

Press Release

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Tenant Relocation from a GOR Property (Lease Termination with a Key Business Partner)

8 November 2018 - Global One Real Estate Investment Corp. ("GOR") announces today that there will be a tenant relocation from TK Minami-Aoyama Building, one of the GOR portfolio properties of which the trust beneficial interests are owned by GOR.

1. The circumstances of the lease termination

As announced in the press release "Notice Concerning Tenant of a GOR Property (TK Minami-Aoyama Building)," dated 9 March 2018, the tenant described in 2. below notified of its intention to relocate its head office function. At the time, a decision on the termination of the lease with the tenant by not extending the agreement had yet to be made.

Today, GOR received a written notice from the tenant indicating their intention to not extend the fixed-term building lease agreement. Due to this, the fixed-term building lease agreement with the tenant is scheduled to end on 31 May 2020 upon expiration.

2. Outline of lease contract to be terminated (*1)

- | | | |
|--|---|---------------------------|
| (1) Name of tenant | : | Tokyu Land Corporation |
| (2) Name of property | : | TK Minami-Aoyama Building |
| (3) Leased area | : | 12,243.57 sqm |
| (4) Percentage of the leased area to the gross rentable area of TK Minami-Aoyama Building (*2) | : | 87.4% |
| (5) Percentage of the leased area to the gross rentable area of GOR portfolio properties (*3) | : | 9.9% |
| (6) Rent per month | : | Undisclosed (*4) (*5) |

(7) Security deposit	:	Undisclosed (*4)
(8) Lease termination date	:	31 May 2020

- 1*) Areas and percentages are as of the end of October 2018.
- 2*) The gross rentable area of TK Minami-Aoyama Building: 14,012.64 sqm
- 3*) The gross rentable area of GOR portfolio properties: 123,890.49 sqm
- 4*) Rent per month and security deposit remains undisclosed since we have yet to receive permission to disclose it from the tenant.
- 5*) As of the end of October 2018, the TK Minami-Aoyama Building housed a total of three tenants paying total monthly rents (including common-area charges) of 118 million yen.

3. Future direction of leasing activities

GOR views this lease termination as a good opportunity to improve the conditions of its lease agreements through tenant replacement as TK Minami-Aoyama Building facing Aoyama Street is a rare office building with both high visibility and high specifications.

Since GOR was informed of the tenant's intention to relocate head office function, we have been conducting pre-marking and already received a number of inquiries as well as specific approaches. Several tenant candidates are offering conditions with rent exceeding current rent, and GOR will further conduct leasing activities toward securing a succeeding tenant with favorable conditions.

4. Impact on business performance

As the lease termination date of the fixed-term building lease agreement with the tenant is 31 May 2020 (during the six-month period ending September 2020), there is no impact on the business performance forecasts for the six-month period ended September 2018 and for the six-month period ending March 2019.

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/>

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