



For Translation Purposes Only

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For Immediate Release

Issuer of real estate investment trust securities:

Invesco Office J-REIT, Inc.
6-10-1, Roppongi, Minato-ku Tokyo
Yoshifumi Matsumoto, Executive Director

(TSE code: 3298)

Asset management company:

Invesco Global Real Estate Asia Pacific, Inc.
Yasuyuki Tsuji, Representative in Japan
Inquiries: Hiroto Kai, Vice President, J-REIT
Portfolio Management Department

TEL. +81-3-6447-3395

Notice Concerning Change in Tenants

Invesco Office J-REIT, Inc. (hereinafter referred to as the "Investment Corporation") announces that there will be a change in the tenants of CS TOWER/CS TOWER ANNEX, which is the trust property for which the Investment Corporation owns real estate trust beneficial interests. Details are as follows.

1. Circumstances for Termination of Lease

As for the lease set forth in Paragraph 2 below, the tenant expressed its intention to terminate the lease and issued a notice of termination of the lease, and the Investment Corporation received it as of the date hereof.

2. Overview of Lease to Be Terminated

- (a) Tenant: Ricoh Technosystems Co., Ltd.
(hereinafter referred to as the "Tenant")
- (b) Name of property rented: CS TOWER/CS TOWER ANNEX
(hereinafter referred to as the "Property")
- (c) Leased area: 8,056.132 sqm
- (d) Ratio of leased area to total rentable area of properties:
40.3% (Note 1)
- (e) Ratio of leased area to total rentable area owned by the Investment Corporation:
12.3% (as of June 6, 2014, Note 2) and
7.5% (after the acquisition of "Queen's Square
Yokohama," Note 3)
- (f) Monthly rent, etc.: Not disclosed (Note 4)
- (g) Security deposit/key money, etc.: Not disclosed (Note 5)
- (h) Date of termination of lease: December 31, 2014
(Note 1) Total rentable area of this property as of June 6, 2014: 19,998.27 sqm
(Note 2) Total rentable area owned by the Investment Corporation as of June 6,
2014: 65,543.88 sqm

Note: This press release is a document for making a public announcement concerning the change in tenants and is not prepared for the purpose of solicitation of investment.

(Note 3) Total rentable area owned by the Investment Corporation after the acquisition of "Queen's Square Yokohama" (scheduled for September 30, 2014): 107,500.86 sqm

(Note 4) The monthly rent, etc. is not disclosed because the tenant has not given permission for this to occur.

(Note 5) The security deposit/key money, etc. is not disclosed because the tenant has not given permission for this to occur.

3. About Future Leasing

CS TOWER is a high-rise office building with 18 stories above ground and 3 stories below ground, with an area of about 1,150 sqm for a standard floor and a relatively substantial area of rooms for rent in a district with many small-scale office buildings. This property reasonably meets the demands from tenants with its OA floor (100mm), security system with guards on duty 24 hours per day, and a ceiling height of 2.6 meters. With respect to the building on this property, the lease with one tenant (with a leased area of 1,150.876 sqm) was terminated as of February 28, 2014, and then a lease (with a leased area of 1,150.88 sqm) whose term will commence on September 1, 2014 has already been executed on May 22, 2014. In addition, the Investment Corporation received advance notices of termination from two other tenants on March 31, 2014 and April 17, 2014, respectively, stating that the leases would be terminated on October 31, 2014 (for the leased area of 1,150.88 sqm) and October 16, 2014 (for the leased area of 25.50 sqm), respectively. In this regard, some possible tenants are inquiring about the lease of the said office area for rent (1,150.88 sqm). The Investment Corporation will aggressively attract subsequent tenants to minimize the impact on the distributions per investment unit for these office areas for rent upon termination.

4. Forecasts of Investment Management Performance

As the scheduled date of termination of the lease by the tenant described above is December 31, 2014 (for the fiscal period ending April 30, 2015), there will be no impact on the forecasts of investment management performance for the fiscal period ending October 31, 2014 (from February 27, 2014 to October 31, 2014) as announced in the "Notice Concerning Forecasts of Investment Management Performance for the Fiscal Period Ending October 31, 2014 and the Fiscal Period Ending April 30, 2015" dated June 5, 2014. In addition, any impacts on the forecasts of investment management performance for the fiscal period ending April 30, 2015 (from November 1, 2014 to April 30, 2015) will be reported as soon as they become apparent.

* 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>

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