

## Press Release

26 January 2012

REIT Issuer:

Global One Real Estate Investment Corp.

Securities Code: 8958

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Asset Manager:

Global Alliance Realty Co., Ltd.

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### **Amendments to Articles of Incorporation and Appointments of Directors**

**26 January 2012** - Global One Real Estate Investment Corp. (“GOR”) announced that it held a board meeting today, during which a decision was reached to submit the following agenda items for consideration to the 6<sup>th</sup> general unitholders’ meeting scheduled for 6 March 2012 (the “General Unitholders’ Meeting”): 1) amendments to the Articles of Incorporation, and 2) appointments of Board of Directors. Please note that these items, outlined in detail below, will become effective upon approval at the General Unitholders’ Meeting.

#### 1. Amendments to the Articles of Incorporation

##### (1) Reasons for the Amendments

###### a. Article 5

Part of the Enforcement Orders of the Act on Special Measures Concerning Taxation (Ordinance No. 43 of 1957) was revised in 2011<sup>1</sup>. In accordance with the revision, GOR will make a necessary update to the wording in Chapter 2 (Investment Units), Article 5 (Total Number of Units Issuable) of the Articles of Incorporation.

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<sup>1</sup> The requirements for an investment corporation to qualify for certain tax benefits are set forth in the Act on Special Measures Concerning Taxation of Japan (Act No. 26 of 1957). One such requirement regarding the minimum percentage of investment units that must be offered in Japan is clarified in the Enforcement Orders of the Act on Special Measures Concerning Taxation. It is part of the wording of this requirement that was revised in 2011.

b. “Investment Targets and Policies” Attachment

A portion of the Act on Special Measures Concerning Taxation (Act No. 26 of 1957) was amended in 2011, which included revisions to the wording of the requirements for receiving the license tax reduction in conjunction with the registration of ownership transfer of real estate. In accordance with those revisions, GOR will make a necessary update to the wording of the “Investment Targets and Policies,” attached to its Articles of Incorporation.

(2) Details of the amendments<sup>2</sup>

a. Article 5

Chapter 2 (Investment Units), Article 5 (Total Number of Units Issuable), Section 3:  
The word for “to be issued” will be deleted.

b. “Investment Targets and Policies” Attachment

Section 2 (Investment Targets and Purposes, etc.) - (2) Investment Posture - D:  
The words “or” and “ownership” will be added.

<sup>2</sup> For reference, the table below provides a summary of the proposed changes. Please note that the original documents are only available in Japanese at present.

現 行 規 約	変 更 案
第5条（発行可能投資口総口数） 1. （記載省略） 2. （記載省略） 3. 本投資法人の発行する投資口の発行価額の総額のうちに国内において募集される投資口の発行価額の占める割合は100分の50を超えることを要するものとする。	第5条（発行可能投資口総口数） 1. （現行のとおり） 2. （現行のとおり） 3. 本投資法人の投資口の発行価額の総額のうちに国内において募集される投資口の発行価額の占める割合は100分の50を超えることを要するものとする。
現 行 規 約	変 更 案
別添「資産運用の対象及び方針」 2. 資産運用の対象とする資産の種類、目的及び範囲等 (1) 投資対象 （記載省略） (2) 投資態度 A. （記載省略） B. （記載省略） C. （記載省略） D. 本投資法人は、特定不動産（本投資法人が取得する特定資産のうち不動産、不動産の賃借権、地上権又は不動産、土地の賃借権もしくは地上権を信託する信託の受益権をいう。）の価額の合計額を、本投資法人の有する特定資産の価額の合計額で除した比率が100分の75以上になるように運用する。 E. （記載省略） F. （記載省略）	別添「資産運用の対象及び方針」 2. 資産運用の対象とする資産の種類、目的及び範囲等 (1) 投資対象 （現行のとおり） (2) 投資態度 A. （現行のとおり） B. （現行のとおり） C. （現行のとおり） D. 本投資法人は、特定不動産（本投資法人が取得する特定資産のうち不動産、不動産の賃借権もしくは地上権又は不動産の所有権、土地の賃借権もしくは地上権を信託する信託の受益権をいう。）の価額の合計額を、本投資法人の有する特定資産の価額の合計額で除した比率が100分の75以上になるように運用する。 E. （現行のとおり） F. （現行のとおり）

## 2. Appointments of Board of Directors

GOR will submit an agenda item concerning the re-appointments of the existing board of directors, as detailed below, to the General Unitholders' Meeting. Each of the said members will be elected upon approval at the General Unitholders' Meeting, and will officially take office beginning on 01 April 2012.

Executive Director:	Yoichiro Kitajima
Executive Director:	Toshio Saito
Supervisory Director:	Norifumi Tateishi
Supervisory Director:	Yutaka Nishimura
Supervisory Director:	Noriyuki Ito

### (1) Profiles of Executive Director candidates<sup>3</sup>

Candidate No.1:	<b>Yoichiro Kitajima</b>
Date of Birth:	24 August 1943
Professional background:	
April 1967	Joined Meiji Life Insurance Co.
April 1991	General Manager of Tokyo 7 <sup>th</sup> Group Marketing Department at Meiji Yasuda Life Insurance Co.
April 1995	General Manager of Real Estate Investment Department at Meiji Yasuda Life Insurance Co.
April 1997	Board member of Meisei Capital Management Co., Ltd.
April 1998	Board member of Toryo Fudosan
April 2001	Board member of Meisei Real Estate Management Co., Ltd.
January 2004	Board member of Meiji Yasuda Real Estate Management Co., Ltd.
January 2005 - present	Executive Director of GOR.
Candidate No. 2:	<b>Toshio Saito<sup>4</sup></b>
Date of Birth:	29 November 1955
Professional background:	
April 1979	Joined Mori Building Co., Ltd.

<sup>3</sup> None of the Executive Director Candidates owns investment units issued by GOR or has any specific stakes in GOR. Each of the Executive Director candidates currently works on GOR's business matters as an Executive Director.

<sup>4</sup> Toshio Saito concurrently holds and will continue to hold the following positions upon approval: President of PM Advisors Co., Ltd., and Executive Director of GOR.

April 1979	Seconded to Mori Building Kensetsu Kanri Co., Ltd.
May 1986	Seconded to Nippon Intelligent-Building Systems Corp.
January 1994	Auditor at International Design Exchange, Inc.
July 1999	General Manager of Planning Department at Nippon Intelligent-Building Systems Corp.
August 1999	Joined Mori Building Development Co., Ltd.
November 2002	Seconded to MT Facility Service Co., Ltd.
November 2003	Joined Global Alliance Realty Co., Ltd. ("GAR") Co-general manager of Real Estate Investment Management Division
March 2004	General Manager of Research Department at GAR
July 2005	Deputy Division Head of Real Estate Investment Management Division and General Manager of Real Estate Investment Management Department 1st at GAR
April 2006	Retired from GAR
June 2006 - present	Established PM Advisors Co., Ltd. President of PM Advisors Co., Ltd.
April 2008 – present	Executive Director of GOR

(2) Profiles of Supervisory Director candidates<sup>5</sup>

Candidate No. 3:	<b>Norifumi Tateishi<sup>6</sup></b>
Date of Birth:	21 September 1953
Professional background:	
April 1979	Admitted as a member attorney of Tokyo Bar Association
April 1979	Joined Fuji Law Office
April 1981	Joined Konaka, Toyama and Hosoya Law Office
June 1985	Completed LL.M degree at Harvard Law School
June 1985	Joined Davis Polk & Wardwell LLP
September 1986	Joined Anderson Mori
September 1994 – present	Established Tozai Sogo Law Office Representative Attorney

<sup>5</sup> None of the Supervisory Director candidates owns investment units issued by GOR or has any specific stakes in GOR. Each of the Supervisory candidates currently supervises all aspects of GOR's business operations executed by Executive Directors as a Supervisory Director.

<sup>6</sup> Norifumi Tateishi concurrently holds and will continue to hold the following positions upon approval: Representative Attorney of Tozai Sogo Law Office and Supervisory Director of GOR.

March 2001	Attorney Professor at Legal Training and Research Institute of the Supreme Court
April 2003 – present	Supervisory Director of GOR
<b>Candidate No. 4:</b>	<b>Yutaka Nishimura<sup>7</sup></b>
<b>Date of Birth:</b>	15 May 1958
<b>Professional background:</b>	
November 1982	Joined Chuo Audit Corp.
November 1982	Registered as an assistant certified public accountant
September 1986	Registered as a certified public accountant
September 1987	Seconded to Coopers & Lybrand (Singapore)
December 1989	Joined 1 <sup>st</sup> Division at Chuo Shinko Audit Corp.
September 1991 –present	Established Nishimura Certified Public Accountant Office
October 1993	Registered as a certified tax accountant
August 1999 – present	Established Management Support, became a board member
April 2003 – present	Supervisory Director of GOR
<b>Candidate No. 5:</b>	<b>Noriyuki Ito<sup>8</sup></b>
<b>Date of Birth:</b>	11 February 1965
<b>Professional background:</b>	
April 1988	Joined the Mitsui Trust and Banking Co., Ltd.
November 1991	Registered as a licensed assistant real estate appraiser
May 1995	Registered as a licensed real estate appraiser
December 1999	Joined Japan Credit Rating Agency, Ltd., as a chief analyst
October 2001	Joined Moody's Japan K.K. as an assistant vice president analyst
November 2002 – present	Established Real Estate Investment Advisors Co., Ltd., as a board member Became the Representative Director after the company was reorganized
January 2005 – present	Supervisory Director of GOR
June 2005	Established Ex. Partners as Representative Director

<sup>7</sup> Yutaka Nishimura concurrently holds and will continue to hold the following positions upon approval: a board member of Management Support, and Supervisory Director of GOR.

<sup>8</sup> Noriyuki Ito concurrently holds and will continue to hold the following positions upon approval: Representative Director of Real Estate Investment Advisors Co., Ltd., and Supervisory Director of GOR

### 3. Time Schedule

26 January 2012	The items on the agenda to be submitted to the General Unitholders' Meeting will be resolved at a GOR board meeting.
15 February 2012	Convocation notice of the General Unitholders' Meeting will be sent to unitholders (scheduled).
06 March 2012	The General Unitholders' Meeting will be held; matters concerning the amendments to the Articles of Incorporation and the appointments of Board of Directors will be submitted as agenda items (scheduled).

#### **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.