



For Translation Purposes Only

January 11, 2018

For Immediate Release

Issuer of real estate investment trust securities:

Invesco Office J-REIT, Inc.
6-10-1, Roppongi, Minato-ku Tokyo
Yugo Minemura, 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 Issuance of Investment Corporation Bonds

In relation with the scheduled issuance of investment corporation bonds described in the press release, "Notice Concerning Issuance of Investment Corporation Bonds (scheduled)" which was released on January 5, 2018, Invesco Office J-REIT, Inc. (hereinafter referred to as the "Investment Corporation") announces that it has decided today that the Investment Corporation issues investment corporation bonds.

1. Details of the investment corporation bonds

- (1) Name : Invesco Office J-REIT Inc. 3rd Unsecured Investment Corporation Bonds (Special pari passu conditions among investment corporation bonds) (hereinafter referred to as the "Investment Corporation Bonds")
- (2) Total amount to be issued : 5,500 million yen
- (3) Form of bond certificate : Subject to the provisions of the Act on Book-Entry of Company Bonds, Shares, etc., investment corporation bond certificates for the Investment Corporation Bonds will not be issued.
- (4) Issue price : 100yen per 100yen of each bond
- (5) Redemption price : 100yen per 100yen of each bond
- (6) Interest rate : 0.457 % per annum
- (7) Denomination price : 1 million yen
- (8) Offering method : Public offering
- (9) Subscription period : From January 12, 2018 (Friday) to January 25, 2018 (Thursday)
- (10) Payment date : January 26, 2018 (Friday)
- (11) Collateral/Guarantee : Neither collateral nor guarantee is provided for the Investment Corporation Bonds, and no asset has been particularly secured for the Investment Corporation Bonds.

- (12) Redemption method and date : The total amount of Investment Corporation Bonds will be redeemed on January 26, 2023 (Thursday)
The Investment Corporation Bonds may be repurchased and cancelled at any time on and after the following day of the payment date, unless otherwise provided by law or the service regulations and other rules determined by the depository.
- (13) Interest payment date : The first interest payment will be due on July 26, 2018, and subsequent interest payments will be due on January 26 and July 26 of every year. (If an interest payment day is not a business day, payment will be made on the preceding business day.)
- (14) Financial covenants : A negative pledge clause and a clause of conversion from unsecured to secured bonds are applicable.
- (15) Credit rating : A+ Japan Credit Rating Agency, Ltd.
- (16) Bond administrator, issuing agent, and payment agent : Resona Bank, Limited
- (17) Underwriters : SMBC Nikko Securities Inc. and Nomura Securities Co., Ltd.

2. Reason for issuance

The Investment Corporation has decided to make a repayment of its outstanding borrowings by fund procured through issuance of the Investment Corporation Bonds in order to diversify and extend the debt maturity date and diversify the financing methods.

3. Amount of funds to be raised, use of proceeds and scheduled timing of expenditure

- (1) Amount of funds to be raised (estimated net proceeds)

5,458 million yen

- (2) Specific use of proceeds and scheduled timing of expenditure

The Investment Corporation will use the proceeds to repay the part of existing loan (hereinafter referred to as the "Existing Loan") of 5,500 million yen which comes due on January 31, 2018.

4. Status of balance of borrowings etc. after the issuance of the Investment Corporation Bonds and the repayment of Existing Loan

(Unit: million yen)

	Before the Issuance of the Investment Corporation Bonds and the Repayment of Existing Loan	After the Issuance of the Investment Corporation Bonds and the Repayment of Existing Loan	Change
Short-term borrowings (Note)	—	—	—
Long-term borrowings (Note)	85,600	80,100	-5,500
Total borrowings	85,600	80,100	-5,500
Investment corporation bonds	3,400	8,900	5,500
Total interest-bearing debt	89,000	89,000	—

(Note) If the period from borrowing date to maturity date is one year or less, it is categorized as "Short-term borrowings." On the other hand, if the period from borrowing date to maturity date is more than one year, it is categorized as "Long-term borrowings".

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

Concerning the risks pertaining to the issuance and repayment of the Investment Corporation Bonds, there is no change from the description in “Part 1. Fund Information, I. Status of the Fund, 3. Investment risks” stated in the Securities Report submitted on July 27, 2017.

- * This material will be distributed to the Kabuto Club, the kisha club of the Ministry of Land, Infrastructure, Transport and Tourism, and the kisha club specializing in construction of the Ministry of Land, Infrastructure, Transport and Tourism.
- * Website address for the Investment Corporation: <http://www.invesco-reit.co.jp/en/>