

Press Release

23 March 2020

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GOR Announces Acquisition of Building-Housing Energy-Efficiency Labeling System (BELS) Certification (PR Information)

23 March 2020 – Global One Real Estate Investment Corp. (“GOR”) announces that it received Building-Housing Energy-Efficiency Labeling System (BELS) Certification for one of its owned properties (Yokohama Plaza Building) on 23 March 2020, as described below.

1. Overview of BELS Certification

BELS is provided under a public guideline, which evaluates the energy conservation performance of non-residential buildings, established by the Ministry of Land, Infrastructure, Transport and Tourism. Third parties evaluate the performance of the buildings and the evaluation result is shown by the number of stars assigned, from one star (★) to five stars (★★★★★).

BELS Certification, which is the first public evaluation system specific to energy conservation performance in Japan, is expected to promote further improvements by providing appropriate information and promoting the energy conservation performance of non-residential buildings.

For details of the BELS Certification, please refer to the website below:

<http://www.hyoukakyokai.or.jp/bels/bels.html> (Japanese only)

2. Certified Property

Certification rank in BELS

Property name	Location	Certification rank (Note)
Yokohama Plaza Building	2-6 Kinko-cho, Kanagawa-ku, Yokohama City, Kanagawa	★

(Note) Evaluator: JAPAN ERI CO., LTD.

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

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Property name : Yokohama Plaza Building	 <p>The image shows the BELS logo, which includes the text 'BELS Building-Housing Energy-efficiency Labeling System' and a graphic of a green leaf and a building. Below the logo is a photo of the Yokohama Plaza Building, a modern glass skyscraper in Yokohama, Japan.</p>
Exterior photo	
Location : 2-6 Kinko-cho, Kanagawa-ku, Yokohama City, Kanagawa	
Total floor area : 19,968.20 m ² (Of which, GOR holds 100%)	
Floors : 12-story plus 1 basement level	
Year built : February 2010	