



For Translation Purposes Only

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For Immediate Release

Issuer of real estate investment trust securities:
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Notice Concerning Issuance of Investment Corporation Bonds (Green Bond)
and Prepayment of Existing Short-Term Loan

Invesco Office J-REIT, Inc. (hereinafter referred to as the "Investment Corporation") hereby announces that it has decided today that it will issue investment corporation bonds (Green Bond), in accordance with the Amendments to Shelf Registration Statement submitted on November 13, 2018, as described in the "Notice Concerning Amendments to Shelf Registration Statement for Green Bond Issuance" announced on November 13, 2018, and make prepayment of certain existing short-term loan (hereinafter referred to as the "Prepayment") as follows.

1. Details of the investment corporation bonds (Green Bond)

- (1) Name : Invesco Office J-REIT Inc. 4th Unsecured Investment Corporation Bonds (with pari passu conditions among specified investment corporation bonds) (Green Bond) (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 Transfer 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 : 0.580% per annum
- (7) Denomination amount : 100 million yen
- (8) Offering method : Public offering
- (9) Subscription period : December 7, 2018 (Friday)
- (10) Payment date : December 13, 2018 (Thursday)

- (11) Collateral/Guarantee : Neither collateral nor guarantee are provided for the Investment Corporation Bonds, and no asset has been particularly segregated for the Investment Corporation Bonds.
- (12) Redemption method and date : The Investment Corporation Bonds will be redeemed on December 13, 2023 (Wednesday).
The Investment Corporation Bonds may be repurchased and cancelled at any time on or after the day following 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 31, 2019 (Wednesday), and subsequent interest payments will be due on January 31 and July 31 of every year, as well as the redemption date. (If an interest payment day is not a business day, payment will be made on the preceding business day.)
- (14) Financial covenants : Negative pledge among unsecured bonds.
- (15) Credit rating : A+ Japan Credit Rating Agency, Ltd.
- (16) Fiscal agent, issuing agent, and payment agent : MUFG Bank Ltd.
- (17) Underwriters : Nomura Securities Co., Ltd.
SMBC Nikko Securities Inc.
Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.
Mizuho Securities Co., Ltd.

2. Reason for issuance

The Investment Corporation has decided to make a repayment of a portion of its outstanding borrowings using funds procured through the issuance of the Investment Corporation Bonds. Doing so is expected to result in the further diversification of the Investment Corporation's financing methods and the diversification and extension of the debt maturity dates.

The Investment Corporation Bonds are to be issued as "green bonds", based on the Green Bond Framework (Note 1), on which the Investment Corporation has obtained a second-party opinion from Sustainalytics Japan (hereinafter referred to as "Sustainalytics"), an ESG evaluation company. As "green bonds", the issuance of the Investment Corporation Bonds also represents one of the sustainability initiatives taken by the Investment Corporation.

The issuance of the Investment Corporation Bonds will become the first green bond issued by any J-REIT by using the subsidy scheme for Financial Support Programme for Green Bond Issuance during fiscal year of 2018.

(Note 1) For the details, please refer to the press release "Notice Concerning Amendments to Shelf Registration Statement for Green Bond Issuance" announced on November 13, 2018 and the second -party opinion by Sustainalytics.

https://www.sustainalytics.com/wp-content/uploads/2018/11/Invesco-Office-J-REIT_Green-Bond-Framework-Overview_SPO_Final.pdf

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)
5,468 million yen

(2) Specific use of proceeds and scheduled timing of expenditure
The Investment Corporation plans to use the proceeds towards the portion of the funds to prepay an existing short-term loan (hereinafter referred to as the "Existing Loan") of 5,500

million yen (Note 2) on December 28, 2018.

The Existing Loan is the loan which the Investment Corporation used to refinance the borrowings relating to the acquisition of Ebisu Prime Square, which is regarded as an Eligible Green Project (Note 3)

(Note 2) For the details of the Existing Loan, please refer to the press release “Notice Concerning Borrowing of Funds (Refinancing)” announced on November 13, 2018.

(Note 3) The Investment Corporation shall apply one or more of the following criteria to allocate the proceeds into Eligible Green Projects:

- Buildings that have achieved certification or recertification by one or more of the following programs within the 36 months preceding the green bond issuance date or will until the maturity date:
 - B+, A or S under CASBEE (Note 4)
 - 3, 4 or 5 Stars under the DBJ Green Building Certification Program (Note 5)
- Buildings that reduce CO2 emission by more than the required reduction rate which was set by the authority compared to the standard emissions volume also set by the authority during the most recent fiscal year.
- Refurbishment with a primary purpose of achieving one or more of the following criteria, completed within 36 months prior to the date of green bond issuance:
 - More than 10% CO2 emissions or energy consumption reduction
 - More than 10% in water consumption reduction
 - More than one level of improvement in the CASBEE Certification or DBJ Green Building Certification

(Note 4) “CASBEE” stands for Comprehensive Assessment System for Built Environment Efficiency and it is a method for evaluating and rating the environmental performance of buildings (Rank C to Rank S) as well as a comprehensive evaluation system of the environmental performance of buildings including consideration to the surrounding landscape in addition to the aspects of environmental load reduction such as energy and resource saving and recycling performance.

(Note 5) “DBJ Green Building Certification Program” is a certification of buildings with environmental and social awareness (Green Building) implemented by Development Bank of Japan Inc. (hereinafter referred to “DBJ”) based on a five-grade evaluation system (1 to 5 stars) by using a comprehensive scoring model independently developed by DBJ.

4. Prepayment of Existing Loan

(1) Details of the Prepayment

Classification	Lender	Date of borrowing	Repayment date	Borrowing amount before the Prepayment (million yen)	Amount of the Prepayment (million yen)	Borrowing amount after the Prepayment (million yen)	Scheduled Date of the Prepayment
Short term	Sumitomo Mitsui Banking Corporation	November 30, 2018	January 31, 2019	5,500	5,500	0	December 28, 2018

(2) Source of funds for the Prepayment

The prepayment of 5,500 million yen in total is to be completed using the proceeds raised by the issuance of the Investment Corporation Bonds and cash on hand.

5. Status of balance of borrowings, etc., after the issuance of the Investment Corporation Bonds and the Prepayment

(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 7)	10,000	4,500	-5,500
Long-term borrowings (Note 7)	102,400	102,400	-
Total borrowings	112,400	106,900	-5,500
Investment corporation bonds	8,900	14,400	5,500
Total interest-bearing debt	121,300	121,300	-

(Note7) If the period from the borrowing date to the maturity date is one year or less, it is categorized as "Short-term borrowings." On the other hand, if the period from the borrowing date to the maturity date is more than one year, it is categorized as "Long-term borrowings".

6. 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 30, 2018.

* Website address for the Investment Corporation: <http://www.invesco-reit.co.jp/en/>