



For Translation Purposes Only

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For Immediate Release

Issuer of real estate investment trust securities:

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Notice Concerning Revisions to the Forecasts of Investment Management
Performance and the Estimated Distributions per Unit for the Fiscal Period
Ended April 30, 2015 (2nd period)

Invesco Office J-REIT, Inc. (hereinafter referred to as the "Investment Corporation") announces that it has revised the forecasts of investment management performance and the estimated distributions per unit for the fiscal period ended April 30, 2015 (2nd period) as announced in the "Notice Concerning Revisions to the Forecasts of Investment Management Performance and the Estimated Distributions per Unit for the Fiscal Period Ended April 30, 2015 (2nd period), and Concerning the Forecasts of Investment Management Performance and the Estimated Distributions per Unit for the Fiscal Period Ending October 31, 2015 (3rd period)" dated May 7, 2015. Details are as follows.

1. Revision to the Forecasts of Investment Management Performance and the Estimated Distributions per Unit for the Fiscal Period Ended April 30, 2015 (From November 1, 2014 to April 30, 2015)

	Operating revenues	Operating income	Ordinary profit	Current net income	Distributions per unit (excluding distributions in excess of earnings)	Distributions in excess of earnings per unit
Previous Forecasts (A) (as of May 7, 2015)	¥3,012m	¥1,272m	¥1,083m	¥1,081m	¥2,500	¥-
Revised Forecasts (B)	¥3,009m	¥1,309m	¥1,128m	¥1,127m	¥2,605	¥-
Change (B-A)	¥-3m	¥37m	¥44m	¥45m	¥105	¥-
Rate of Change	-0.1%	2.9%	4.1%	4.2%	4.2%	-%

(Information)

The number of issued investment units as of the end of the period is 432,680 and the

Note: This press release is a document for making a public announcement concerning revisions to the Investment Corporation's forecasts for investment management performance and the estimated distributions per unit for the fiscal period ended April 30, 2015 and is not prepared for the purpose of solicitation of investment.

estimated current net income per unit is ¥2,605.

(Note 1) The figures as described above are the forecasts at present. Accordingly, actual operating revenues, operating income, ordinary profit, current net income and distributions per unit (excluding distributions in excess of earnings) may differ from the estimated figures. In addition, the forecasts above do not guarantee actual financial performance or the amount of the distributions.

(Note 2) If a deviation from the forecasts above is expected to or beyond a certain extent, they may be revised.

(Note 3) Figures above certain units are rounded down, and percentages are shown rounded off to one decimal place.

2. Reasons for the Revision

The forecasts of investment management performance and the estimated distributions per unit for the fiscal period ended April 30, 2015 (from November 1, 2014 to April 30, 2015) (2nd period) has been revised because the financial reporting operations for the fiscal period found that discrepancies are expected to occur in the forecasts of investment management performance and the estimated distributions per unit announced on May 7, 2015. The primary factors for the revisions are that property rental business expenses such as maintenance costs and utilities costs, etc., are expected to be approximately ¥ 26 million below the assumption, the Investment Corporation's operating expenses except property rental business expenses are expected to be approximately ¥ 14 million below the assumption and loan related costs regarding debt financing are expected to be approximately ¥ 9 million below the assumption. The reasons for those differences from the assumption are the fact that the Investment Corporation estimated some allowance for those expenses as of May 7, 2015.

There are no changes to the forecasts of investment management performance and the estimated distributions per unit for the fiscal period ending October 31, 2015 (from May 1, 2015 to October 31, 2015) at this time. The Investment Corporation currently expects to announce its financial results for the fiscal period ended April 30, 2015 on June 15, 2015.

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

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