

Press Release

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Notice Concerning Tenant Change of a GOR Property (TK Minami-Aoyama Building)

02 October 2014 - Global One Real Estate Investment Corp. ("GOR") announces today that it concluded a new lease agreement ("the Lease Agreement") for a space of TK Minami-Aoyama Building as of 02 October 2014 as described in 2. below. TK Minami-Aoyama Building is one of the GOR portfolio properties of which the trust beneficial interests are owned by GOR.

1. The circumstances of the commencement of the new lease

On 30 May 2014 we received notification from a tenant leasing 11,972.69 sqm of office space in the TK Minami-Aoyama Building that it would terminate its lease agreement on 31 May 2015*. We then made efforts to attract a replacement tenant. These efforts proved successful, and today we concluded the aforementioned Lease Agreement with the new tenant.

* Please refer to the press release "Tenant Relocation from a GOR Property (Suspension of Business with a Key Business Partner)" dated 30 May 2014.

2. Outline of the Lease Agreement

- | | |
|----------------------|---------------------------|
| (1) Name of tenant | : Undisclosed (*1) |
| (2) Name of building | TK Minami-Aoyama Building |
| (3) Leased area | : 12,243.57 sqm |

- (4) Percentage of leased area to total rentable : 87.4%
area of TK Minami-Aoyama Building (*2)
- (5) Percentage of leased area to total rentable : 11.3%
area of GOR portfolio (*3)
- (6) Monthly rent (including common area : Undisclosed (*1)
charges)
- (7) Security deposit : Undisclosed (*1)
- (8) Date of commencement of the Lease : 01 June 2015
Agreement
- (9) Date of expiration of the Lease Agreement : 31 May 2020
- (10) Method of renewal of the Lease Agreement : It is a fixed-term building lease
agreement, so it will end upon
expiration and will not be
renewed. (A new agreement may
be concluded by mutual consent.)

(*1) The name of the tenant is undisclosed since we have not received permission to disclose it from the tenant.

(*2) Projected total rentable area of TK Minami-Aoyama Building in June 2015: 14,012.64 sqm
(Reference) Total rentable area of TK Minami-Aoyama Building as of 30 September 2014: 13,741.76 sqm

(*3) Total rentable area of GOR portfolio properties as of 30 September 2014: 108,609.20 sqm

3. Impact on business performance

There are no changes to business performance forecasts for the six-month period ended September 2014 and the six-month period ending March 2015 as a result of this matter.

About GOR:

Global One Real Estate Investment Corporation ("GOR") is a Japan Real Estate Investment Trust (REIT) listed on the Tokyo Stock Exchange with the ultimate goal of pursuing maximum returns for unitholders. GOR cautiously selects premium properties with an eye on three key elements: the property should be a) in a great location - easily accessible from a nearby train station, b) new or relatively new, and c) a large office building. GOR also takes into consideration "market competitiveness" as well as "endurance" in the mid- to long-term.

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

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