payment of financing costs | -516,227 |
| Proceeds from issuance of investment units | 42,903,533 |
| Net cash provided by (used in) financing activities | 82,587,305 |
| Net change in cash and cash equivalents | 2,350,922 |
| Cash and cash equivalents at the end of period | *1 2,350,922 |

(6) Notes on Assumption of Going Concern

Not applicable.

(7) Notes on Significant Accounting Policies

| | | | | | | | | | |
|--|---|---------------------|---------------|---------------------------------|---------------|-----------------------|---------|-----------------------------------|--------------|
| 1. Method of depreciation of fixed assets | <p>(1) Property and equipment The straight-line method is used. The useful lives of property and equipment are listed below.</p> <table border="0"><tr><td>Entrusted buildings</td><td>2 to 46 years</td></tr><tr><td>Entrusted building improvements</td><td>4 to 20 years</td></tr><tr><td>Entrusted machineries</td><td>2 years</td></tr><tr><td>Entrusted furniture and equipment</td><td>5 to 8 years</td></tr></table> <p>(2) Intangible fixed assets The straight-line method is used.</p> <p>(3) Long-term prepaid expenses The straight-line method is used.</p> | Entrusted buildings | 2 to 46 years | Entrusted building improvements | 4 to 20 years | Entrusted machineries | 2 years | Entrusted furniture and equipment | 5 to 8 years |
| Entrusted buildings | 2 to 46 years | | | | | | | | |
| Entrusted building improvements | 4 to 20 years | | | | | | | | |
| Entrusted machineries | 2 years | | | | | | | | |
| Entrusted furniture and equipment | 5 to 8 years | | | | | | | | |
| 2. Accounting method for deferred assets | <p>(1) Founding expenses All expenses are recorded when incurred.</p> <p>(2) Initial public offering costs All expenses are recorded when incurred.</p> | | | | | | | | |
| 3. Recognition of revenue and expenses | <p>Accounting treatment of fixed asset taxes and others For fixed asset tax, city planning tax, depreciable asset tax, etc., for real properties held, the amount of tax levied corresponding to the accounting period is recorded as property-related expenses. The amount equivalent to fixed asset tax to be paid by the Investment Corporation in the first year for acquisition of real properties or trust beneficiary interests in real estate is not recorded as expenses but included in the acquisition costs for the related properties. The amounts equivalent to fixed asset tax included in acquisition costs for properties were 258,700 thousand yen for the first fiscal period.</p> | | | | | | | | |
| 4. Method of hedge accounting | <p>(1) Method of hedge accounting Special treatment is applied for interest rate swaps since the interest rate swaps satisfy the requirements for special treatment.</p> <p>(2) Hedge instruments and hedged items Hedge instruments: Interest rate swap transactions Hedged items: Interest on borrowings</p> <p>(3) Hedging policy The Investment Corporation conducts derivative transactions for the purpose of hedging risks provided for in the Articles of Incorporation of the Investment Corporation pursuant to the regulations that stipulate the basic policy of risk management.</p> <p>(4) Method of assessing hedge effectiveness The assessment of hedge effectiveness is omitted since the interest rate swaps satisfy the requirements for special treatment.</p> | | | | | | | | |
| 5. Scope of cash and cash equivalents in the statement of cash flows | <p>Cash and cash equivalents in the statement of cash flows include cash on hand, entrusted cash, demand deposits, entrusted cash deposits, and highly liquid short-term investments that are readily convertible, bear little risk in price fluctuations, and mature within three months of the date of acquisition.</p> | | | | | | | | |
| 6. Other significant information for preparation of financial statements | <p>(1) Accounting policy for trust beneficiary interests in real estate, etc. With regard to trust beneficiary interests in real estate, etc., all assets and liabilities as well as all revenue and expense items associated with all entrusted assets are accounted for under the respective account items of the balance sheets and statements of income and retained earnings. Of the entrusted assets accounted for under the respective account items, the following significant items are separately indicated on the balance sheets:</p> <ul style="list-style-type: none">i) Entrusted cash and entrusted cash depositsii) Entrusted buildings, entrusted building improvements, entrusted machineries, entrusted furniture and equipment, entrusted land and entrusted construction in progressiii) Entrusted tenant leasehold and security deposits <p>(2) Accounting policy for consumption taxes All amounts in the accompanying financial statements exclude consumption taxes.</p> | | | | | | | | |

(8) Notes to Financial Statements

Disclosure of notes to operating lease transactions, securities, retirement benefits, transactions with related parties and asset retirement obligations are omitted here, as their disclosure in this report is not material.

Notes to Balance Sheets

*1. Minimum net assets as provided in Article 67, paragraph 4 of the Act on Investment Trusts and Investment Corporations

| | |
|--|--------------------------|
| | (Unit: Thousands of yen) |
| | As of October 31, 2014 |
| | 50,000 |

Notes to Statements of Income and Retained Earnings

*1. Breakdown of net operating income (loss)

| | |
|--|---|
| | (Unit: Thousands of yen) |
| | The period February 27, 2014 through October 31, 2014 |
| A. Rental and other operating revenues: | |
| Rental revenues | |
| Rental and parking revenues | 1,441,025 |
| Common area service fee | 260,693 |
| Other rental revenues | 76,920 |
| Total rental revenues | 1,778,639 |
| Other rental-related revenues | |
| Other rental-related revenues | 133,173 |
| Total other rental-related revenues | 133,173 |
| Total rental and other related revenues | 1,911,812 |
| B. Property-related expenses: | |
| Property management fees | 191,438 |
| Utility expenses | 191,393 |
| Insurance | 4,728 |
| Repair and maintenance | 42,320 |
| Other taxes | 2 |
| Depreciation expenses | 294,130 |
| Other rental-related expenses | 22,286 |
| Total property-related expenses | 746,299 |
| C. Net operating income (A-B) | 1,165,512 |

Notes to Statements of Changes in Net Assets

*1. Total number of authorized investment units and total number of investment units issued

| | The period February 27, 2014 through October 31, 2014 |
|---|---|
| Total number of authorized investment units | 10,000,000 units |
| Total number of investment units issued | 432,680 units |

Notes to Statements of Cash Flows

*1. Reconciliation between cash and cash equivalents at end of period and relevant amount on the balance sheets

(Units: Thousands of yen)

| | The period February 27, 2014 through October 31, 2014 |
|---|---|
| Cash and deposits | 960,117 |
| Entrusted cash and entrusted cash deposits | 6,026,457 |
| Entrusted cash deposits with restriction (Note) | -4,635,653 |
| Cash and cash equivalents | 2,350,922 |

(Note) Entrusted cash deposits retained for the refund of tenant's leasehold and security deposits.

Notes to Financial Instruments

1. Qualitative information for financial instruments

(1) Policy for financial instruments

The Investment Corporation's basic policy is to conduct stable and sound financial management to contribute to the continuous growth of assets under management and their efficient and appropriate management, and the Investment Corporation procures funds by borrowing, issuing investment corporation bonds (including short-term investment corporation bonds; same shall apply hereafter), or issuing investment units for the purpose of acquiring assets, paying repair expenses and other maintenance and management expenses, making distributions, and funding the Investment Corporation's operations including necessary working capital and debt repayments.

Temporary surpluses and entrusted tenant leasehold and security deposits are also invested in bank deposits considering the safety of the investment and convertibility into cash.

Derivative transactions are carried out only to hedge the risk of fluctuations in interest rates associated with borrowings, and other risks.

(2) Content and risks of financial instruments and risk management system therefor

Borrowings are received mainly for the purpose of acquiring real estate and trust beneficiary interests in real estate.

Borrowings are exposed to liquidity risk on due dates. However, the Investment Corporation manages this risk mainly by appropriately managing the LTV ratio, etc. to limit the impact of higher market interest rates on the Investment Corporation's operations and endeavoring to maintain and strengthen its ability to raise capital from capital markets through capital increases, and by preparing monthly cash flow projections to constantly monitor on-hand liquidity and to formulate fund raising plans at an early stage and prepare the required capital. Floating-rate loans are exposed to the risk of fluctuations in interest rates. However, the Investment Corporation manages this risk mainly by adjusting the ratio of outstanding floating-rate loans to total borrowing depending on the finance environment.

Furthermore, these risks are managed through derivative transactions (interest rate swaps) as hedging instruments in certain floating-rate loans in order to fix interest rate payments and hedge the risk of fluctuations in interest rates. The hedge effectiveness of the interest rate swaps is assessed, by comparing the cumulative changes in the cash flows of the hedging instruments and the hedged items and based on the respective amount of changes; provided, however, that the assessment of hedge effectiveness is omitted for those interest rate swaps that satisfy the requirements for special treatment.

Derivative transactions are conducted and managed in accordance with the internal regulations that specify the basic policy of risk management.

The surplus funds deposited to the financial institutions are exposed to the financial institutions' credit risk. However, the risks are managed through our selection of financial institutions with certain creditworthiness and by limiting the term of the deposit to short term.

Entrusted tenant leasehold and security deposits are deposits provided by tenants under lease agreements. This is exposed to liquidity risk due to the cancellation of the lease agreement before the original term. The risks are managed by monitoring liquidity on hand.

(3) Supplementary remarks on fair value, etc., of financial instruments

The fair value of financial instruments is based on market prices or reasonably calculated value if there is no market price available. As certain assumptions are used in calculating these values, if different assumptions, etc., are used, these values may vary.

2. Matters regarding fair value, etc., of financial instruments

Balance sheet carrying amounts, fair values, and the difference between the two values as of the end of the period are as shown below. Financial instruments whose fair value is considered to be extremely difficult to determine are not included in the table below (Note 2).

(Unit: Thousands of yen)

| | Balance sheet carrying amount (Note1) | Fair value (Note1) | Difference |
|--|---------------------------------------|--------------------|------------|
| (1) Cash and deposits | 960,117 | 960,117 | - |
| (2) Entrusted cash and entrusted cash deposits | 6,026,457 | 6,026,457 | - |
| Total assets | 6,986,575 | 6,986,575 | - |
| (3) Short-term loans | 3,200,000 | 3,200,000 | - |
| (4) Long-term loans | 37,000,000 | 37,091,671 | 91,671 |
| Total liabilities | 40,200,000 | 40,291,671 | 91,671 |
| (5) Derivative transactions | - | - | - |

(Note 1) Measurement of fair values of financial instruments

(1) Cash and deposits, (2) Entrusted cash and entrusted cash deposits, (3) Short-term loans

The book value is used as the fair value of these assets, given that the fair value is almost equivalent to the amount of the book value, as it is settled in a short time.

(4) Long-term loans

Because the interest rates of long-term loans carrying floating interest rates are to be revised periodically and thus their fair value is almost the same as the book value, the book value is used as the fair value of these liabilities. The fair value of long-term loans carrying fixed interest rates is calculated by discounting the total of principal and interest at the rate assumed when a new, similar loan corresponding to the remaining period is made. The fair values for interest rate swaps, to which special treatment is applied, are included in the fair value of long-term loans, a hedged item. Some long-term loans are cancellable loans, with a clause on early cancellation through exercise of early cancellation right (i.e. compound financial instruments), and the fair values of these loans are included in the fair value of long-term loans.

(5) Derivative transactions

Please refer to "Notes to Derivative Transactions" described later.

(Note 2) Balance sheet carrying amount of financial instruments whose fair value is considered to be extremely difficult to determine

Entrusted tenant leasehold and security deposits, which are deposited by lessees of rental properties, are not subject to fair value disclosure because there are no market prices for them and it is not possible to reasonably estimate future cash flow because, even if a lease agreement period is specified, there is the possibility of midterm cancellation, renewal or re-contract and it is impossible to estimate the real deposit term, and therefore it is considered to be extremely difficult to determine their fair values.

(Unit: Thousands of yen)

| | Balance sheet carrying amount |
|--|-------------------------------|
| Entrusted tenant leasehold and security deposits | 4,635,653 |

(Note 3) Redemption schedule for monetary claims after balance sheet date (As of October 31, 2014)

(Unit: Thousands of yen)

| | Due within one year |
|--|---------------------|
| Cash and deposits | 960,117 |
| Entrusted cash and entrusted cash deposits | 6,026,457 |
| Total | 6,986,575 |

(Note 4) Expected amount of repayments of loans after balance sheet date (As of October 31, 2014)

(Unit: Thousands of yen)

| | Due within 1 year | Due after 1 to 2 years | Due after 2 to 3 years | Due after 3 to 4 years | Due after 4 to 5 years | Due after 5 years |
|------------------|-------------------|------------------------|------------------------|------------------------|------------------------|-------------------|
| Short-term loans | 3,200,000 | - | - | - | - | - |
| Long-term loans | - | - | 13,000,000 | 12,000,000 | 12,000,000 | - |

Notes to Derivative Transactions

First fiscal period (As of October 31, 2014)

1. Derivative transactions not applying hedge accounting
Not applicable.

2. Derivative transactions applying hedge accounting

The following table shows the contracted amount or principal amount equivalent or the like set forth in the contract as of the balance sheet date for each hedge accounting method.

(Unit: Thousands of yen)

| Hedge accounting method | Type of derivative transaction | Major hedged item | Contracted amount | | Fair value | Measurement method for fair value |
|--|---|-------------------|-------------------|--------------------------|------------|-----------------------------------|
| | | | | Portion due after 1 year | | |
| Special treatment for interest rate swap | Interest rate swap transaction Payment: fixed interest rate Receipt: floating interest rate | Long-term loans | 17,000,000 | 17,000,000 | (Note) | - |

(Note) Fair value for interest rate swap with the special treatment is included in fair value of "(4) Long-term loans" in "Notes to Financial Instruments, 2. Matters regarding fair value, etc., of financial instruments" described above, as it is processed as a single unit with the hedged long-term loans.

Notes to Deferred Tax Accounting

1. Significant components of deferred tax assets and liabilities

(Unit: Thousands of yen)

| | As of October 31, 2014 |
|---|------------------------|
| Deferred tax assets | |
| Accrued business office taxes, currently not deductible | 27 |
| Total deferred tax assets | 27 |
| Net deferred tax assets | 27 |

2. Reconciliation of significant difference between the normal effective statutory tax rate and the effective tax rate after application of tax effect accounting

(Unit: %)

| | As of October 31, 2014 |
|---|------------------------|
| Normal effective statutory tax rate | 36.59 |
| (Adjustments) | |
| Distributions paid included in deductibles | -36.46 |
| Other | 0.18 |
| Effective tax rate after application of deferred tax accounting | 0.31 |

Notes to Investment and Rental Properties

The Investment Corporation holds large office buildings in major metropolitan areas. The balance sheet carrying amounts, changes during the period, and fair values of these rental properties are as follows:

(Unit: Thousands of yen)

| | The period February 27, 2014 through October 31, 2014 |
|--------------------------------|---|
| Balance sheet carrying amount | |
| Balance at beginning of period | - |
| Changes during the period | 79,804,467 |
| Balance at end of period | 79,804,467 |
| Fair value at end of period | 83,109,000 |

(Note 1) The balance sheet carrying amount is the acquisition cost (including incidental expenses associated with acquisition) less accumulated depreciation. Intangible fixed assets (totaling 8,306 thousand yen at the end of the period) are not included.

(Note 2) In changes during the period, the increase is mainly due to the acquisition of new properties (80,041,784 thousand yen) and capital expenditures (56,813 thousand yen), while the decrease is principally attributable to depreciation (294,130 thousand yen).

(Note 3) The fair value at the end of the period is the appraisal value or survey price provided by an independent real estate appraiser.

The profit or loss concerning investment and rental properties is indicated under “Notes to Statements of Income and Retained Earnings.”

Notes to Segment Information

1. Segment Information

Disclosure is omitted as the Investment Corporation is comprised of a single reportable segment engaged in the real estate rental business.

2. Related information

First fiscal period (February 27, 2014 through October 31, 2014)

(1) Information about products and services

Disclosure is omitted as operating revenues from external customers of products and services within a single segment exceeds 90% of operating revenues on the statement of income and retained earnings.

(2) Information about geographical area

i) Operating revenues

Disclosure is omitted since operating revenues from external customers in Japan exceeds 90% of operating revenues on the statement of income and retained earnings.

ii) Property and equipment

Disclosure is omitted since the amount of property and equipment located in Japan exceeds 90% of property and equipment on the balance sheet.

(3) Information about major customers

(Unit: Thousands of yen)

| Name | Operating revenues | Related segment |
|----------------------|--------------------|-----------------------------|
| Sumitomo Corporation | (Note) | Real estate rental business |

(Note) Operating revenues are not disclosed as authorization was not obtained from the tenant.

Notes to Per Unit Information

| | The period February 27, 2014 through October 31, 2014 |
|---------------------|---|
| Net assets per unit | 100,402 yen |
| Net income per unit | 1,662 yen |

(Note 1) Net income per unit is calculated by dividing net income by the day-weighted average number of investment units for the period. Fully diluted net income per investment unit is not presented, as there is no potential investment unit.

(Note 2) The basis for calculating net income per unit is as follows:

| | The period February 27, 2014 through October 31, 2014 |
|--|---|
| Net income (Thousands of yen) | 435,054 |
| Amount not attributable to common unit holders (Thousands of yen) | - |
| Net income attributable to common investment units (Thousands of yen) | 435,054 |
| Average number of investment units for the period (Units) | 261,634 |

Notes to Significant Subsequent Events

Not applicable.

(9) Issuance of New Investment Units

Changes in total unitholders' capital during the fiscal period are as follows:

| Date | Event | Total number of investment units issued and outstanding (Units) | | Total unitholders' capital (Millions of yen) | | Notes |
|-------------------|--|---|---------|--|---------|----------|
| | | Change | Balance | Change | Balance | |
| February 27, 2014 | Incorporation through private placement | 1,500 | 1,500 | 150 | 150 | (Note 1) |
| June 4, 2014 | Capital increase through public offering | 411,000 | 412,500 | 40,851 | 41,001 | (Note 2) |
| June 25, 2014 | Capital increase through third-party allotment | 20,180 | 432,680 | 2,005 | 43,007 | (Note 3) |

(Note 1) At the incorporation of the Investment Corporation, investment units were issued with an issue price per unit of 100,000 yen.

(Note 2) New investment units were issued through public offering with an issue price per unit of 103,000 yen (issue value: 99,395 yen).

(Note 3) New investment units were issued through third-party allotment accompanying capital increase through public offering with an issue price per unit of 99,395 yen.

4. Changes in Officers

(1) Changes in Officers of the Investment Corporation

There have been no changes in officers of the Investment Corporation described in "Officers" in the Securities Registration Statement. Changes in officers will be disclosed in a timely manner when determined.

(2) Changes in Officers of the Asset Management Company

Management appointment and resignation were announced as follows:

Appointment of Director (as of December 11, 2014)

Director Graeme Torre

Resignation of Director (as of December 11, 2014)

Director Takuya Yamada

Changes in officers will be disclosed in a timely manner when determined.

5. Reference Information

(1) Status of Investment

| Type of assets | Region, etc. | | The first fiscal period As of October 31, 2014 | | |
|-----------------------------------|--------------------------------------|----------------------------------|--|--|-------|
| | | | Total amount held (Millions of yen) (Note 1) | Percentage to total assets (Note 2) | |
| Entrusted real estate (Note 3) | Major metropolitan areas (Note 4) | Tokyo Metropolitan Area (Note 5) | Tokyo 23 Wards | 48,513 | 54.3 |
| | | | Tokyo Metropolitan Area outside the 23 Wards | 16,207 | 18.1 |
| | | | Other major metropolitan areas | 15,082 | 16.9 |
| | | | Other investment target regions | - | - |
| Total entrusted real estate | | | | 79,804 | 89.3 |
| Deposits and other assets | | | | 9,529 | 10.7 |
| Total assets | | | | 89,333 | 100.0 |

(Note 1) Total amount held is based on the balance sheet carrying amount (book value less depreciation in the case of entrusted real estate).

(Note 2) Percentage to total assets is rounded to one decimal place.

(Note 3) All entrusted real estate is used primarily as offices.

(Note 4) Major metropolitan areas refer to Tokyo Metropolitan Area, Osaka-shi, Nagoya-shi, and Fukuoka-shi.

(Note 5) Tokyo Metropolitan Area refers to Tokyo, Yokohama-shi, Kawasaki-shi, Saitama-shi, and Chiba-shi.

(As of October 31, 2014)

| | Balance sheet carrying amount (Millions of yen) | Percentage to total assets (%) (Note) |
|-------------------|--|--|
| Total liabilities | 45,891 | 51.4 |
| Total net assets | 43,442 | 48.6 |
| Total assets | 89,333 | 100.0 |

(Note) Percentage to total assets is rounded to one decimal place.

(2) Investment Assets

i) Major investment securities

Not applicable.

ii) Investment properties

Not applicable.

iii) Other major investment assets

(A) Price and Investment Percentage

| Region | Property name | Location | Acquisition price (Millions of yen) (Note 1) | Book value at end of period (Millions of yen) | Assessed value at end of period (Millions of yen) (Note 2) | Investment percentage (%) (Note 3) | Acquisition date |
|--|--|------------------------|--|--|--|---------------------------------------|--------------------|
| Tokyo 23 Wards | Ebisu Prime Square | Shibuya-ku, Tokyo | 25,014 | 25,343 | 26,509 | 31.8 | June 6, 2014 |
| | Harumi Island Triton Square Office Tower Z | Chuo-ku, Tokyo | 9,300 | 9,346 | 10,800 | 11.8 | June 6, 2014 |
| | CS Tower/CS Tower Annex | Taito-ku, Tokyo | 13,700 | 13,823 | 14,000 | 17.4 | June 6, 2014 |
| Tokyo Metropolitan Area outside Tokyo 23 Wards | Queen's Square Yokohama | Yokohama-shi, Kanagawa | 16,034 | 16,207 | 16,300 | 20.4 | September 30, 2014 |
| Other major metropolitan areas | Nagoya Prime Central Tower | Nagoya-shi, Aichi | 14,600 | 15,082 | 15,500 | 18.6 | June 6, 2014 |
| Total | | | 78,648 | 79,804 | 83,109 | 100.0 | - |

(Note 1) *Acquisition price* represents the sale and purchase price shown on the sale and purchase agreement pertaining to each managed asset, rounded to the nearest million yen. The sale and purchase price does not include national consumption tax and regional consumption tax and expenses incurred on the acquisition of each property.

(Note 2) *Assessed value at end of period* represents the appraisal value shown on the appraisal report of property as of the valuation date of the last day of the first fiscal period rounded to the nearest million yen. For the summary of appraisal, please refer to "(C) Summary of real estate appraisal report" described below.

(Note 3) *Investment percentage* is calculated by dividing the acquisition price of each property by the total of the acquisition price of all managed assets, and is rounded to one decimal place.

(B) Overview of Buildings and Leases

| Name of property | Completion date (Note 1) | Real estate rental revenues (Millions of yen) (Note 2) | Percentage to total real estate rental revenues (%) (Note 3) | Total number of tenants (Note 4) | Leased area (m ²) (Note 5) | Leasable area (m ²) (Note 6) | Occupancy rate (%) (Note 7) |
|--|--------------------------|--|--|----------------------------------|--|--|-----------------------------|
| Ebisu Prime Square | January 1997 | 614 | 32.1 | 89 | 17,077.37 | 17,354.06 | 98.4 |
| Harumi Island Triton Square Office Tower Z | October 2001 | - | - | 1 | 11,076.32 | 11,076.32 | 100.0 |
| CS Tower/CS Tower Annex (Note 8) | August 1991 | 415 | 21.7 | 25 | 19,435.17 | 19,998.28 | 97.2 |
| Queen's Square Yokohama | June 1997 | 118 | 6.2 | 95 | 40,797.94 | 41,954.39 | 97.2 |
| Nagoya Prime Central Tower (Note 10) | March 2009 | - | - | 33 | 16,509.72 | 17,117.10 | 96.5 |
| Total | | 1,911 | 100.0 | 243 | 104,896.52 | 107,500.15 | 97.6 |

(Note 1) *Completion date* represents the construction date according to the register.

(Note 2) *Real estate rental revenues* represent real estate rental revenues (real estate rental revenues from the acquisition date) during the fiscal period.

(Note 3) *Percentage to total real estate rental revenues* is not disclosed for some properties marked (-) due to inevitable reasons.

(Note 4) Unless otherwise specified, *Total number of tenants* represents the number of tenants under the lease agreement indicated in the relevant lease agreement pertaining to each managed asset as of the last day of the first fiscal period. If pass-through-type master lease agreements under which rents from end tenants are received intact, in principle, (hereinafter referred to as "pass-through-type master lease agreement(s)") are concluded with respect to managed assets, *Total number of tenants* represents the total number of end tenants. *Total number of tenants* is calculated taking one tenant that leases multiple leased spaces as one tenant if the leased spaces are the same property and as multiple tenants if the leased spaces are spread across multiple properties.

(Note 5) Unless otherwise specified, *Leased area* represents the part of the total leased area stated in the relevant lease agreement pertaining to each managed asset as of the last day of the first fiscal period which is the area equal to the Investment Corporation's interest. If a pass-through-type contract is concluded with respect to the managed asset, *Leased area* represents the part of the total leased area according to the lease agreement with the end tenant which is the area equal to the Investment Corporation's interest, and if a fixed-type master agreement under which the Investment Corporation receives a constant rent regardless of fluctuations in end tenant's rent, *Leased area* represents the part of the leased area according to the master lease agreement which is the area equal to the Investment Corporation's interest.

(Note 6) Unless otherwise specified, *Leasable area* is part of the total area that is available for lease in accordance with the relevant lease agreement or architectural drawing pertaining to each managed asset as of the last day of the first fiscal period that is the area equal to the Investment Corporation's interest.

(Note 7) *Occupancy rate* represents the ratio of leased area to leasable area pertaining to each managed asset as of the last day of the first fiscal period, rounded to one decimal place. The *Total* section shows the ratio of total leased area to total leasable area pertaining to each managed asset, rounded to one decimal place.

(Note 8) Regarding CS Tower/CS Tower Annex, the Investment Corporation received notice of termination of lease agreement with a termination date of December 31, 2014 from Ricoh Japan Corporation (formerly RICOH Technosystems Co., Ltd.) (leased area: 8,056.132m²). However, on October 10, 2014, the Investment Corporation concluded a building lease agreement with Yachiyo Engineering Co., Ltd. (leased area: 8,056.16m²) with respect to the vacant space resulting from the vacation of said tenant, and the vacated space is expected to be filled from July 1, 2015. Furthermore, on October 31, 2014, the Investment Corporation concluded an additional building lease agreement with Yachiyo Engineering Co., Ltd. (leased area: 452.12m²). Consequently, the occupancy rate of the managed asset in question is expected to change as shown below. The forecast shown below is calculated taking into consideration cancellation notices already received by the end of the first fiscal period and new lease agreements already signed by said date, and do not guarantee the future occupancy rate.

| | As of December 31, 2014 | As of January 1, 2015 | As of April 30, 2015 | As of July 1, 2015 |
|-------------------------|-------------------------|-----------------------|----------------------|--------------------|
| Occupancy rate forecast | 91.4% | 51.1% | 51.1% | 93.7% |

(Note 9) If the lease agreement pertaining to an end tenant is cancelled or terminated or in the event of non-payment of rents, *Leased area* and *Occupancy rate* are the leased area and occupancy rate pursuant to the lease agreement that is in effect as of the end of the first fiscal period. Apart from the event described in (Note 8), there was no cancellation notice, termination request or non-payment of rent that would have material impact on the Investment Corporation's revenues.

(Note 10) Regarding Nagoya Prime Central Tower, the Investment Corporation holds sectional ownership as well as an interest of bylaw common elements and housing complex common elements, but the master lease agreement stipulates that the master lease company shall add together the rents, etc. for the entire office building and parking lot building (office building common elements) so that distribution can be received based on exclusively owned area percentage. Consequently, *Leased area* and *Leasable area* represent the part of each area of the entire building which is the area

equal to the Investment Corporation's exclusively owned area percentage, and *Total number of tenants* and *Occupancy rate* represent the total number of tenants and occupancy rate for the entire building.

(C) Summary of real estate appraisal report

| Property name | Appraisal agency | Appraisal value (Millions of yen) (Note 1) (Note 2) | Summary of real estate appraisal report | | | | | | |
|--|-----------------------------|---|---|-------------------------|----------------|-------------------|----------------------------------|---|---|
| | | | Income approach value (Millions of yen) | | | | | Integrated value (Millions of yen) (Note 2) | NOI (Millions of yen) (Note 2) (Note 3) |
| | | | Direct capitalization method | | DCF method | | | | |
| | | | Value (Note 2) | Capitalization rate (%) | Value (Note 2) | Discount rate (%) | Terminal capitalization rate (%) | | |
| Ebisu Prime Square | Japan Real Estate Institute | 26,509 | 27,048 | 4.0 | 25,970 | 3.8 | 4.2 | 21,364 | 1,145 |
| Harumi Island Triton Square Office Tower Z | | 10,800 | 10,800 | 4.5 | 10,700 | 4.1 | 4.6 | 11,200 | 512 |
| CS Tower/CS Tower Annex | | 14,000 | 14,100 | 5.0 | 13,800 | 4.6 | 5.1 | 10,600 | 776 |
| Queen's Square Yokohama | | 16,300 | 16,400 | 5.3 | 16,200 | 5.0 | 5.6 | 17,200 | 965 |
| Nagoya Prime Central Tower | | 15,500 | 15,600 | 5.1 | 15,300 | 4.8 | 5.3 | 13,100 | 799 |
| Total | | 83,109 | 83,948 | - | 81,970 | - | - | 73,464 | 4,198 |

(Note 1) *Appraisal value* represents the appraisal value as of the valuation date of the last day of the first fiscal period.

(Note 2) Unless otherwise specified, *Appraisal value*, *Value based on direct capitalization method*, *Value based on DCF method*, *Integrated value* and *NOI* are amounts equal to Investment Corporation's interest, rounded down to the nearest million yen.

(Note 3) *NOI* (Net Operating Income) is defined as Net Operating Income based on direct capitalization method stated in appraisal report, rounded down to the nearest million yen.

(D) Overview of the Report on Research on Conditions of Buildings

| Property Name | Date of Research | Research Company | Urgent/ Short-Term Repair Costs (thousand yen) (Note 1) | Log-Term Repair Costs (annual average) (thousand yen) (Note 2) |
|--|------------------|--|---|--|
| Ebisu Prime Square | January 2014 | Hai Kokusai Consultant Ltd. | 6,012 | 93,532 |
| Harumi Island Triton Square Office Tower Z | March 2014 | Nikken Sekkei Construction Management, Inc. | 33,940 | 48,718 |
| CS TOWER/ CS TOWER ANNEX | March 2014 | Deloitte Tohmatsu Property Risk Solution Co., Ltd. | - | 119,351 |
| Queen's Square YOKOHAMA | March 2014 | Nikken Sekkei Construction Management, Inc. | 153,903 | 163,858 |
| NAGOYA PRIME CENTRAL TOWER | March 2014 | ERI SOLUTION CO., LTD. | 2,459 | 20,099 |
| Total | | | 196,314 | 445,558 |

(Note1) "Urgent/ Short-term Repair Costs" states the amount of the Investment Corporation's costs in proportion to its equity interests for repair and replacement that are necessary immediately or within about one (1) year and as indicated in the report on research on the conditions of buildings, rounded to one thousand yen.

(Note2) "Long-term Repair Costs" states the amount of the Investment Corporation's costs in proportion to its equity interests in an annual average amount of the estimated costs for repair and replacement for the following twelve (12) years as indicated in the report on research on the conditions of buildings, rounded to one thousand yen.

(E) Major real estate properties

With the exception of Queen's Square Yokohama, the real estate and entrusted real estate held by the Investment Corporation as of the last day of the first fiscal period all corresponds to major real estate (refers to buildings and facilities pertaining to land considered to be used as a single unit and whose real estate rental

revenues account for 10 percent or more of total real estate rental revenues). Please refer to (B) Overview of Buildings and Leases above for details of the real estate rental revenues, total number of tenants, leased area and leasable area of each managed asset.

(F) Leasing to major tenants

The following table shows, in relation to the real estate and entrusted real estate held by the Investment Corporation as of the last day of the first fiscal period, the status of leasing to tenants whose leased area accounts for 10 percent or more of the total leased area is as follows.

| Name of Tenant | Name of property | Annual rent income | Leased area (m ²) (Note 1) | Agreement expiration date | Tenant's leasehold and security deposit | Agreement renewal method |
|------------------------|--|--------------------|--|---------------------------|---|--------------------------|
| Tokyu Hotels Co., Ltd. | Queen's Square Yokohama | - | 13,506.72 | - | - | - |
| Sumitomo Corporation | Harumi Island Triton Square Office Tower Z | - | 11,076.32 | - | - | - |

(Note 1) Unless otherwise stated, *Leased area* represents the part of the total leased area stated in the relevant lease agreement pertaining to each managed asset as of the last day of the first fiscal period that is the part equal to the Investment Corporation's interest.

(Note 2) In sections marked "-", information is not disclosed as the tenant's authorization has not been obtained.

(G) Information concerning top 10 tenants based on leased area

The following table shows the top 10 tenants ranked based on leased area of real estate or entrusted real estate held by the Investment Corporation as of the last day of the first fiscal period.

| | Name of tenant | Name of property | Leased area (m ²) (Note 1) (Note 2) | Percentage to total leasable area (%) (Note 3) |
|----|-------------------------------------|--|---|--|
| 1 | Tokyu Hotels Co., Ltd. | Queen's Square Yokohama | 13,506.72 | 12.6 |
| 2 | Sumitomo Corporation | Harumi Island Triton Square Office Tower Z | 11,076.32 | 10.3 |
| 3 | Ricoh Japan Corporation (Note 4) | CS Tower/CS Tower Annex | 8,056.13 | 7.5 |
| 4 | Queen's East Co., Ltd. | Queen's Square Yokohama | 6,395.39 | 5.9 |
| 5 | Tokyu Corporation | Queen's Square Yokohama | 5,596.31 | 5.2 |
| 6 | Shimadzu Access Corporation | CS Tower/CS Tower Annex | 2,470.92 | 2.3 |
| 7 | - | Queen's Square Yokohama | 2,177.79 | 2.0 |
| 8 | TIS Inc. | Nagoya Prime Central Tower | 2,001.14 | 1.9 |
| 9 | Actelion Pharmaceuticals Japan Ltd. | Ebisu Prime Square | 1,941.64 | 1.8 |
| 10 | JTB Central Japan Corp. | Nagoya Prime Central Tower | 1,911.51 | 1.8 |
| | Total | | 55,133.87 | 51.3 |

(Note 1) Unless otherwise stated, *Leased area* represents the part of the total leased area stated in the relevant lease agreement pertaining to each managed asset as of the last day of the first fiscal period that is the part equal to the Investment Corporation's interest.

(Note 2) Regarding Nagoya Prime Central Tower, the Investment Corporation holds sectional ownership as well as an interest of bylaw common elements and housing complex common elements, but the master lease agreement stipulates that the master lease company shall add together the rents, etc., for the entire office building and parking lot building (office building common elements) so that distribution can be received based on exclusively owned area percentage. Consequently, *Leased area* represents the part of the entire building which is the area equal to the Investment Corporation's exclusively owned area percentage.

(Note 3) *Percentage to total leasable area* represents the percentage of each tenant's leased area to the total leasable area of all managed assets, rounded to one decimal place.

(Note 4) Please refer to (B) Overview of Buildings and Leases (Note 8) above for details of the receipt of a termination notice in relation to CS Tower/CS Tower Annex and the conclusion of a new lease agreement to fill the vacated space.

(Note 5) In sections marked "-", information is not disclosed as the tenant's authorization has not been obtained.

(H) Capital expenditure

(a) Future plan for capital expenditure

The following table summarizes the major capital expenditure plan associated with renovation, etc. next fiscal period scheduled as of the last day of the first fiscal period for real estate and entrusted real estate held by the Investment Corporation as of the said date. Estimated construction cost includes the amounts to be expensed for accounting purpose.

| Name of property | Location | Purpose | Planned period | Estimated construction cost (Thousands of yen) (Note) | | |
|-------------------------|------------------------|--|------------------------------------|--|------------------------|-------------------|
| | | | | Total amount | Paid during the period | Total amount paid |
| CS Tower/CS Tower Annex | Taito-ku, Tokyo | Renewal of common elements (first floor) | From December 2014 to January 2015 | 20,000 | - | - |
| Queen's Square Yokohama | Yokohama-shi, Kanagawa | Renewal of automatic control and monitoring system (hotel) | From October 2014 to March 2015 | 17,888 | - | - |

(Note) *Estimated construction cost* represents the amount equal to the Investment Corporation's interest that was actually borne by the Investment Corporation.

(b) Capital expenditure incurred

The following table summarizes the major constructions to real estate and entrusted real estate held as of the last day of the first fiscal period by the Investment Corporation that resulted in capital expenditure for the current period. Capital expenditure for the current period was 56,813 thousand yen. The total construction cost amounted to 99,133 thousand yen, including repair and maintenance of 42,320 thousand yen that was accounted for as expenses of the current period.

| Name of property | Location | Purpose | Period | Construction cost (Thousands of yen) (Note) |
|-------------------------|-------------------|--|---------------------------------------|--|
| Ebisu Prime Square | Shibuya-ku, Tokyo | Replacement of variable air volume control system (Tower building) | From September 2014 to September 2014 | 5,220 |
| | | Leakage prevention measures, etc. | From September 2014 to October 2014 | 6,458 |
| CS Tower/CS Tower Annex | Taito-ku, Tokyo | Renewal of high voltage condenser board | From October 2014 to October 2014 | 8,433 |

(Note) *Construction cost* represents the amount equal to the Investment Corporation's interest that was actually borne by the Investment Corporation.

(I) Income and expenditure of individual properties

(Unit: Millions of yen)

| Property number | 1 | 2 | 3 |
|---|--|--|--|
| Property name | Ebisu Prime Square | Harumi Island Triton Square Office Tower Z | CS Tower/CS Tower Annex |
| Fiscal period | First fiscal period ended October 31, 2014 | First fiscal period ended October 31, 2014 | First fiscal period ended October 31, 2014 |
| Number of days | 148 days | 148 days | 148 days |
| Rental revenues | 552 | (Note) | 382 |
| Other rental revenues | 62 | | 33 |
| (i) Total real estate rental revenues | 614 | | 415 |
| Expenses for management and operation | 46 | | 40 |
| Utility expenses | 76 | | 43 |
| Insurance expenses | 0 | | 0 |
| Repair and maintenance | 22 | | 5 |
| Taxes and dues | 0 | | 0 |
| Depreciation | 45 | | 52 |
| Other property-related expenses | 6 | | 1 |
| (ii) Total property-related expenses | 198 | 144 | |
| (iii) Income (loss) from real estate rental business ((i)-(ii)) | 415 | 194 | 270 |
| NOI ((iii)+Depreciation) | 461 | 228 | 323 |

(Note) Disclosure is omitted due to inevitable reasons.

(Unit: Millions of yen)

| Property number | 4 | 5 | |
|--|---|---|-----|
| Property name | Queen's Square Yokohama | Nagoya Prime Central Tower | |
| Fiscal period | First fiscal period ended October 31, 2014 | First fiscal period ended October 31, 2014 | |
| Number of days | 32 days | 148 days | |
| Rental revenues | 118 | (Note) | |
| Other rental revenues | - | | |
| (i) Total real estate rental revenues | 118 | | |
| Expenses for management and operation | 19 | | |
| Utility expenses | - | | |
| Insurance expenses | 1 | | |
| Repair and maintenance | 1 | | |
| Taxes and dues | - | | |
| Depreciation | 40 | | |
| Other property-related expenses | 3 | | |
| (ii) Total property-related expenses | 65 | | |
| (iii) Income (loss) from real estate rental business (i)-(ii) | 53 | | 231 |
| NOI ((iii)+Depreciation) | 93 | | 353 |

(Note) Disclosure is omitted due to inevitable reasons.

(J) Security

Not applicable.