

Press Release

8 March 2019

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GOR Announces Acquisition of DBJ Green Building Certification

8 March 2019 – Global One Real Estate Investment Corp. (“GOR”) announces that it received DBJ Green Building Certification for three of its owned properties (Meiji Yasuda Life Insurance Osaka Midosuji Building, TK Minami-Aoyama Building and Meiji Yasuda Life Insurance Saitama-Shintoshin Building) on 8 March 2019, as described below. Including these newly certified properties, GOR owns 6 DBJ Green Building certified properties among the 11 properties.

1. Overview of DBJ Green Building Certification

The DBJ Green Building Certification System (“the System”) is a certification system established by Development Bank of Japan Inc. (“DBJ”) in April 2011, designed to support real estate properties with high environmental and social awareness (“Green Buildings”). It is conceived that the System recognizes and certifies real estate properties that are needed for the benefit of the society and the economy, based on a comprehensive evaluation of subject properties pertaining to not only environmental performance but also responsiveness to a variety of stakeholders in terms of disaster prevention, considerations for the community and other factors.

For details of the System, please refer to the website (<http://igb.jp/en/index.html>) jointly operated by Development Bank of Japan Inc. and Japan Real Estate Institute.

2. Assessment by DBJ Green Building Certification

(1) Certification rank in DBJ Green Building Certification

Property name	Location	Certification rank
Meiji Yasuda Life Insurance Osaka Midosuji Building	4-1-1, Fushimi-machi, Chuo-ku, Osaka City, Osaka Prefecture	★★★★
TK Minami-Aoyama Building	2-6-21, Minami Aoyama, Minato-ku, Tokyo	★★★
Meiji Yasuda Life Insurance Saitama-Shintoshin Building	11-2, Shintoshin, Chuo-ku, Saitama City, Saitama Prefecture	★★★

(2) Points evaluated in the certification

- 1) Meiji Yasuda Life Insurance Osaka Midosuji Building
 - Pursues reduction of environmental burden through energy-saving/resource-saving measures, such as introduction of an ice thermal storage system, motion-sensor light control and LED lighting
 - Consideration given to comfort of users and convenience by featuring the latest office specifications as well as convenient facilities, direct access to a subway station, etc.
 - Adoption of barrier-free designs for elevators and toilets, and considerations to promote energy saving by tenants
- 2) TK Minami-Aoyama Building
 - Pursues reduction of environmental burden through energy-saving/resource-saving measures, such as introduction of motion-sensor light control and LED lighting
 - Considerations for disaster prevention such as providing space for installing UPS for emergencies to tenants and employment of a seismic control construction method
 - Adoption of barrier-free designs for elevators and toilets, and considerations to promote energy saving by tenants
- 3) Meiji Yasuda Life Insurance Saitama-Shintoshin Building
 - Pursues reduction of environmental burden through energy-saving/resource-saving measures, such as motion-sensor light control, adoption of LED lighting and control of total waste amount with a waste-measuring apparatus
 - Considerations for disaster prevention such as installation of emergency power generators operable for extended periods of time at times of disaster and employment of a seismic control construction method
 - Adoption of barrier-free designs for elevators and toilets, and considerations to promote energy saving by tenants

3. GOR's endeavors toward the future

Going forward, GOR will continue its endeavors as it implements environmental and energy saving measures at its owned properties and takes a variety of social requirements into consideration.

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.


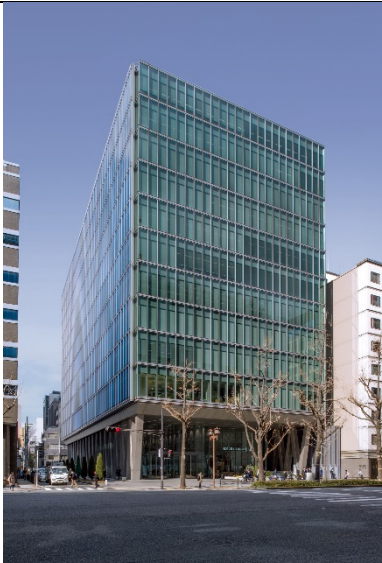
For more information about GOR, please visit: <http://www.go-reit.co.jp/eng/>

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.



[Attachment]

<Reference> Overview of certified properties

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Property name : Meiji Yasuda Life Insurance Osaka Midosuji Building		<p>Properties with exceptionally high environmental & social awareness</p>  <p>DBJ Green Building 2018</p>
Exterior photo		
Location	: 4-1-1, Fushimi-machi, Chuo-ku, Osaka City, Osaka Prefecture	
Total floor area	: 32,997.60 m ² (Of which, GOR holds 50.0%)	
Floors	: 14-story plus 3 basement levels	
Year built	: July 2001	

Property name : TK Minami-Aoyama Building		<p>Properties with excellent environmental & social awareness</p>  <p>DBJ Green Building 2018</p>
Exterior photo		
Location	: 2-6-21, Minami Aoyama, Minato-ku, Tokyo	
Total floor area	: 20,958.79 m ² (Of which, GOR holds 100%)	
Floors	: 17-story plus 2 basement levels	
Year built	: May 2003	

Property name : Meiji Yasuda Life Insurance Saitama-Shintoshin Building	<p>Properties with excellent environmental & social awareness</p>  <p>DBJ Green Building 2018 </p>
Exterior photo	
Location : 11-2, Shintoshin, Chuo-ku, Saitama City, Saitama Prefecture	
Total floor area : 78,897.42 m ² (Of which, GOR holds 50.0%)	
Floors : 35-story plus 3 basement level Year built : March 2002	