

## Press Release

26 February 2020

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### GOR Announces Acquisition of DBJ Green Building Certification (PR Information)

26 February 2020 – Global One Real Estate Investment Corp. (“GOR”) announces that it received DBJ Green Building Certification for one of its owned properties (Hulic Toyosu Prime Square) on 26 February 2020, as described below. Including this newly certified property, GOR owns 7 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
Hulic Toyosu Prime Square	5-6-36 Toyosu, Koto-ku, Tokyo	★★★★

##### (2) Points evaluated in the certification

- Considerations to reduce energy consumption in the building through the reduction of solar heat load by adopting low-emissivity double-glazed glass, introduction of outside air using a total heat exchanger, adoption of an illuminance control system incorporating the use of daylight, and reuse of rainwater and gray water

- Considerations given to the environment, such as the installation of charging spaces for electric vehicles, provision of community cycle ports on the premises, and the provision of greenery on the premises, while fully equipped with the basic specifications required for offices, such as floor load and ceiling height
- Considerations for disaster prevention such as employing a vibration control construction method, securing space for installing emergency generators for tenants, and adopting a two-line power supply system comprising of a main line and a spare line in addition to the provision of emergency generators

### 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: <https://www.go-reit.co.jp/en/>

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 property

<Reference> Overview of certified property

Property name : Hulic Toyosu Prime Square	<p>Properties with exceptionally high environmental &amp; social awareness</p> 
Exterior photo	
Location : 5-6-36 Toyosu, Koto-ku, Tokyo	
Total floor area : 41,741.18 m <sup>2</sup> (Of which, GOR holds 50.0%)	
Floors : 12-story	
Year built : August 2010	