Global One Real Estate Investment Corp.

Summary of Financial Results for the Six-Month Period Ended September 2014

14 November 2014

REIT Issuer:	Global One Real Estate Investment Corp.
Stock Exchange Listing:	Tokyo Stock Exchange
Securities code:	8958
Website:	http://www.go-reit.co.jp/
Representative:	Yoichiro Kitajima, Executive Director
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Scheduled date for filing of securities report:	25 December 2014
Scheduled date for dividends payments:	15 December 2014
Explanatory materials to be prepared:	Yes
Analyst meetings to be convened:	Yes

- Amounts of less than one million yen are rounded down.
- Rates of change from previous six-month period are rounded off to the first decimal place.
- Other percentages of less than the first decimal place are rounded down.

1. Financial summary for the six-month period that ended September 2014 (01 April 2014 – 30 September 2014)

(1) Earning Position

(Percentages indicate rate of change from previous six-month period)

	Operating revenue		Operating profit		Ordinary profit		Net income	
	MM yen	%	MM yen	%	MM yen	%	MM yen	%
Six-month period ended Sept 2014	3,981	- 36.8	1,658	- 35.9	1,174	- 43.6	1,173	- 43.6
Six-month period ended March 2014	6,296	43.3	2,588	41.6	2,080	61.5	2,079	61.6

	Net income per unit	Ratio of net income to unitholders' equity	Ordinary profit to total assets	Ordinary profit to operating revenue
	Yen	%	%	%
Six-month period ended Sept 2014	6,053	1.5	0.7	29.4
Six-month period ended March 2014	10,729	2.7	1.3	33.0

(*) GOR implemented a two-for-one split of investment units with 31 March 2014 as the record date and 01 April 2014 as the effective date. Net income per unit is calculated based on the assumption that the split of investment units was implemented at the beginning of the six-month period ended March 2014.

(2) Dividend distributions

	Dividend per unit (excluding dividends in excess of profit)	Total dividends	Dividend in excess of profit per unit	Total dividends in excess of profit
	Yen	MM yen	Yen	MM yen
Six-month period ended Sept 2014	6,053	1,173	0	--
Six-month period ended March 2014	19,365	1,876	0	--

	Payout ratio (*)	Dividend ratio to unitholders' equity
	%	%
Six-month period ended Sept 2014	99.9	1.5
Six-month period ended March 2014	90.2	2.4

(*1) GOR implemented a two-for-one split of investment units with 31 March 2014 as the record date and 01 April 2014 as the effective date.

(*2) Payout ratio is calculated using the following formula:
Payout ratio = Total dividends / Net income
Dividend for the six-month period ended March 2014 is calculated by deducting reserve for reduction entry (203 million yen) from unappropriated retained earnings, and dividing the amount by the number of investment units issued.

(3) Financial position

	Total assets	Unitholders' equity	Unitholders' equity to total assets	Unitholders' equity per unit
	MM yen	MM yen	%	Yen
Six-month period ended Sept 2014	175,613	76,402	43.5	394,233
Six-month period ended March 2014	156,509	77,105	49.2	397,862

(*) GOR implemented a two-for-one split of investment units with 31 March 2014 as the record date and 01 April 2014 as the effective date. Unitholders' equity per unit is calculated based on the assumption that the split of investment units was implemented at the beginning of the six-month period ended March 2014.

(4) Cashflows

	CF from operating activities	CF from investing activities	CF from financing activities	Cash and cash equivalents at the end of period
	MM yen	MM yen	MM yen	MM yen
Six-month period ended Sept 2014	1,226	- 18,878	17,078	6,673
Six-month period ended March 2014	22,818	- 17,901	- 5,286	7,246

2. Earnings forecast for the six-month period ending March 2015 (01 October 2014 – 31 March 2015)

		Rate of change from previous six-month period
Operating revenue	5,235 MM yen	31.5%
Operating profit	2,569 MM yen	55.0%
Ordinary profit	2,023 MM yen	72.3%
Net income	2,022 MM yen	72.4%
Dividend per unit (excluding Dividends in excess of profit)	9,400 yen	--
Dividend in excess of profit per unit	0 yen	--

(Reference) Projected net income per unit for the six-month period ending March 2015 is 10,400 yen.
Amounts of less than 100 yen are rounded down.

(Note) Dividend per unit is computed on the premise that the distribution will be made as though net income were deducted by reserve for reduction entry of fixed assets (200 million yen) that is estimated to be recorded during the six-month period ending March 2015 (01 October 2014 – 31 March 2015).

※Others

(1) Changes in accounting policies, changes in accounting estimates and restatements of revisions

(a)	Changes in accounting policies due to amended Accounting Standards	None
(b)	Changes in accounting policies due to other factors	None
(c)	Changes in accounting estimates	None
(d)	Restatements of revisions	None

(2) Number of units issued

(a) Number of units issued at the end of the period (including treasury units):

For the six-month period that ended Sept 2014	193,800
For the six-month period that ended March 2014	96,900

(b) Number of treasury units at the end of the period:

For the six-month period that ended Sept 2014	0
For the six-month period that ended March 2014	0

(*) GOR implemented a two-for-one split of investment units with 31 March 2014 as the record date and 01 April 2014 as the effective date.

※Completion status of auditing procedures

This document is not subject to the auditing requirements set forth in the Financial Instruments and Exchange Law of Japan. The auditing procedures in accordance with those requirements have not been completed as of the date of the publication of this document.

※Explanations regarding the appropriate use of earnings forecasts / special notes

(Forward-looking Statements)

Forward-looking statements in this presentation (i.e., earnings forecasts) are based on the information currently available and certain assumptions GOR believes reasonable. Actual results may differ materially from the forward-looking statements in this presentation due to various factors. The forecasts contained in this document are "current" as of the date of this release, based on the assumptions on pages 14-16 ("Assumptions underlying earnings forecasts for the six-month period ending March 2015 – the 23rd Period"). Actual results (i.e., operating revenue, operating profit, ordinary profit, net income, dividend per unit) may differ depending on various factors. The forecasts do not guarantee the amount of future dividends.

1. Related parties

   Disclosure is omitted as there have been no important changes to "Business Structure of Global One Real Estate Investment Corporation" from the most recent securities report (submitted on 26 June 2014).

2. Operation policies and operation results

   (1) Operation policies

   Disclosure is omitted as there have been no significant changes in "Investment Policies," Investment Targets," and "Dividend Distribution Policies" from the most recent securities report (submitted on 26 June 2014).

   (2) Operation results

   I. Overview of the six-month period that ended September 2014 (the "22nd Period")

   A. Historical background

   16 April 2003: Global One Real Estate Investment Corp. ("GOR") was established by Global Alliance Realty Co., Ltd. ("GAR") as a J-REIT under the Law Concerning Investment Trusts and Investment Corporations of Japan. The total investment amount was 200 million yen, or 400 shares, at the time of incorporation.

   28 May 2003: Corporate registration was completed with the Kanto Local Finance Bureau (Registration No. 20, granted by the Director-General of the Kanto Local Finance Bureau).

   25 September 2003: GOR achieved an IPO on the Real Estate Investment Trust Section of the Tokyo Stock Exchange (Securities Code: 8958) where an additional 48,000 units were issued that raised 23,623 million yen in funds.

   GOR has completed its accounting closing for the 22nd Period.

   B. Investment environment and operation results

   <Investment environment>

   In the 22nd Period, the Japanese economy was expected to continue on a trend of modest recovery amid the improvement of the employment and income environment, which is attributable partly to the effects of several government policy measures, despite weakness remaining in some areas due to reaction to last-minute demand before the consumption tax hike.

   In the rental market for office buildings, the demand-supply balance improved further as the supply of large new office buildings in central Tokyo remained limited, yet there was strong demand for increases in, and consolidation of, floor space in the building as well as relocation for expansion. With respect to so-called "Class A" office buildings, which are new, are located in attractive areas of central Tokyo, offer superior earthquake resistance, and are well equipped, rents have turned upward following the bottoming out as the vacancy rate has declined.

   The investment market for office buildings stayed upbeat as fund procurement remained easy and the rental market pursued a recovery trend. Furthermore, with cap rates falling, sale prices climbed. Amid this environment, there was a growing sense that supply was failing to keep pace with demand, particularly in the case of Class S/A buildings.

(a) Maintain long-term asset value

GOR believes that it is important to invest in attractive properties from a long-term standpoint—properties that continue to boost investment demand for a certain period after acquisition. To this end, GOR cautiously selects prime properties at prime locations with an eye on three key elements: (1) *CLOSER* - easily accessible from nearby train stations; (2) *NEWER* - newly or recently built; and (3) *LARGER* - large office buildings with extensive office space. GOR also takes into consideration "strong and sustainable competitiveness in the marketplace" from a mid- to long-term perspective.

(b) Ensure stable rent income

GOR focuses on mid- to long-term stable cash flows. It is preferable to ensure a lease agreement, at the time of acquisition, which promises an immediate cash flow for the first two years.

<Operation results>

(a) Acquisition and sales in portfolio

The 1st Period (the initial accounting period that ended March 2004)
On 26 September 2003: GOR acquired Sphere Tower Tennoz, Kintetsu Omori Building, and Kintetsu Shin-Nagoya Building (it was the next day of its IPO) with the total acquisition price of 39,753 million yen.
On 25 December 2003: GOR acquired Otemachi First Square (office condo, approximately 9.14% of the dedicated area, with an acquisition price of 23,495 million yen).

The 3rd Period (the six-month period that ended March 2005)
On 01 October 2004: GOR sold Kintetsu Omori Building.
On 29 March 2005: GOR acquired Ginza First Building (office condo, approximately 92.1% of the dedicated area with an acquisition price of 12,282 million yen).

The 5th Period (the six-month period that ended March 2006)
On 21 October 2005: GOR acquired TK Minami-Aoyama Building, with an acquisition price of 35,000 million yen.

The 8th Period (the six-month period that ended September 2007)
On 25 April 2007: GOR acquired Meiji Yasuda Life Insurance Saitama-Shintoshin Building (50% of co-ownership with an acquisition price of 22,700 million yen).

The 9th Period (the six-month period that ended March 2008)
On 02 October 2007: GOR sold a 33% share of its interest in Sphere Tower Tennoz.
On 31 January 2008: GOR acquired Yodoyabashi Flex Tower with an acquisition price of 7,834 million yen.

The 15th Period (the six-month period that ended March 2011)
On 01 March 2011: GOR acquired Hirakawacho Mori Tower (office condo, approximately 26.2% of the ownership) with an acquisition price of 18,200 million yen.

The 19th Period (the six-month period that ended March 2013)
On 20 November 2012: GOR acquired ARK Hills Sengokuyama Mori Tower (office condo, approximately 5.6% of the ownership) with an acquisition price of 8,423 million yen.

The 21st Period (the six-month period that ended March 2014)

On 20 December 2013: GOR sold Sphere Tower Tennoz.
On 27 March 2014: GOR sold part of our interest (67% co-ownership interest) in the Kintetsu Shin-Nagoya Building.
On 28 Mach 2014: GOR acquired Arca Central (office condo, approximately 56.1% of the ownership, with an acquisition price of 15,031 million yen).

During the 22nd Period, GOR acquired an additional ownership of Arca Central (office condo, approximately 1.7% of the ownership, with an acquisition price of 360 million yen) on 30 May 2014, and Yokohama Plaza Building (ownership with an acquisition price of 17,950 million yen) on 01 August 2014, as outlined below.

<Summary of acquisition of property (1)>

Name of building		Arca Central (additional acquisition)
Type of assets		Trust beneficial interests in real estate
Location		(Residence indication) 1-2-1 Kinshi, Sumida-ku, Tokyo (Land number) 1-35 Kinshi, Sumida-ku, Tokyo
Land (Note 1)	Ownership	Co-ownership of the site, registered as Shikichi Ken (Note 2)
	Land area	Total land area: 18,100.41 sqm (entire Third Block)
Floor area (Note 1)	Ownership	Condo Ownership (part of the 7th floor)
	Use	Office
	Floor area	Total floor area of 4 buildings (Note 3) 163,834.24 sqm Total floor area of Arca Central 49,753.92 sqm (completion drawing) Of which, the footprint to be acquired (Note 4) 440.16 sqm
	Year built	March 1997
	Structure	(Total 4 buildings) 24-story plus 3 basement levels S, RC, SRC with a flat roof (Arca Central) 22-story plus 3 basement levels S, partially SRC with a flat roof (completion drawing)
Acquisition price (Note 5)		360 million yen
Notes		Unit owners holding each individual ownership space have organized the Kinshicho Third Block Management Association, a subordinate body called Four Buildings Management Association and a further subordinated organization called Arca Central Management Association. In addition, the Kinshicho Third Block Management Rules are defined as commonly applicable to these three associations.

(Note 1) Area, Use, Floor area, Year built, and Structure are shown based on the registration, unless otherwise stated.

(Note 2) The Shikichi Ken, set on the site of Arca Central, is owned by the Trustee at the rate of 602,628/100,000,000.

(Note 3) In addition to Arca Central, the registered building also includes Tobu Hotel, Triphony Hall and Arca West.

(Note 4) The ownership interest in Arca Central that GOR purchased is equivalent to approximately 0.6% of the entire co-ownership interest owned by Third Block in accordance with the Management Rules of these management associations, and approximately 1.7% of the co-ownership interest owned by Arca Central.

(Note 5) The acquisition price listed above is computed as the trade value of 390 million yen described in the purchase agreement (excluding acquisition expenses,fixed property tax, city planning tax, and national and local consumption tax) less maintenance charges on the management association of 29 million yen which was succeeded from the seller.

<Summary of acquisition of property (2)>

Name of building		Yokohama Plaza Building
Type of assets		Trust beneficial interests in real estate
Location		(Residence indication) 2-6 Kinkoucho, Kanagawa-ku, Yokohama City, Kanagawa (Land number) 2-6 Kinkoucho, Kanagawa-ku, Yokohama city, Kanagawa
Land (Note 1)	Ownership	Ownership
	Land area	2,720.30 sqm
Building (Note 1)	Ownership	Ownership
	Use	Office, retail and parking
	Floor area	19,968.20 sqm
	Year built	February 2010
	Structure	12-story plus 1 basement level S, SRC with a flat roof
Acquisition price (Note 2)		17,950 million yen

(Note 1) Area, Use, Floor area, Year built, and Structure are shown based on the registration, unless otherwise stated.

(Note 2) The acquisition price represents the price described in the purchase agreement, excluding acquisition expenses, fixed property tax, city planning tax, and national and local consumption tax.

(b) Portfolio performance

As of 30 September 2014, the GOR Portfolio includes 10 office buildings. The total acquisition price accounts for 166,837 million yen with a gross rentable area of 108,609.20 sqm. The occupancy ratio of the overall GOR Portfolio stood at 95.5% as of the end of the 22nd Period.

The following shows the portfolio leasing status over the most recent 5 years (until the end of September 2014):

As of the end of		# of properties	# of tenants (*1)	Gross rentable area(sqm)	Occupancy ratio (%)(*2)
October	2009	7	123	95,453.36 (*3)	95.4
November	2009	7	122	95,453.36	95.3
December	2009	7	123	95,453.36	95.3
January	2010	7	124	95,453.36	96.9
February	2010	7	123	95,453.36	97.0
March	2010	7	123	95,453.36	96.3
April	2010	7	123	95,591.14 (*4)	88.5
May	2010	7	123	95,591.14	88.8
June	2010	7	124	95,591.14	88.0
July	2010	7	127	95,591.14	88.6
August	2010	7	127	95,450.26 (*5)	91.0
September	2010	7	128	95,450.26	89.2
October	2010	7	129	95,206.38 (*6)	91.3
November	2010	7	131	95,206.38	94.1
December	2010	7	130	95,206.38	93.9

January	2011	7	132	95,206.38	94.3
February	2011	7	131	95,206.38	94.4
March	2011	8	132 (*7)	105,134.22	94.9
April	2011	8	132	105,152.22 (*8)	95.6
May	2011	8	133	105,152.22	95.8
June	2011	8	134	105,152.22	95.5
July	2011	8	135	105,152.22	95.6
August	2011	8	133	105,152.22	94.7
September	2011	8	133	105,152.22	94.4
October	2011	8	133	105,152.22	94.3
November	2011	8	133	105,152.22	94.3
December	2011	8	133	105,152.22	94.3
January	2012	8	134	105,152.22	94.6
February	2012	8	133	105,152.22	94.6
March	2012	8	134	105,152.22	95.1
April	2012	8	133	105,152.22	95.6
May	2012	8	133	105,152.22	94.6
June	2012	8	133	105,152.22	94.8
July	2012	8	133	105,152.22	95.7
August	2012	8	133	105,149.12 (*9)	95.2
September	2012	8	133	105,149.12	95.2
October	2012	8	134	105,149.12	95.0
November	2012	9	135 (*10)	109,114.04	95.2
December	2012	9	136	109,076.66 (*11)	95.9
January	2013	9	136	109,076.66	95.9
February	2013	9	138	109,054.44 (*12)	96.5
March	2013	9	137	109,054.44	96.7
April	2013	9	137	109,054.44	96.6
May	2013	9	137	109,054.44	95.2
June	2013	9	137	109,054.44	95.2
July	2013	9	139	109,054.44	95.3
August	2013	9	140	109,054.44	95.5
September	2013	9	141	109,057.54 (*13)	88.7
October	2013	9	142	109.057.54	87.6
November	2013	9	143	109.057.54	87.8
December	2013	8	123	91,176.34 (*14)	94.4

January	2014	8	123	91,176.34	93.5
February	2014	8	122	91,176.34	93.5
March	2014	9	140	94,027.37 (*15)	93.7
April	2014	9	157 (*16)	93,943.05 (*17)	92.5
May	2014	9	159	94,390.76 (*18)	92.5
June	2014	9	164	94,390.76	94.2
July	2014	9	167	94,390.76	94.8
August	2014	10	184	108,609.20 (*19)	95.4
September	2014	10	185	108.609.20	95.5

(*1) A tenant who leases multiple spaces within the portfolio is counted as one tenant.

(*2) The "Occupancy Ratio" is calculated by dividing the gross leased area by the gross rentable area. Numbers are rounded off to the first decimal place.

(*3) Part of the B1 common area of Otemachi First Square was converted to a leased area, which increased the gross rentable area.

(*4) A floor area measurement method that applied to Otemachi First Square changed from the "interior measurement" to the "centerline measurement" method at the time of the tenant relocation, which increased the gross rentable area of the building.

(*5) At Otemachi First Square, a hallway was created when part of the available floor area was divided, which decreased the gross rentable area.

(*6) At TK Minami-Aoyama Building, the exclusively-owned kitchen space was changed to a common space, which reduced the gross rentable area by 270.88 sqm. At Ginza First Building, part of the exclusively-owned storage was changed to a rental storage space, which increased the gross rentable area by 27.00 sqm.

(*7) At Hirakawacho Mori Tower, a fixed-term lease agreement was concluded between the trustee and Mori Building Co., Ltd. Under the agreement, Mori Building Co., Ltd. acts as a sublessor. The number of tenants (counting as one tenant) is based on the assumption that all end tenants agreed with this.

(*8) At Ginza First Building, part of the exclusively-owned storage was changed to a rental storage space, which increased the gross rentable area.

(*9) Stair steps in a Sphere Tower Tennoz maisonette area were excluded from the rentable area, which decreased the gross rentable area.

(*10) At ARK Hills Sengokuyama Mori Tower, a lease agreement was concluded between the trustee and Mori Building Co., Ltd. We count the number of tenants as one tenant as Mori Building Co., Ltd. acts as a sublessor under the agreement (all end tenants agreed with this).

(*11) At Otemachi First Square, a hallway was created when part of the available floor area was divided, which decreased the gross rentable area.

(*12) At Otemachi First Square, a hallway was created when part of the available floor area was divided, which decreased the gross rentable area.

(*13) Stair steps in a Sphere Tower Tennoz maisonette area were included from the rentable area, which increased the gross rentable area.

(*14) Gross rentable area decreased as a result of the transfer of Sphere Tower Tennoz, whereas the gross rentable area increased by 24.12 sqm in Otemachi First Square, in which the building management office on the 18th floor was converted to rentable space.

(*15) Gross rentable area decreased as a result of the transfer of our 67% co-ownership interest in the Kintetsu Shin-Nagoya Building, while gross rentable area increased as a result of the acquisition of Arca Central.

(*16) At Hirakawacho Mori Tower, the number of tenants has increased, as the total number of end tenants is stated as a result of shifting of the fixed-term lease agreement with Mori Building Co., Ltd. from fixed rent type to pass-through type (whereby the rent is set as equal to the end-tenants' rent).

(*17) At Hirakawacho Mori Tower, the gross rentable area decreased as a result of shifting of the fixed-term lease agreement with Mori Building Co., Ltd. from fixed rent type to pass-through type, whereby leased areas were divided to create an internal hallway, the area of which was deducted from the rentable area.

(*18) As a result of the additional acquisition of Arca Central, the gross rentable area increased.

(*19) The gross rentable area increased as a result of the acquisition of Yokohama Plaza Building, whereas the gross rentable area decreased by 4.09 sqm in Otemachi First Square, in which part of the rental sections in the co-ownership portion on the 23rd floor was converted into common areas.

C. Financing activities

GOR's financing activities include public issuance of units, obtaining loans from banks, and issuance of corporate bonds. From a long-term investment perspective as well as a standpoint to reduce interest fluctuation risk, GOR's targeting loans are, in principle, those with long-term fixed rates.

During the 22nd Period, on 01 August 2014, 19,000 million yen in long-term debt was taken out to fund part of the cost of acquiring Yokohama Plaza Building.

On 04 September 2014, GOR decided to issue Series No. 6 unsecured bonds (4.0 billion yen with a four-year maturity) and Series No. 7 unsecured bonds (3.0 billion yen with a 10-year maturity), and the payment was completed on 29 September 2014. Funds procured by the issuance of corporate bonds and our own fund were applied on 30 September 2014 to early repayment of 7,000 million yen out of 10,000 million yen for a loan payable with a variable interest rate borrowed on 28 March 2014.

a) Series No. 6 unsecured bonds

Name of bond	Series No. 6 unsecured bonds (with pari passu clause)
Issue amount	4 billion yen
Issuance price	100 yen per 100 yen face value
Interest rate	0.29% per annum
Date of issuance	29 September 2014
Collateral/guarantee	The bonds will be issued on an unsecured and unguaranteed basis with no specific assets reserved.
Redemption date and method	The total amount to be redeemed on 28 September 2018. The corporate bonds may be repurchased and cancelled at any time after the date of payment unless otherwise specified by the transfer agent.
Ratings	AA- (Japan Credit Rating Agency, Ltd.)

b) Series No. 7 unsecured bonds

Name of bond	Series No. 7 unsecured bonds (with pari passu clause)
Issue amount	3 billion yen

Issuance price	100 yen per 100 yen face value
Interest rate	0.86% per annum
Date of issuance	29 September 2014
Collateral/guarantee	The bonds will be issued on an unsecured and unguaranteed basis with no specific assets reserved.
Redemption date and method	The total amount to be redeemed on 27 September 2024. The corporate bonds may be repurchased and cancelled at any time after the date of payment unless otherwise specified by the transfer agent.
Ratings	AA- (Japan Credit Rating Agency, Ltd.)

As of 30 September 2014, the total capital contributed was 75,026 million yen, the number of units issued was 193,800, unpaid loan balance was 76,000 million yen, and the total outstanding balance of corporate bonds issued was 16,000 million yen.

GOR's credit rating status as of 30 September 2014 is as follows:

Rating agencies	Rating descriptions	
Moody's Japan K.K.	Unsecured Long-term debt (*1):	Baa1
	Outlook:	Stable
Japan Credit Rating Agency, Ltd.	Senior debt:	AA-
	Outlook:	Stable
	Bond (*2):	AA-

(*1) Ratings were given to Series No. 4 unsecured bonds. Moody's Japan K.K. withdrew the rating of unsecured long-term debts effective 23 October 2014 at the request of GOR.

(*2) Ratings were given to Series No. 4, 5, 6 and 7 unsecured bonds.

D. Financial results and dividend distributions

GOR recorded operating revenue of 3,981 million yen, operating profit of 1,658 million yen, ordinary profit of 1,174 million yen, and net income of 1,173 million yen for the 22nd Period. Dividend per unit was 6,053 yen: this represents 100% of the profit available for distribution at the end of the 22nd Period, after disregarding amounts less than 1 yen per unit and after applying the Special Taxation provisions (Article 67-15 of the Act on Special Measures Concerning Taxation) to adjust the maximum amount of profit for distribution to account for any losses.

II. Outlook of the next six-month period ending March 2015

A. Basic policies

GOR manages and operates assets (the "Operating Assets") to ensure steady portfolio growth and stable income from a mid- to long-term perspective in accordance with Articles 2 and 21 of "the Articles of Incorporation" and "Management Target and Policies" provided in its attachment.

GOR and its asset manager GAR together look to provide "maximum returns for unitholders," not only from a real estate investment and asset management perspective but also from a financial management perspective.

B. Building portfolio

Building portfolio is specifically important among GOR policies. GOR carefully selects

Portfolio properties with a central focus on the following:

(a) Maintain long-term asset value

GOR believes that it is important to invest in attractive properties from a long-term standpoint—properties that continue to boost investment demand for a certain period after acquisition. To this end, GOR cautiously selects prime properties at prime locations with an eye on three key elements: (1) *CLOSER* - easily accessible from nearby train stations; (2) *NEWER* - newly or recently built; and (3) *LARGER* - large office buildings with extensive office space. GOR also takes into consideration "strong and sustainable competitiveness in the marketplace" from a mid- to long-term perspective.

(b) Ensure stable rent income

GOR focuses on mid- to long-term stable cash flows. It is preferable to ensure a lease agreement at the time of acquisition, which promises an immediate cash flow for the first two years.

C. Portfolio quality and growth speed

As mentioned above, GOR carefully selects investment properties, focusing on premium real estate. Opportunities to find such quality assets may be limited, unlike other general class properties, and acquisition of premium properties with appropriate prices may become even harder specifically when markets are overheated. Therefore, it is expected that the GOR Portfolio will grow at a random speed experiencing a mix of relatively moderate and fast growing phases.

GOR uses due care to avoid excessive expansion that could undermine "unitholders' interests." Looking at a mid- to long-term holding period, GOR pursues well-balanced investments in terms of quality and expansion rates. However, depending on various factors (e.g., market position, attributes of the property, portfolio situation), there may be a disposition during the course of investment if that disposition is judged to be the right decision.

D. Asset management / Property management

GOR's commitments also include maintaining its already-high occupancies and improving rent incomes. With an eye on further strengthening tenant relations, GOR seeks to enhance services in all aspects to boost tenant satisfaction. That being said, it is also important to streamline management costs. Capitalizing on its expertise, GOR would like to preserve an optimum balance between maintaining the level of property management and cost savings.

On 30 May 2014, we were notified of the lease termination of TK Minami-Aoyama Building (leased area: 11,972.69 sqm) by World Co., Ltd., a tenant leasing the whole office building, effective 31 May 2015. Thereafter, as a result of our earnest efforts, we concluded a lease agreement (leased area: 12,243.57 sqm) on 02 October 2014 with a new tenant, with the effective commencement date of the lease as 01 June 2015.

(1)	Name of tenant	:	Tokyu Land Corp.
(2)	Name of building	:	TK Minami-Aoyama Building
(3)	Leased area	:	12,243.57 sqm
(4)	Percentage of leased area to total rentable area of TK Minami-Aoyama Building (*1)	:	87.4%
(5)	Percentage of leased area to total rentable area of GOR portfolio (*2)	:	11.3%

(6)	Monthly rent (including common area charges)	:	Undisclosed (*3)
(7)	Security deposit	:	Undisclosed (*3)
(8)	Date of commencement of the Lease Agreement	:	01 June 2015
(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) 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

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

(*3) The monthly rent and security deposit are undisclosed since we have not received permission to disclose them from the tenant.

At the end of September 2014, the occupancy ratio of Meiji Yasuda Life Insurance Saitama-Shintoshin Building was 82.1%, with one tenant (leased area: 687.98 sqm) scheduled to move out, whereas three tenants (total leased area: 2,005.50 sqm) are scheduled or contracted to move in during the six-month period ending March 2015. It is therefore possible that the occupancy ratio at the end of March 2015 could reach approximately 88%. Additionally, one tenant (leased area: 525.08 sqm) is contracted to move in during the six-month period ending September 2015. We will continue working zealously to attract tenants in order to bring about further recovery in the occupancy ratio.

On 30 September, 2014, we received a lease termination notice for Yodoyabashi Flex Tower (leased area: 5,371.90 sqm) from Nippon Life Insurance Company, one of our major tenants, effective 30 September 2015. Amid the recovering trend of the office market in Osaka with declining vacancy rates, we will work zealously to attract new tenants as soon as possible by making the most of the potentials (attractive location, recently constructed, and high-grade aspect) of this building.

E. Material matters after the account closing

On 09 October 2014, GOR transferred a property, a summary of which is given below:

67% co-ownership of this property was transferred on 27 March 2014, and 2,382 million yen of gain on sale of real estate was recorded during the six-month period ended March 2014.

<Summary of transfer of property>

Name of building	:	Kintetsu Shin-Nagoya Building
Location (Residence indication)	:	4-5-28 Meieki, Nakamura-ku, Nagoya City, Aichi Prefecture
Land area (Note 1)	:	2,722.76 sqm
Floor area (Note 1)	:	27,152.49 sqm
Transfer price (Note 2)	:	6,072 million yen
Material impact on earnings	:	Approximately 1,173 million yen of gain on sale of real estate is expected to be recorded during the six-month period ending March 2015.
Transferred assets	:	Real estate under trust related to trust beneficial interests in real estate (33% co-ownership)
Date of transfer contract	:	14 November 2013
Date of transfer	:	09 October 2014

(Note 1) Land area and Floor area are based on the registration. Out of the land area, 61.23 sqm is land leasehold.

(Note 2) Transfer price represents the price described in the transfer agreement, excluding the amounts of fixed property tax, city planning tax, and national and local consumption tax.

F. Outlook of the next six-month period ending March 2015

Earnings for the six-month period ending March 2015 (The 23rd Period: 01 October 2014 – 31 March 2015) are forecasted as follows: Concerning assumptions for the 23rd Period, please see the following pages: "Assumptions underlying earnings forecasts for the six-month period ending March 2015"

Changes from the results for the 22nd Period can be attributed to the following factors:

<Factors for profit increase>

- Gain from disposition of the remaining 33% co-ownership of Kintetsu Shin-Nagoya Building (approximately 1,173 million yen)
- Increase in property-related profits due to the full-term operation of Yokohama Plaza Building (approximately 207 million yen)

<Factors for profit decrease>

- Decrease in property-related profits due to the disposition of 33% co-ownership of Kintetsu Shin-Nagoya Building (approximately 113 million yen)
- Outsourcing expenses will increase (by approximately 119 million yen) due to factors such as the leasing to tenants of properties such as TK Minami-Aoyama Building and Meiji Yasuda Life Insurance Saitama-Shintoshin Building.
- Increase in repair and maintenance expenses (approximately 114 million yen)

Earnings forecasts for the six-month period ending March 2015
(The 23rd Period: 01 October 2014 – 31 March 2015)

Operating revenue:	5,235 million yen
Operating profit:	2,569 million yen
Ordinary profit:	2,023 million yen
Net income:	2,022 million yen
Dividend per unit:	9,400 yen
Dividend in excess of profit per unit:	0 yen

(Reference) Projected net income per unit for the six-month period ending March 2015 is 10,400 yen. Amounts of less than 100 yen are rounded down.

(Note 1) The above forecasting numbers are "current," based on the assumptions below. Actual results (i.e., operating revenue, operating profit, ordinary profit, net income, dividend per unit) may differ depending on various factors. The above forecasts do not guarantee the amount of future dividends.

(Note 2) Dividend per unit is computed on the premise that the distribution will be made as though net income were deducted by reserve for reduction entry (200 million yen) that is estimated to be recorded during the six-month period ending March 2015 (01 October 2014 – 31 March 2015).

Assumptions underlying earnings forecasts for the six-month period ending March 2015

Items	Assumptions
Accounting period	The 23rd Period: 01 October 2014 - 31 March 2015 (182 days)
Operating assets	• Assumes that GOR transferred the remaining 33 % co-ownership of Kintetsu Shin-Nagoya Building on 09 October 2014, as announced in the "GOR Announces Transfer of a Property (Kintetsu Shin-Nagoya Building)" dated 14 November 2013.

	• Assumes that GOR will hold a total of nine properties after the transfer of 33% co-ownership of Kintetsu Shin-Nagoya Building on 09 October 2014, through the end of the 23rd Period (ending 31 March 2015) without any additional acquisitions or dispositions during the period. • Notwithstanding the above assumption, estimates may change in the event of a change in the portfolio.
Number of units issued	• Assumes that the number of units issued as of the date of this release is 193,800. • Dividend per unit is calculated based on the above number of units issued, or 193,800.
Operating revenue	• Rental revenue takes into account various factors (e.g., tenant turnover, rent re-negotiations, market trends, and competition in the neighborhood) and assumes that there will be no arrears or nonpayment of rent by tenants. • Assumes decrease in rental revenues due to the disposition of 33% co-ownership of Kintetsu Shin-Nagoya Building on 09 October 2014. • Out of the operating revenues, GOR expects the gain on the sale of 33% co-ownership of Kintetsu Shin-Nagoya Building to be approximately 1,173 million yen.
Operating expenses	• Property-related expenses, excluding depreciation and amortization expenses, are calculated reflecting variable factors based on historical data. • A portion of the property taxes to be reimbursed by the sellers of Arca Central and Yokohama Plaza Building will be included in the acquisition costs of Arca Central and Yokohama Plaza Building, which therefore will not be recorded as operating expenses for the six-month period ending March 2015. Please note that the amounts of property taxes to be paid in and after the six-month period ending September 2015 (for Arca Central estimated amounts less tax on depreciated assets are approximately 117 million yen (annual) and 59 million yen (6 months) and for Yokohama Plaza Building estimated amounts less tax on depreciated assets are approximately 59 million yen (annual) and 30 million yen (6 months)) will be recorded as operating expenses in and after the six-month period ending September 2015. • Outsourcing expenses relating to leasing activities are estimated at approximately 592 million yen and tax and public dues at approximately 344 million yen. • Repair and maintenance expenses are estimated at approximately 160 million yen. However, unforeseen emergency repairs may become necessary depending on various factors, and actual repair expenses may exceed the estimates. • Depreciation and amortization expenses, estimated at approximately 788 million yen, are calculated on a straight-line basis over the holding period. • Operating expenses other than leasing expenses (e.g. management fees, asset custody fees, and agency fees) are

	estimated at approximately 512 million yen.
Non-operating expenses	• The total non-operating expenses (e.g., interest expenses) are estimated at approximately 547 million yen.
Borrowings and bonds	• As of 30 September 2014, GOR has a total of 76,000 million yen in outstanding loans. GOR repaid loans in the amount of 4,500 million at maturity on 31 October 2014 by appropriating the proceeds from the transfer of 33% co-ownership of Kintetsu Shin-Nagoya Building, which lowered the total loan balance to 71,500 million yen. We assume that this loan balance will remain unchanged through the end of the 23rd Period (ending 31 March 2015). As of the date of this release, the total loan amount of 71,500 million yen comprises all long-term borrowings, which are broken down into 58,500 million yen of fixed loans and 13,000 million yen of floating loans. • Dividend per unit may change due to unforeseen fluctuations in interest rates. • As of 30 September 2014, GOR has a total of 16,000 million yen in outstanding corporate bonds issued. We assume that this amount will remain unchanged through the end of the 23rd Period (ending 31 March 2015). Please note that interest rates on the corporate bonds are all fixed.
Dividend per unit	• Dividend per unit is calculated in accordance with "Cash Dividend Policies" set forth in the Articles of Incorporation. • Dividend per unit may change due to various factors (e.g., change in the portfolio properties, increase or decrease in rent income resulting from tenant shift, and unforeseen emergency repairs). • Assumes that part of the gain from disposition due to the transfer of the 33% co-ownership of Kintetsu Shin-Nagoya Building will be spent in a discretionary manner and to an extent that does not infringe on dividend deductibility requirements prescribed in Article 67-15 of the Act on Special Measures concerning Taxation to set aside a reserve for reduction entry of 200 million yen, in accordance with the "Special Provision on Taxation for Replacement of Specific Property" (Article 65-7 of the Act on Special Measures concerning Taxation) during the six-month period ending March 2015.
Dividend in excess of profit per unit	• Dividend distributions in excess of profit are not assumed during the 23rd Period.
Others	• Assumes that there will be no material changes during this period in related laws, accounting standards and tax regulations in Japan, TSE listing regulations, and/or rules of the Investment Trusts Association, Japan. • Assumes that unforeseen significant changes will not occur in the general economic trends or the real estate markets of Japan.