

Press Release

9 April 2019

REIT Issuer:
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Securities Code: 8958
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GOR Announces the Determination of Pricing for the Issuance of New Investment Units and Secondary Offering of Investment Units

9 April 2019 - Global One Real Estate Investment Corp. ("GOR") announces today that it decided at the board meeting held today the issue price, offer price and other items necessary for the issuance of new investment units and secondary offering of investment units, which were decided at the board meeting held on 1 April 2019 as follows.

1. Issuance of new investment units through public offering (primary offering)

(1)	Number of investment units to be offered	72,500 units
(2)	Issue price (offer price) (Note)	121,680 yen per unit
(3)	Total issue price (total offer price)	8,821,800,000 yen
(4)	Amount to be paid in (issue value) (Note)	117,561 yen per unit
(5)	Total amount to be paid in (total issue value)	8,523,172,500 yen
(6)	Subscription period	From 10 April 2019 (Wednesday) to 11 April 2019 (Thursday)
(7)	Payment date	16 April 2019 (Tuesday)
(8)	Delivery date	17 April 2019 (Wednesday)

(Note) The underwriters (Mitsubishi UFJ Morgan Stanley Securities Co., Ltd., Nomura Securities Co., Ltd., Daiwa Securities Co. Ltd., and SMBC Nikko Securities Inc.) shall underwrite the investment units at the amount to be paid in (issue value) and offer at the issue price (offer price).

2. Secondary offering of investment units (secondary offering through over-allotment)

(1) Number of investment units to be offered	3,700 units
(2) Offer price	121,680 yen per unit
(3) Total offer price	450,216,000 yen
(4) Subscription period	From 10 April 2019 (Wednesday) to 11 April 2019 (Thursday)
(5) Delivery date	17 April 2019 (Wednesday)

3. Issuance of new investment units through third-party allotment

(1) Amount to be paid in (issue value)	117,561 yen per unit
(2) Total amount to be paid in (total issue value) (maximum)	434,975,700 yen
(3) Subscription period (subscription date)	13 May 2019 (Monday)
(4) Payment date	14 May 2019 (Tuesday)

(Note) If some or all of the investment units are not applied for by the end of the subscription period (subscription date) stated in (3) above, the issuance of those units not applied for shall be canceled.

< Reference Information >

1. Basis for calculating the issue price and offer price

(1) Calculation reference date and price	9 April 2019 (Tuesday)	124,800 yen
(2) Discount rate	2.5 %	

2. Syndicate cover transaction period

From 12 April 2019 (Friday) to 7 May 2019 (Tuesday)

3. Use of funds to be procured

The amount of 8,523,172,500 yen to be received through the primary offering will be used as part of funds to acquire specified assets stated in a press release dated 1 April 2019 and titled "GOR Announces Acquisition and Leasing of a Property and Transfer and Leasing Termination of a Property (Acquisition of HULIC Toyosu Prime Square and Transfer of

Ginza First Building).” If there is money left over, it shall be retained as a cash reserve together with 434,975,700 yen of the maximum amount to be received through the issuance of new investment units through the Third-Party Allotment approved on the same date as the primary offering, and deposited at a financial institution until it is actually used. In the future, it will be used as part of payment for acquisition prices of specified assets or repayment of loans.

About GOR:

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

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