

Press Release

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GOR Announces Acquisition of Co-ownership Interests In Domestic Real Estate and Transfer of Quasi Co-ownership Interests In Domestic Real Estate Trust Beneficiary Interests Through Exchange (Acquisition of Shin-Daibiru Building and Tosabori Daibiru Building with Transfer of Rakuten Crimson House Aoyama)

Global One Real Estate Investment Corp. (“GOR”) announces today that Global Alliance Realty Co., Ltd. (“GAR”), the Asset Manager to which GOR entrusts the management of its assets, decided on the acquisition of co-ownership interests in domestic real estate and transfer of quasi co-ownership interests in domestic real estate trust beneficiary interests through exchange (hereinafter, the acquisition of co-ownership interests in domestic real estate is referred to as the “Acquisition” and the transfer of quasi co-ownership interests in domestic real estate trust beneficiary interests as the “Transfer”, and the Acquisition and the Transfer are collectively referred to as the “Exchange”) as outlined below.

1. Outline of the Exchange

(A) Outline of the Acquisition

(1) Shin-Daibiru Building

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|----------------------|-------------------------------|
| 1) Type of asset: | Real estate (5% co-ownership) |
| 2) Name of building: | Shin-Daibiru Building |
| 3) Location: | Kita-ku, Osaka city, Osaka |
| 4) Acquisition price | 3,455 million yen (*1) |
| 5) Brokerage: | None |

(2) Tosabori Daibiru Building

- | | |
|----------------------|--------------------------------|
| 1) Type of asset: | Real estate (20% co-ownership) |
| 2) Name of building: | Tosabori Daibiru Building |
| 3) Location: | Nishi-ku, Osaka city, Osaka |
| 4) Acquisition price | 4,461 million yen (*1) |
| 5) Brokerage: | None |

Hereinafter, the above assets for acquisition are referred to as the “Assets Acquired”.

(B) Outline of the Transfer

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|----|------------------------|---|
| 1) | Type of asset: | Trust beneficiary interests in real estate (20% quasi co-ownership) |
| 2) | Name of building: | Rakuten Crimson House Aoyama |
| 3) | Location: | Minato-ku, Tokyo |
| 4) | Acquisition date: | 21 October 2005 |
| 5) | Transfer price: | 8,055 million yen (*1) |
| 6) | Book value: | 6,842 million yen (*2) |
| 7) | Gain/Loss on transfer: | (*3) |
| 8) | Brokerage: | None |

Hereinafter, the above asset for transfer is referred to as the “Asset Transferred”.

(*1) The acquisition price and transfer price represent the prices described in the exchange agreement, which do not include related expenses, settlement amount of property tax and city planning tax, consumption tax and local consumption tax.

(*2) The figure is the book value as of 30 September 2023 and is stated as reference. Book value at the time of the transfer will be different.

(*3) The provisions of Article 50 of the Corporate Tax Law, "Inclusion in Deductible Expenses of the Depreciated Amount of Assets Acquired through Exchange", will be applied and the reduction entry will be made, and there will be no gain on the transfer.

(C) Outline of the Exchange

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|----|----------------------------|---|
| 1) | Counterparty of Exchange: | DAIBIRU CORPORATION |
| 2) | Date of Contract: | 16 November 2023 |
| 3) | Expected Date of Delivery: | 28 March 2024 |
| 4) | Exchange Difference: | The exchange difference (139 million yen), which is the difference between the acquisition price of the Assets Acquired and the transfer price of the Asset Transferred, will be accepted from DAIBIRU CORPORATION on the delivery date. |
| 5) | Reduction Entry: | With respect to the Assets Acquired, the provisions of Article 50 of the Corporation Tax Law of Japan, "Deductible expenses for assets acquired through exchange" will be applied and 1,173 million yen of the gain on the transfer of the Asset Transferred will be recorded as reduction entry. Consequently, the book value of Shin-Daibiru Building is expected to be 2,923 million yen and the book value of Tosabori Daibiru Building is expected to be 3,774 million yen before reflecting acquisition costs, etc. |

2. Reason for the Exchange

GOR conducts the Exchange with an aim to enhance the quality of its portfolio properties from a medium- to long-term perspective, pursuant to the “Investment Policies and Investment Targets” stipulated in the Articles of Incorporation.

Having achieved its immediate goal of 200 billion yen in asset size, GOR set a medium- to long-term goal of 250 billion yen in asset size in November 2022 and implemented a major revision of its acquisition focus toward achieving this goal. Subsequently, on 29 September 2023, GOR announced an exchange transaction involving the acquisition of Global One Ueno and the transfer of Yodoyabashi Flex Tower (hereinafter referred to as the “Ueno and Yodoyabashi Exchange Transaction”). The Exchange is the second round of an initiative in line with GOR’s new portfolio strategy following the Ueno and Yodoyabashi Exchange Transaction. Through the Exchange, GOR

will transfer a portion of its interests in Rakuten Crimson House Aoyama, which has a high tenant occupancy rate, while acquiring a portion of interests in the Shin-Daibiru Building and the Tosabori Daibiru Building.

Regarding the Assets Acquired, the provisions of Article 50 of the Corporation Tax Act, "Inclusion in Deductible Expenses of the Depreciated Amount of Assets Acquired through Exchange", will be applied and reduction entries will be made, which will enable GOR to ensure profitability beyond the depreciated yield of the Asset Transferred through the Exchange.

	Before the Exchange (*1)	Assets Acquired	Asset Transferred	After the Exchange
Asset Size				
1) Acquisition price (*2)	1) 204,065 million yen	1) 7,916 million yen	1) 7,000 million yen	1) 204,981 million yen
2) Appraisal value (*3)	2) 232,650 million yen	2) 8,500 million yen	2) 7,480 million yen	2) 233,670 million yen
NOI yield (*4)	4.1%	4.3%	3.5%	4.1%
NOI yield after depreciation (*4)	3.2%	4.0%	2.9%	3.2%
Building age (*5)	18.8 years on average	13.1 years on average	20.9 years	18.5 years on average
Total leasable area (*6)	12,553 sqm on average	3,626 sqm on average	2,803 sqm	11,078 sqm on average

(*1) Given the portfolio after the completion of the acquisition of Global One Ueno and the transfer of Yodoyabashi Flex Tower and Otemachi First Square.

(*2) Calculated based on the sales price and the exchange price stated in the sales contracts and the Exchange Agreement.

(*3) Calculated based on the appraisal value as of 31 October 2023 for the Assets Acquired, that as of 30 June 2023 for Global One Ueno, and that as of the end of the period ended September 2023 for the other assets.

(*4) Assets Acquired: "NOI yield" = "Appraisal NOI" / "Acquisition price (after reduction entry)"
"NOI yield after depreciation" = ("Appraisal NOI" – "Annual amount of depreciation calculated using the straight-line method corresponding to the useful life of the Assets Acquired") / "Acquisition price (after reduction entry)"

Global One Nagoya Fushimi: "NOI yield" = "Actual NOI from the date of property acquisition (April 28, 2023) to the end of the fiscal period (September 30, 2023) converted into the period (6 months)" multiplied by 2 / "Acquisition price"

"NOI yield after depreciation" = ("Actual NOI from the date of acquisition (April 28, 2023) to the end of the fiscal period (September 30, 2023) converted into the period (6 months)" – "Actual depreciation from the date of acquisition (April 28, 2023) to the end of the fiscal period (September 30, 2023) converted into the period (6 months)" / "Acquisition price (after reduction entry)"

	30, 2023) converted into the period (6 months)”) multiplied by 2 / “Acquisition price”
Global One Ueno:	“NOI Yield” = “Estimated NOI” / “Acquisition Price (after reduction entry)” “NOI yield after depreciation” = (“Estimated NOI” — “Depreciation calculated by the straight-line method corresponding to the useful life of Global One Ueno”) / “Acquisition Price (after reduction entry)”
Other assets:	“NOI yield” = “Actual NOI for the Period ended September 2023” multiplied by 2 / “Acquisition price” “NOI yield after depreciation” = (“Actual NOI for the Period ended September 2023” — “Actual depreciation amount for the Period ended September 2023”) multiplied by 2 / “Acquisition price”

(*5) As of 28 March 2024

(*6) As of 30 September 2023

The key determinant factors of the acquisition of the Assets Acquired include the following. Furthermore, the lessees of the Assets Acquired are deemed to comply with the tenant selection criteria of GOR described in the “Report on Management Structure and System of the Issuer of Real Estate Investment Trust Units and Related Parties” submitted on 27 June 2023.

(1) Shin-Daibiru Building

1) District potential

Dojima, where the Shin-Daibiru Building is located, is at the center of the business area between Midosuji and Yotsubashisuji in Osaka. It is an area with a high concentration of office buildings as there are many offices of major companies, as well as Osaka City Hall, the Osaka Branch of the Bank of Japan, and buildings of other public institutions. At the same time, it is also a highly attractive area facing the Dojima River where people can enjoy a rich waterfront environment. In terms of office location, Dojima is one of the major areas of the Osaka office market along with Umeda and Yodoyabashi, and has tenant demand from a wide range of industries, especially major companies.

2) Location potential

The property is within a 2-minute walk from Oebashi Station on the Keihan Nakanoshima Line, a 5-minute walk from Yodoyabashi Station on the Midosuji Subway Line, and a 5-minute walk from Kita-Shinchi Station on the JR Tozai Line. As it is within walking distance of Osaka Station and Umeda Station, it provides access to JR lines, four subway lines, and Keihan, Hanshin and Hankyu trains, offering speedy access to many locations and excellent transportation convenience.

3) Property specifications

The rental room specifications include a typical rentable floor area of 460 tsubo, effective ceiling height of 2,800 mm, free access floor of 150 mm, and the shape of the rental room is a pillarless structure with excellent layout efficiency. The air conditioning system has 57 zones per floor, allowing fine control. In addition to having high seismic performance through a vibration control structure, the property is fully equipped with BCP measures, such as an emergency generator

for the building capable of providing power even to the areas for exclusive use by tenants for 72 hours, and a natural ventilation system that enable the intake of outside air when the air conditioning system stops working. It also offers a range of facilities to support tenants, such as rental conference rooms and a cafeteria.

Due to a large-scale public garden called “Dojima-no-mori” of roughly 1,000 tsubo in size created in consideration of harmony with the natural environment, and as an environmentally-friendly landmark with large awnings, the property has been highly recognized in terms of preservation of biodiversity. For example, it became the first building in Western Japan to receive “AAA” rating—the highest possible rating—of “JHEP” certification, and acquired an evaluation ranking of “★★★★★”, the highest rank possible, under the “DBJ Green Building Certification”.

(2) Tosabori Daibiru Building

1) District potential

Higobashi, where the Tosabori Daibiru Building is located, once flourished as a wholesale district due to the distribution that was carried out based on the water transport system on the Tosabori River. Currently, as Higobashi Bridge leads to an office district in Nakanoshima on its north side, Higobashi is an area that has many related companies.

In terms of office location, solid tenant needs are anticipated for this area because it attracts demand that cannot be met by Midosuji, an area with a high concentration of office buildings, and it has many affiliate offices and branches, as well as lower rent levels than those in the major areas of the Osaka office market.

2) Location potential

The property is within a 6-minute walk from Nakanoshima Station on the Keihan Nakanoshima Line and a 7-minute walk from Higobashi Station on the Yotsubashi Subway Line. Higobashi Station offers railway access to the central part of Osaka, including Osaka Station, Umeda Station, and Namba Station. The property is also located close to the Nakanoshima entrance on the Hanshin Expressway, providing good access by car. Further improvement of convenience is anticipated in the future as Nakanoshima Station (tentative name) is planned to be newly built in the Tosabori area following the opening of the Naniwasuji Line connecting Osaka Station to Kansai International Airport, which is scheduled for 2031.

3) Property specifications

The rental room specifications include a typical rentable floor area of about 500 tsubo, effective ceiling height of 2,800 mm, free access floor of 100 mm, and the shape of the rental room is open and pillarless, allowing highly efficient layout. The air conditioning system has 34 zones per floor, allowing fine control. The property has high seismic performance due in part to the adoption of vibration control braces. It is also equipped with a refreshing terrace on each floor and offers facilities that give peace of mind to office workers, such as a lush green “relaxation and recuperation garden” created on the Naniwasuji side that mitigates heat island effects and contributes to the urban environment.

While only a limited number of recently constructed large-scale buildings are available in the Higobashi area, where many small- and medium-scale buildings are older, the property has a

competitive edge due to its high visibility as a symbolic tower facing Naniwasuji and Tosabori Street.

3. Details of Assets Acquired and Asset Transferred

(A) Assets Acquired

(1) Shin-Daibiru Building

1) Type of specified asset, its name and location, etc.		
Name of building	Shin-Daibiru Building	
Type of specified asset	Real estate	
Location	Residence indication: 2-1, Dojimahama 1-chome, Kita-ku, Osaka city, Osaka Land number: 1-1, Dojimahama 1-chome, Kita-ku, Osaka city, Osaka	
Land (*1)	Type of ownership	Ownership (5% co-ownership)
	Land area	8,426.76 sqm (entire land)
Building (*1)	Type of ownership	Ownership (5% co-ownership)
	Use	Office, Parking, and Retail
	Floor area	75,826.76 sqm (entire building)
	Date built	March 2015
	Structure	31-story plus 2 basement levels, SRC with a flat roof
	Designer Construction firm	NIKKEN SEKKEI LTD Obayashi Corporation
Acquisition price	3,455 million yen	
Appraisal value (Date of appraisal) (Appraisal institution)	3,820 million yen (As of 31 October 2023) (JLL Morii Valuation & Advisory K.K.)	
Engineering report	PML (*2)	Analysis conducted by OYO RMS Corporation, dated 31 October 2023 2.2%
	Estimated future repair expenses	Based on the estimates in the ER conducted by Japan Constructive Inspect Association as of November 2023 82,022 thousand yen over 12 years (annual average: 6,835 thousand yen)
Collateral	None	

Notes	<p><Administrative regulations concerning real estate> The property was constructed under the Integrated Design System, with the floor-area ratio relaxed by approximately 181%, subject to conditions, such as the provision of open space.</p> <p><Agreement with co-owners> 1. There is only one other co-owner of the property, DAIBIRU CORPORATION. 2. A co-ownership agreement will be concluded no later than the delivery date between the other co-owner and GOR with the aim of facilitating the management and operation of the property and stipulating the procedure to be undertaken in the case of transfer of co-ownership interests, etc. The co-ownership agreement will include provisions specifying that transfer offers in preference to the other co-owner, and transfer to third parties or pledging as collateral without the approval of the other co-owner, etc. are not allowed; the other co-owner has the preemption right for a certain period under certain conditions, even if negotiations with third parties are held; and demand for partition of the property, etc. is prohibited.</p> <p><Leasing status> As to the property, lease contracts are concluded with 35 tenants as building lessees.</p>
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2) Tenant profile, leasing status (*3)					
Total number of Tenants	35				
Total rent and common area charges per month	(*4)				
Security deposit	(*4)				
Total leasable area	2,108.56 sqm				
Total leased area	2,108.56 sqm				
Trend in occupancy ratio (*5)	2020 March-end	2021 March-end	2022 March-end	2023 March-end	Scheduled acquisition date
	100%	99.0%	98.6%	100%	100%
Expected NOI (*6)	114 million yen/ year (expected occupancy ratio: 100%)				
Appraisal NOI (*6)	120 million yen/year				
Depreciation (*7)	12 million yen/year				

(2) Tosabori Daibiru Building

1) Type of specified asset, its name and location, etc.		
Name of building	Tosabori Daibiru Building	
Type of specified asset	Real estate	
Location	Residence indication: 2-4, Tosabori 2-chome, Nishi-ku, Osaka city, Osaka Land number: 58, Tosabori 2-chome, Nishi-ku, Osaka city, Osaka	
Land (*1)	Type of ownership	Ownership (20% co-ownership)
	Land area	4,173.40 sqm (entire land) (*8)
Building (*1)	Type of ownership	Ownership (20% co-ownership)
	Use	Office, Garage, and Retail
	Floor area	35,198.77 sqm (entire building)
	Date built	July 2009
	Structure	17-story plus 1 basement level S with flat roof

	Designer Construction firm	NIKKEN SEKKEI LTD Consortium of TAKENAKA CORPORATION, Obayashi Corporation and KONOIKE CONSTRUCTION CO.,LTD.
Acquisition price	4,461 million yen	
Appraisal value (Date of appraisal) (Appraisal institution)	4,680 million yen (As of 31 October 2023) (JLL Morii Valuation & Advisory K.K.)	
Engineering report	PML (*2)	Analysis conducted by OYO RMS Corporation, dated 31 October 2023 2.2%
	Estimated future repair expenses	Based on the estimates in the ER conducted by Japan Constructive Inspect Association as of November 2023 217,433 thousand yen over 12 years (annual average: 18,119 thousand yen)
Collateral	None	
Notes	<p><Confirmation of boundaries of real estate> Confirmation of a portion of the boundaries of the property has not yet been completed with private-sector parties.</p> <p>< Administrative Regulations Concerning Real Estate> The property was built under the comprehensive design system, relaxing the floor ratio by approximately 130% on the conditions such as the provision of open space to the public, etc.</p> <p><Agreement with co-owners> 1. There is only one other co-owner of the property, DAIBIRU CORPORATION. 2. A co-ownership agreement has been concluded between the other co-owner and GOR with the aim of facilitating the management and operation of the property and stipulating the procedure to be undertaken in the case of transfer of co-ownership interests, etc. The co-ownership agreement includes provisions specifying that transfer offers in preference to the other co-owner, and transfer to third parties or pledging as collateral without approval of the other co-owner, etc. are not allowed; the other co-owner has the preemption right for a certain period under certain conditions, even if negotiations with third parties are held; and demand for partition of the property, etc. is prohibited.</p> <p><Leasing status> As to the property, fixed-term building lease contracts (partly, ordinary lease contracts) are concluded with 16 tenants as building lessees.</p>	

2) Tenant profile, leasing status (*3)					
Total number of Tenants	16				
Total rent and common area charges per month	(*4)				
Security deposit	(*4)				
Total leasable area	5,144.06 sqm				
Total leased area	5,144.06 sqm				
Trend in occupancy ratio (*5)	2020 March-end	2021 March-end	2022 March-end	2023 March-end	Scheduled acquisition date
	100%	100%	100%	100%	100%
Expected NOI (*6)	189 million yen/ year (expected occupancy ratio: 100%)				
Appraisal NOI (*6)	178 million yen/year				
Depreciation (*7)	13 million yen/year				

(*1)“Area”, “use”, “floor area”, “year built”, and “structure” are shown based on the registration, unless otherwise stated.

(*2)PML is a probable maximum loss in the event of a major earthquake. While the definition may vary depending on the region, the PML used herein is a loss rate to assess the damage, calculated by dividing the loss amount by the replacement cost. The figure is based on the assumption that the building will be in use for 50 years and that the largest expected earthquake has a 10% probability of occurring every 50 years within the recurrence range of 475 years.

(*3)“Total number of tenants” represent the estimated amounts as of the scheduled acquisition date. “Total leasable area”, and “total leased area” represent the estimated amounts as of the scheduled acquisition date. (excluding “Total number of tenants”, figures of Shin-Daibiru Building are for 5% co-ownership and those of Tosabori Daibiru Building is for 20% co-ownership)

(*4)“Total rent and common area charges per month” and “security deposit” remain undisclosed since consent for disclosure has not been obtained from co-ownership.

(*5)“Trend in Occupancy ratio” is based on data provided by the seller.

(*6)“NOI” means net operating income, the amount of the total rental revenue less property-related expenses (excluded depreciation and amortization costs).

1. “Expected NOI” is an expected annualized number excluding extraordinary factors for the first year of acquisition, not a forecast number for the next period, based on the assumption the occupancy rate will be the expected occupancy rate and considering the occurrence of taxes and public dues.

2. “Appraisal NOI” is the NOI that was used in the calculation of direct capitalization value stated in the appraisal report.

(*7)“Depreciation” represents the current estimate amount.

(*8)“Land area” is the area based on the assumption that the land will be subdivided.

(2) Asset Transferred

(Details are given for the entire land and building of the property.)

Outline of Asset Transferred				
Name of building	Rakuten Crimson House Aoyama			
Type of specified asset	Trust beneficial interests in real estate			
Location	Residence indication: 2-6-21, Minami Aoyama, Minato-ku, Tokyo Land number: 2-57-25, Minami Aoyama, Minato-ku, Tokyo			
Land	Type of ownership	Ownership	Use	Commercial/ Type 2 residential area
	Land area	3,039.08 sqm	Floor area ratio / Building coverage	700%/100%
Building (*1)	Type of ownership	Ownership	Use	Office, Apartment house, Parking, and Retail
	Floor area	20,958.79 sqm	Date built	May 2003
	Structure	17-story plus 2 basement levels, SRC with a flat roof		
	Designer	NIKKEN SEKKEI LTD	Construction firm	Consortium of KAJIMA CORPORATION and other corporations
	PML	3.3%	Estimated future repair expenses	622,295 thousand yen over 12 years (Annual average: 51,857 thousand yen)
Trustee	Mitsubishi UFJ Trust and Banking Corporation			
Property manager	Mori Building Co., Ltd			
Summary of rent status (as of 30 September 2023)			Date and price of acquisition	
Total number of Tenants		3	Date of acquisition	21 October 2005
Total leasable area		14,012.64 sqm	Acquisition price	35,000 million yen
Total leased area		14,012.64 sqm	Appraisal value at the time of acquisition (*3)	
Total rent (per month) (*2)		136 million yen	Date of appraisal	31 July 2005
Occupancy ratio		100.0%	Appraisal value	35,040 million yen
Estimated value at the end of the period (*3)			Appraisal value at the time of transfer (*3)	
Date estimate made		30 September 2023	Date of appraisal	30 September 2023
Estimated value at the end of the period		37,400 million yen	Appraisal value	37,400 million yen
(*1) The building consists of an office building (name: Rakuten Crimson House Aoyama) with 17 floors above ground and 2 basement levels, and a residential building (12 units) with 8 floors above ground and 2 basement levels (name: Minami Aoyama Garden Court), but is registered as a single building. (*2) Actual results for the fiscal year ended 30 September 2023 (*3) The appraisal value at the time of the acquisition, the estimated value at the end of the period and the appraisal value at the time of the transfer were calculated by Chuo Real Estate Appraisal Co., Ltd.				
Notes				
《Administrative regulations concerning real estate》				
The property was constructed under the Integrated Design System and certified as one complex group property together with residential building (Article 86 of the Building Standard Law), with the floor-area ratio relaxed by approximately 65%, subject to conditions, such as the provision of open space.				

4. Overview of the counterparty of the Exchange

Company name	DAIBIRU CORPORATION
Location of head office	3-6-32, Nakanoshima, Kita-ku, Osaka
Representative	Takashi Maruyama, Representative Director President Chief Executive Officer
Business	Ownership, operation, management and leasing of real estate
Capital	12,354 million yen
Date incorporated	15 October 1923
Net assets	176,960 million yen (as of 30 September 2023)
Total assets	462,602 million yen (as of 30 September 2023)
Major shareholders and their shareholding ratios	Mitsui O.S.K. Lines, Ltd. 100% (as of 30 September 2023)
Relationships with GOR/GAR	
Capital relationships	There are no capital relationships of note between the GOR/GAR and the company.
Personnel relationships	There are no personnel relationships of note between the GOR/GAR and the company.
Business relationships	There are no business relationships of note between the GOR/GAR and the company.
Whether related party	The investment corporation is not a related party of GOR/GAR.

5. Asset Ownership Status under the counterparty of Exchange

Because the counterparty has no special relationship with GOR/GAR, the description is omitted.

6. Outline of Intermediation

(1) Outline of intermediation for the Acquisition

Not applicable.

(2) Outline of intermediation for the Transfer

Not applicable.

7. Items regarding Forward Commitment Contracts, Etc.

(1) Assets Acquired which falls under Forward Commitment Contracts, etc. (Note)

The trust beneficiary interest exchange agreement (hereinafter referred to as the “Exchange Agreement”) associated with the Assets Acquired falls under forward commitment contracts by an investment corporation as set forth in the “Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, Etc.” published by the Financial Service Agency.

(Note) “Forward Commitment Contracts, etc.” refer to a postdated purchase and sale contract under which payment and delivery shall be made at least one month after the conclusion of the contract, or any other contract similar thereto.

(2) Impacts on GOR’s financial status in case of non-fulfilment of forward commitment contracts, etc.

When GOR or the counterparty of the Exchange intentionally or negligently violates any of the terms of the Exchange Agreement, the other party may terminate the Exchange Agreement upon

notice that provides a reasonable period of time. However, if it is obvious that it is impossible or difficult to correct the violation within the said period, the said other party may terminate the Agreement immediately without the requirement of notice.

In the event of termination of the Exchange Agreement, the breaching party shall pay 10% of the transaction amount of the Asset Transferred from which an amount equivalent to consumption tax and local consumption tax is deducted. However, even in the case of damages exceeding an amount equivalent to 10% of the transaction amount of the Asset Transferred from which an amount equivalent to consumption tax and local consumption tax from is deducted, no claim for compensation may be made for an amount exceeding such 10% amount.

Considering its financial condition, GOR believes that forward commitment contracts, etc. for the Acquisition is unlikely to have a material impact on GOR's finances.

8. Method of Settlement, Etc. of Exchange Difference for the Exchange

The exchange difference (139 million yen), which is the difference between the acquisition price of the Assets Acquired and the transfer price of the Asset Transferred, will be accepted from DAIBIRU CORPORATION on the delivery date.

9. Schedule of the Exchange

16 November 2023	Declare the Exchange (Acquisition and Transfer) Execution of the Trust Beneficiary Interest Exchange Agreement for the Acquisition and the Transfer
28 March 2024	Acceptance of exchange difference Delivery

10. Earnings Forecasts

Earnings forecasts reflecting the impact of the Exchange, etc., please refer to “Summary of Financial Results for the Six-Month Period Ending September 2023” announced today.

11. Appraisal Report Summary for the Assets Acquired

(1) Shin-Daibiru Building

Name of building	Shin-Daibiru Building
Appraisal value	3,820,000 thousand yen
Appraisal institution	JLL Morii Valuation & Advisory K.K.
Date of appraisal	31 October 2023

Item	Value (*)	Notes
Appraisal value based on income method	3,820,000 thousand yen	5% co-ownership
Appraisal value based on DC method	3,900,000 thousand yen	5% co-ownership
(1) Operating revenue	182,411 thousand yen	—
Effective gross income	Not disclosed	
Losses from vacancy, etc.	Not disclosed	
(2) Operating expenses	61,783 thousand yen	—
Building maintenance costs	Not disclosed	
Utilities expenses	Not disclosed	
Repair expenses	Not disclosed	
Property management fees	Not disclosed	
Leasing expenses, etc.	Not disclosed	
Taxes & public duties	Not disclosed	
Insurance premiums	Not disclosed	
Other expenses	Not disclosed	
(3) Net operating income (NOI = (1) – (2))	120,627 thousand yen	—
(4) Investment income from temporary deposits	Not disclosed	
(5) Capital expenditure	Not disclosed	
(6) Net cash flow (NCF = (3) + (4) – (5))	117,057 thousand yen	—
(7) Capitalization rate	3.0%	Assessed considering the distinctness of the subject property including location, building specifications and the rights and obligations, etc. with reference to the investment yields associated with transactions of similar properties.
Appraisal value based on DCF method	3,740,000 thousand yen	5% co-ownership
Discount rate	2.8%	Assessed considering the regional characteristics and distinctness risk of the subject property.
Terminal capitalization rate	3.1%	Assessed by adding future uncertainties, etc. to return yields.
Integrated value based on cost method	4,290,000 thousand yen	5% co-ownership
Land ratio	85%	—
Building ratio	15%	—

Matters specifically considered in determination of appraisal value	The appraisal value was determined by first determining the price of the entire land and building (100%) and then multiplying it by the co-ownership of 5% in the subject property.
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(*) Items not disclosed are withheld as we have yet to receive permission to disclose it from the other co-owner.

(2) Tosabori Daibiru Building

Name of building	Tosabori Daibiru Building
Appraisal value	4,680,000 thousand yen
Appraisal institution	JLL Morii Valuation & Advisory K.K.
Date of appraisal	31 October 2023

Item	Value	Notes
Appraisal value based on income method	4,680,000 thousand yen	20% co-ownership
Appraisal value based on DC method	4,740,000 thousand yen	20% co-ownership
(1) Operating revenue	291,324 thousand yen	—
Effective gross income	Not disclosed	
Losses from vacancy, etc.	Not disclosed	
(2) Operating expenses	113,252 thousand yen	—
Building maintenance costs	Not disclosed	
Utilities expenses	Not disclosed	
Repair expenses	Not disclosed	
Property management fees	Not disclosed	
Leasing expenses, etc.	Not disclosed	
Taxes & public duties	Not disclosed	
Insurance premiums	Not disclosed	
Other expenses	Not disclosed	
(3) Net operating income (NOI = (1) – (2))	178,071 thousand yen	—
(4) Investment income from temporary deposits	Not disclosed	
(5) Capital expenditure	Not disclosed	
(6) Net cash flow (NCF = (3) + (4) – (5))	165,890 thousand yen	—
(7) Capitalization rate	3.5%	Assessed considering the distinctness of the subject property including location, building specifications and the rights and obligations, etc. with reference to the investment yields associated with transactions of similar properties.
Appraisal value based on DCF method	4,600,000 thousand yen	20% co-ownership
Discount rate	3.3%	Assessed considering the regional characteristics and distinctness risk of the subject property.
Terminal capitalization rate	3.6%	Assessed by adding future uncertainties, etc. to return yields.
Integrated value based on cost method	5,620,000 thousand yen	20% co-ownership
Land ratio	85%	—
Building ratio	15%	—

Matters specifically considered in determination of appraisal value	The appraisal value was determined by first determining the price of the entire land and building (100%) and then multiplying it by the co-ownership of 20% in the subject property.
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(*) Items not disclosed are withheld as we have yet to receive permission to disclose it from the other co-owner.

12. Appraisal Report Summary for the Asset Transferred

Name of building	Rakuten Crimson House Aoyama
Appraisal value	7,480,000 thousand yen
Appraisal institution	Chuo Real Estate Appraisal Co., Ltd.
Date of appraisal	30 September 2023

Item	Value	Notes
Appraisal value based on income method	7,480,000 thousand yen	20% quasi co-ownership
Appraisal value based on DC method	6,620,000 thousand yen	20% quasi co-ownership
(1) Operating revenue	311,891 thousand yen	—
Effective gross income	320,705 thousand yen	Appraised the medium- to long-term stable income from rental rooms and parking lots, etc. at the time of full occupancy, taking into account the current contract contents, rent levels of similar properties, market trends, etc.
Losses from vacancy, etc.	8,813 thousand yen	The medium- to long-term stable occupancy rate (vacancy rate), etc. was assessed considering the competitiveness and actual occupancy results of the subject and similar properties and the future market trend forecast. etc.
(2) Operating expenses	111,488 thousand yen	—
Building maintenance costs	24,213 thousand yen	Appraised, taking into account the past actual values and the level of maintenance costs of similar properties.
Utilities expenses	32,748 thousand yen	Assessed based on past performance values. The actual results are in line with the standard operating level and are judged to be appropriate.
Repair expenses	5,663 thousand yen	Repair and renewal costs for the next 12 years as stated in the ER are considered reasonable and the repair and renewal costs are recorded out of such amount.
Property management fees	7,349 thousand yen	The amount stated in the presentation material is generally considered appropriate in comparison with PM fees for similar properties, and the said amount is recorded.
Leasing expenses, etc.	2,004 thousand yen	Appraised based on the new occupied area, new rent, and occupancy rate, which are expected every year due to tenant turnover.
Taxes & public duties	38,695 thousand yen	Appraised based on actual property tax values, taking into account the rate of increase or decrease that can be expected in future property tax reassessments.
Insurance premiums	612 thousand yen	The actual amount of property insurance premiums was recorded because it was deemed generally appropriate in comparison with property insurance premiums for similar properties.
Other expenses	200 thousand yen	Assessed based on past performance values, etc.

	(3) Net operating income (NOI = (1) – (2))		200,403 thousand yen	—
		(4) Investment income from temporary deposits	2,751 thousand yen	Assessed the effective security deposit in consideration of the current security deposit balance and market practice, and assuming that the security deposit is deposited as a reserve for refund, recorded investment income on the effective security deposit.
		(5) Capital expenditure	4,708 thousand yen	Recorded based on the annual average of renewal costs as stated in the ER
	(6) Net cash flow (NCF = (3) + (4) – (5))		198,446 thousand yen	—
	(7) Capitalization rate		3.0%	Appraised based on examples of transactions with similar properties, taking into account the degree of competitiveness of the subject property due to its location, building specifications, contract terms, etc., quality of tenants, type of rights, etc., and expected fluctuations in net income.
	Appraisal value based on DCF method		7,840,000 thousand yen	20% quasi co-ownership
		Discount rate	2.9%	Assessed by adding future uncertainties, etc. to return yields
		Terminal capitalization rate	3.0%	Assessed by adding future uncertainties, etc. to return yields.
	Integrated value based on cost method		10,480,000 thousand yen	20% quasi co-ownership
		Land ratio	95%	—
		Building ratio	5%	—
Matters specifically considered in determination of appraisal value			The above appraisal value, etc. represents the amount equivalent to 20% of the quasi co-ownership interest in the appraised value, which was determined as the value of a whole property. Considering the size, total amount, and management method, etc., it was confirmed that there is no impact on the increase/decrease value and yield due to the quasi co-ownership.	

GOR's website address: <https://www.go-reit.co.jp/en/>

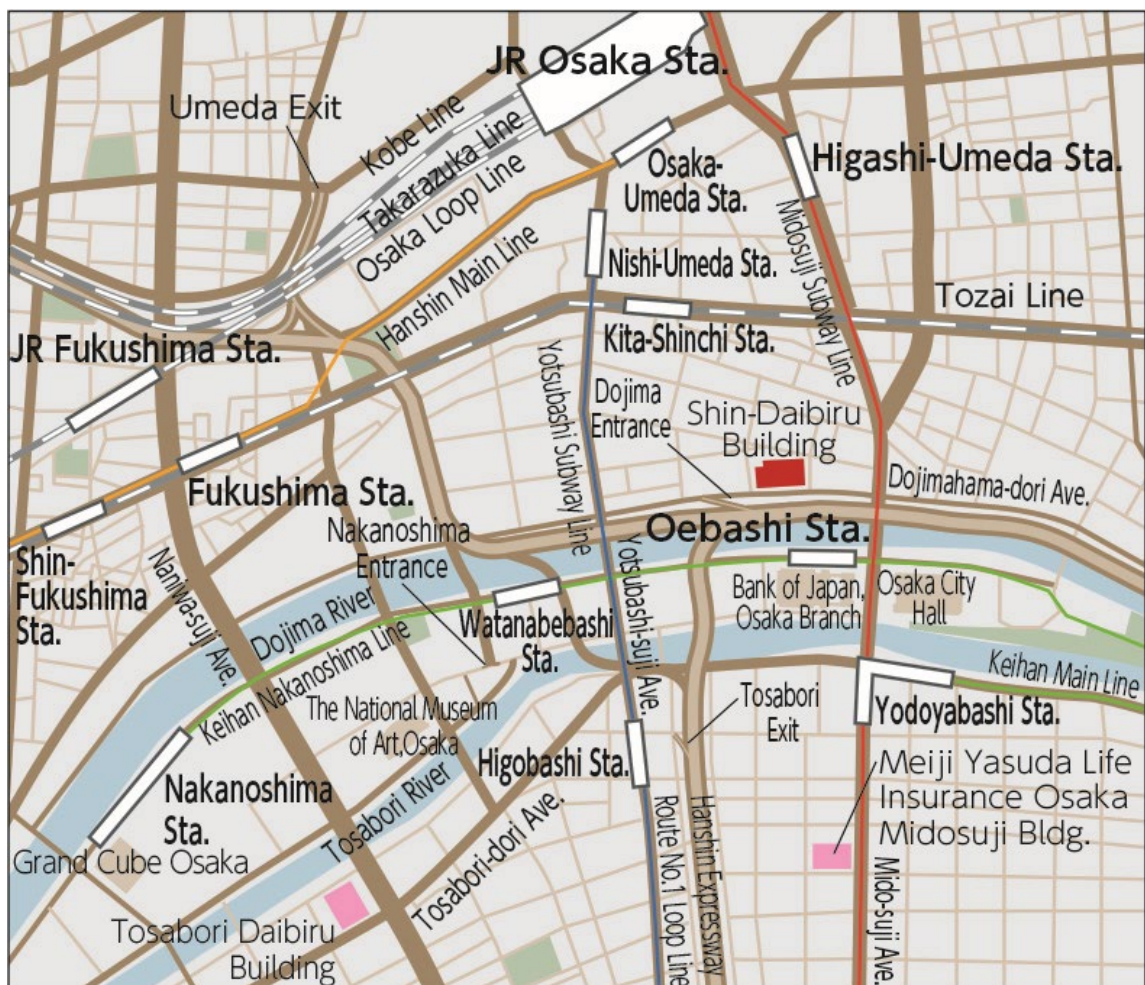
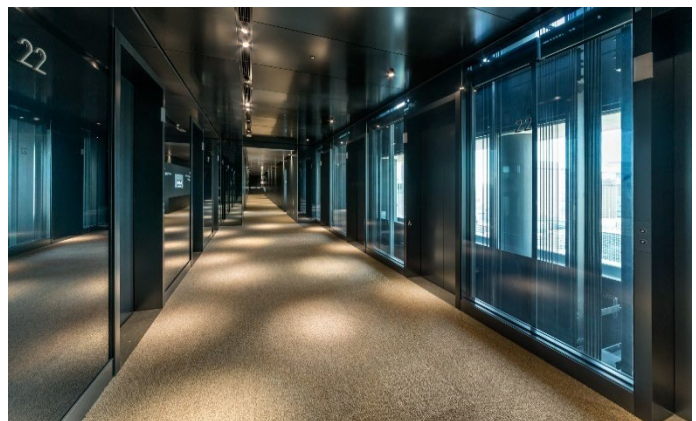
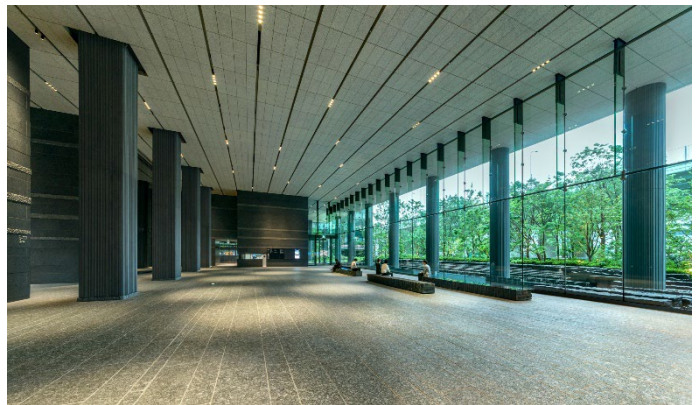
<Attachments>

<Ref. 1> Shin-Daibiru Building and Tosabori Daibiru Building Exterior Photo, Guide Map

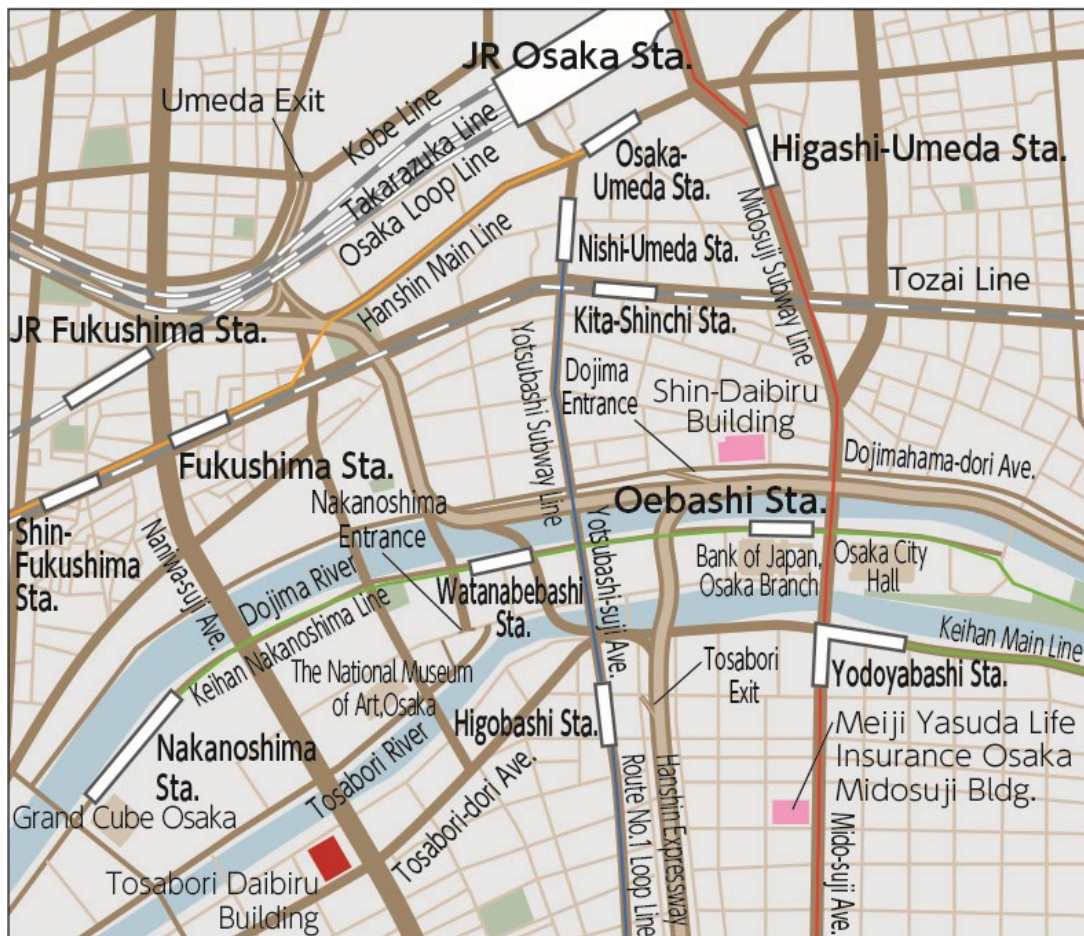
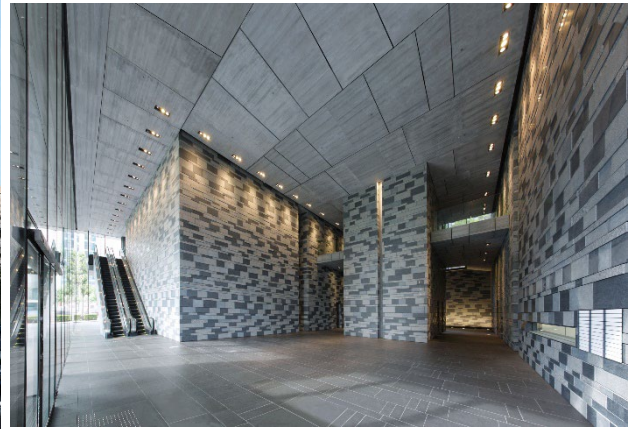
<Ref. 2> List of Assets after the Exchange

<Ref. 3 > Change in Portfolio Data

<Ref. 1> (1) Shin-Daibiru Building Exterior Photo, Guide Map



(2) Tosabori Daibiru Building Exterior Photo, Guide Map and Diagrammatic View



<Ref. 2> List of Assets after the Exchange (*1)

Name of Property (location)	Type of ownership	Floor area (m ²) (*2)	Total leasable area (m ²) (*3)	Date built	Building age (*4)	Acquisition price (million yen) (*5)
Hirakawacho Mori Tower (Chiyoda-ku, Tokyo)	Sectional ownership (Trust beneficial interest)	51,094.82	9,814.43	2009 December	14.3	18,200
Rakuten Crimson House Aoyama (Minato-ku, Tokyo)	Ownership (80% quasi co- ownership of Trust beneficial interest)	20,958.79	11,210.11	2003 May	20.9	28,000
ARK Hills Sengokuyama Mori Tower (Minato-ku, Tokyo)	Sectional ownership (Trust beneficial interest)	140,667.09	3,944.81	2012 August	11.7	8,423
Global One Ueno (Taito-ku, Tokyo)	Sectional ownership (Trust beneficial interest)	15,467.77	8,503.82	2010 January	14.3	9,900
Arca Central (Sumida-ku, Tokyo)	Sectional ownership (Trust beneficial interest)	49,753.92	15,746.41	1997 March	27.1	15,391
Toyosu Prime Square (Koto-ku, Tokyo)	Ownership (50% quasi co- ownership of Trust beneficial interest)	41,741.18	16,140.83	2010 August	13.7	21,000
Shinagawa Seaside West Tower (Shinagawa-ku, Tokyo)	Ownership (50% quasi co- ownership of Trust beneficial interest)	38,645.33	12,255.39	2004 August	19.7	12,000
Yokohama Plaza Building (Kanagawa-ku, Yokohama City, Kanagawa)	Ownership (Trust beneficial interest)	19,968.20	14,148.34	2010 February	14.2	17,950
Meiji Yasuda Life Insurance Saitama (Chuo-ku, Saitama City, Saitama)	50% co-ownership of ownership (Trust beneficial interest)	78,897.42	21,715.52	2002 March	22.1	22,700
Global One Nagoya Fushimi (Naka-ku, Nagoya City, Aichi Prefecture)	Ownership (Trust beneficial interest)	23,161.27	15,041.74	1995 March	29.1	17,300
Tosabori Daibiru Building (Nishi-ku, Osaka city, Osaka)	20% co-ownership of ownership	35,198.77	5,144.06	2009 July	14.8	4,461
Shin-Daibiru Building (Kita-ku, Osaka city, Osaka)	5% co-ownership of ownership	75,826.76	2,108.56	2015 March	9.1	3,455
Meiji Yasuda Life Insurance Osaka Midosuji Building (Chuo-ku, Osaka City, Osaka)	50% co-ownership of ownership	32,997.60	8,877.08	2001 July	22.8	9,200
THE PEAK SAPPORO (Kita-ku, Sapporo City, Hokkaido)	Ownership (Trust beneficial interest)	12,823.15	10,440.10	2021 June	2.8	17,000
Total	—	637,202.07	155,091.19	—	18.5	204,981

(*1) Based on information as of 30 September 2023 about the portfolio after the completion of the acquisition of Global One Ueno and the transfer of Yodoyabashi Flex Tower and Otemachi First Square.

(*2) "Total floor area" indicates the total floor area of the building regardless of the type of ownership. However, with regard to Arca Central, of the buildings registered, the floor space of each building is described based on the completion drawing.

(*3) "Total leasable area" are figures as of 30 September 2023.

(*4) "Age year" of each property refers to the estimated number of years as of 28 March 2024, which is rounded to one decimal place. In addition, "Total" of the age year means the average age of the portfolio properties (weighted average value based on the total leasable area).

(*5) "Acquisition price" refers to the price (described in the purchase and sale agreements etc.,) which do not include acquisition expenses (such as brokerage fees and taxes and public dues). The acquisition price of Arca Central means the anticipated value, which further excludes the maintenance charges on the management association to be succeeded from the seller. The amount is rounded down to the nearest million yen.

<Ref. 3 > Change in Portfolio Data

Indicators	Unit	Before the Exchange (*1)	After the Exchange
Number of properties (*2)		12	14
Total acquisition price (*2)	Million yen	204,065	204,981
Average invested amount per property (*2)	Million yen	17,005	14,641
Average leasable area per property (*3)	m ²	12,553	11,078
Average age of building (*4)	Year	18.8	18.5

(*1) Based on the portfolio after the completion of the acquisition of Global One Ueno and the transfer of Yodoyabashi Flex Tower and Otemachi First Square

(*2) Described based on information as of 30 September 2023

(*3) As of 30 September 2023

(*4) Weighted average by total rentable area based on the age of each property as of 28 March 2024.