

Press Release

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REIT Issuer:

Global One Real Estate Investment Corp.

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Representative: Akio Uchida, Executive Director

Asset Manager:

Global Alliance Realty Co., Ltd.

Representative: Kenji Kojo, President

Contact: Gen Yamazaki

General Manager

REIT Finance Department

Tel: +81-3-3262-1494

GOR Announces Establishment of Green Finance Framework

(PR Information)

26 February 2021 - Global One Real Estate Investment Corp. ("GOR") announces today that it has established a "Green Finance Framework" (the "Framework") for the implementation of green finance (Note 1). It also received Green 1(F) rating, which is the highest evaluation in the "JCR Green Finance Framework Evaluation" of Japan Credit Rating Agency, Ltd. ("JCR") (Note 2) in February 2021.

(Note 1) Green finance means financing for investment to solve environmental issues. GOR uses the term "green finance" to collectively refer to the issuance of green bonds or green loans solely for using all the funds procured for new investment or the refinancing of investment related to eligible green projects that meet certain criteria.

(Note 2) For the details of the "JCR Green Finance Framework Evaluation", please refer to the JCR's website (<https://www.jcr.co.jp/en/greenfinance/green/>).

1. Purpose and background of the Framework

GOR incorporates into its overall operations a perspective on Environmental, Social, and Governance ("ESG") in line with the "ESG Policy" established in March 2019 by Global Alliance Realty Co., Ltd. ("GAR"), the Asset Manager to which GOR entrusts the management of its assets, as it is believed ESG consideration will contribute to maximizing clients' interests in the medium to long term.

As part of the ESG initiatives, GOR has been implementing environmental and energy saving measures at our owned properties and takes a variety of social requirements into consideration by participating the GRESB Real Estate Assessment in which it achieved the status of "5 Stars" and "Green Star" designation in 2020, and acquiring environmental

certifications and assessments from external certification institutions, including DBJ Green Building Certification, Building-Housing Energy-Efficiency Labeling System (BELS) Certification and “CASBEE for Real Estate” Certification.

GOR has established the Framework to contribute to achieving a sustainable environment and society through green finance.

2. Overview of the Framework

(1) Use of funds procured through green finance

GOR uses the funds procured through green finance for new investment or the refinancing of investment related to eligible green projects that meet Green Eligibility Criteria A or Green Eligibility Criteria B below.

(i) Green Eligibility Criteria A: Assets that have achieved or are expected to achieve any certification or re-certification that falls under the following:

- (a) Five, four, three stars in the DBJ Green Building Certification;
- (b) Five, four, three stars in the BELS Certification;
- (c) S, A, B+ rank in the “CASBEE for Real Estate” Certification; and
- (d) Platinum, Gold, Silver in the LEED Certification

(ii) Green Eligibility Criteria B: The purpose of renovation is any of the following environmental improvements:

- (a) A more than 30% reduction of CO₂ emissions
- (b) A more than 30% reduction of energy consumption
- (c) A more than 30% reduction of water usage

(2) Process for evaluation and selection of projects

GAR will obtain the approval of the REIT Executive Committee about the selection of eligible green projects and the use of procured funds for the eligible green projects. It will then give advice to GOR on the implementation of green finance. GOR's Board of Directors will resolve to implement the green finance based on the advice.

(3) Management of procured funds

GOR will manage the procured funds in the following ways, if there is any outstanding balance of green bonds issued or a green loan balance under the Framework:

(i) GOR will manage the sum of the outstanding balance of green bonds and the green loan balance so that it will not exceed the upper limit of green finance, which is calculated by multiplying the total amount of eligible green projects, the total acquisition price of assets that meet Green Eligibility Criteria A plus the total expenditure for renovations that meet Green Eligibility Criteria B, by LTV (book value at the latest fiscal period end).

(ii) GOR will manage the use of the procured funds for eligible green projects. If there are any procured funds that have not been used, GOR will manage the funds as cash or cash equivalents, etc.

(4) Reporting

GOR will disclose the following information about the management of procured funds and the impact of properties it owns on the environment, if there is any outstanding balance of green bonds issued or a green loan balance under the Framework.

(i) Reporting of the use of funds

GOR will annually disclose the amounts of procured funds, an outstanding balance of green bonds issued and a green loan balance, and will also disclose that all the procured funds are used for the eligible green project under the Framework and that the sum of the outstanding balance of green bonds issued and the green loan balance does not exceed the upper limit of the green finance. If any major events, such as major changes in the plan for the use of procured funds (including the sale of the entire property for which the funds are used) occur, GOR will disclose such events in a timely manner.

(ii) Impact reporting

GOR will disclose the indicators below as far as practically possible.

- (a) Effective environmental certifications and ratings
- (b) Energy consumption
- (c) Greenhouse gas, including CO₂ emissions
- (d) Water usage

About GOR:

Global One Real Estate Investment Corporation (“GOR”) is a Japanese Real Estate Investment Trust (J-REIT) listed on the Tokyo Stock Exchange (TSE: 8958) with the ultimate goal of pursuing maximum returns for unitholders. GOR cautiously selects prime properties at prime locations with an eye on “strong and sustainable competitiveness in the marketplace.” The three key watchwords in selecting properties are: (1) *CLOSER* - easily accessible from nearby train stations; (2) *NEWER* - newly or recently built; and (3) *LARGER* - large office buildings with extensive office space.

For more information about GOR, please visit: <https://www.go-reit.co.jp/en/>

Note: This document is the English version of “Press Release” that is written in Japanese. The English version is understood to be a translation of the Japanese version and is supplied as a convenience to investors who prefer to use English. This document, containing forward-looking statements, is not intended to be a solicitation of any particular investment transaction. Investors should consult with their own investment advisors regarding the appropriateness of investing in any of the securities or investment strategies.