

Press Release

31 March 2017

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Earnings Forecasts for the Six-Month Period Ending September 2017 and the Six-Month Period Ending March 2018

31 March 2017 - Global One Real Estate Investment Corp. (“GOR”) announces today its earnings forecasts for the six-month period ending September 2017 (the “28th Period”: 01 April 2017 – 30 September 2017) and the six-month period ending March 2018 (the “29th Period”: 01 October 2017 – 31 March 2018).

No changes have been made as of today concerning the earnings forecasts for the six-month period ending March 2017 (the “27th Period”: 01 October 2016 – 31 March 2017).

1. Rationale for announcement

GOR acquired Meiji Yasuda Life Insurance Osaka Midosuji Building and Shinagawa Seaside West Tower on 24 March 2017 (For details, please refer to “GOR Announces Acquisition and Leasing of Properties (Meiji Yasuda Life Insurance Osaka Midosuji Building and Shinagawa Seaside West Tower)” dated 22 March 2017.).

In addition, GOR decided to issue new investment units and conduct a secondary offering of investment units (For details, please refer to “GOR Announces Issuance of New Investment Units and Secondary Offering of Investment Units” dated today) for the purpose of raising funds to repay the portion of the loans obtained on 24 March 2017 (For details, please refer to

“GOR Obtains Debt Financing” dated 22 March 2017) etc., at the board meeting held today. Accordingly, GOR announces the earnings forecasts for the six-month period ending September 2017 and the six-month period ending March 2018 today.

2. Earnings forecasts for the six-month period ending September 2017

Operating revenue	5,125 million yen
Operating profit	2,259 million yen
Ordinary profit	1,696 million yen
Net income	1,695 million yen
Dividend per unit	7,690 yen
Dividend in excess of profit per unit	---

(Ref.) Forecasted net income per unit: 7,572 yen

The estimated number of units issued at the end of the period: 223,900

Notes:

1. The estimated number of units issued at the end of the period is 223,900 units, which is the number of units issued as of today, 193,800 units, plus 28,600 units that are going to be issued through a public offering and 1,500 units that are going to be issued through a third-party allotment pursuant to a decision made at the board meeting held today. It is also assumed that the maximum number of new units to be issued through the third-party allotment will be 1,500 units.
2. The forecasts contained in this document are “current” as of the date of this release, based on the assumptions described in the Exhibit that follows. Actual results may differ (i.e. operating revenue, operating profit, ordinary profit, net income, dividend per unit) depending on various factors. The above forecasts do not guarantee the amount of future dividends.
3. Should a disparity exceeding a certain percentage arise in the forecasts, revisions may be released.
4. Amounts of less than one million yen are rounded down to the nearest million yen.

3. Earnings forecasts for the six-month period ending March 2018

Operating revenue	5,029 million yen
Operating profit	2,236 million yen
Ordinary profit	1,767 million yen
Net income	1,766 million yen

Dividend per unit	7,890 yen
Dividend in excess of profit per unit	---
(Ref.) Forecasted net income per unit: 7,890 yen	
The estimated number of units issued at the end of the period: 223,900	

Notes:

1. The estimated number of units issued at the end of the period is 223,900 units, which is the number of units issued as of today, 193,800 units, plus 28,600 units that are going to be issued through a public offering and 1,500 new units that are going to be issued through a third-party allotment pursuant to a decision made at the board meeting held today. It is also assumed that the maximum number of new units to be issued through the third-party allotment will be 1,500 units.
2. The forecasts contained in this document are “current” as of the date of this release, based on the assumptions described in the Exhibit that follows. Actual results may differ (i.e. operating revenue, operating profit, ordinary profit, net income, dividend per unit) depending on various factors. The above forecasts do not guarantee the amount of future dividends.
3. Should a disparity exceeding a certain percentage arise in the forecasts, revisions may be released.
4. Amounts of less than one million yen are rounded down to the nearest million yen.

4. (Reference) Earnings forecasts for the six-month period ending March 2017

The earnings forecasts for the six-month period ending March 2017 described in the Summary of Financial Results for the Six-Month Period ended September 2016 released on 14 November 2016, are as follows.

Operating revenue	4,375 million yen
Operating profit	1,876 million yen
Ordinary profit	1,421 million yen
Net income	1,420 million yen
Dividend per unit	7,330 yen

(Ref.) Forecasted net income per unit: 7,330 yen
The estimated number of units issued at the end of the period: 193,800

Notes:

1. The forecasts contained in this document are “current” as of the date of this release, based on the assumptions described in the Exhibit that follows. Actual results may differ (i.e. operating revenue, operating profit, ordinary profit, net income, dividend per unit) depending on various factors. The above forecasts do not guarantee the

amount of future dividends.

2. Should a disparity exceeding a certain percentage arise in the forecasts, revisions may be released.
3. Amounts of less than one million yen are rounded down to the nearest million yen.

Exhibit

Assumptions underlying earnings forecasts for the six-month period ending September 2017 (the 28th Period) and the six-month period ending March 2018 (the 29th Period)

Items	Assumptions
Accounting period	<p>The 28th Period: 01 April 2017 - 30 September 2017 (183 days)</p> <p>The 29th Period: 01 October 2017 - 31 March 2018 (182 days)</p>
Operating assets	<ul style="list-style-type: none"> • Assumes that GOR will hold a total of eleven properties including Meiji Yasuda Life Insurance Osaka Midosuji Building and Shinagawa Seaside West Tower acquired on 24 March 2017, through the end of the 29th Period (ending 31 March 2018) without any additional acquisitions or dispositions during the 28th period and the 29th Period. • Notwithstanding the above assumption, estimates may change in the event of a change in the portfolio.
Number of units issued	<ul style="list-style-type: none"> • The estimated number of units issued at the end of the period is 223,900 units, which is the number of units issued as of today, 193,800 units, plus 28,600 units that are going to be issued through a public offering and 1,500 new units that are going to be issued through a third-party allotment pursuant to a decision made at the board meeting held on 31 March 2017. It is also assumed that the maximum number of new units to be issued through the third-party allotment will be 1,500 units. • The assumed dividend per unit is also based on the number of units issued following the issuance of new units described above.
Operating revenue	<ul style="list-style-type: none"> • Rental revenue takes into account various factors (e.g. tenant turnover, market trends, and competition in the neighborhood) and assumes that there will be no arrears or nonpayment of rent by tenants.
Operating expenses	<ul style="list-style-type: none"> • Property-related expenses, excluding depreciation and amortization expenses, are calculated reflecting variable

factors based on historical data.

- Because the amounts of property tax and city planning tax already paid by the seller are included in the acquisition cost of the Meiji Yasuda Life Insurance Osaka Midosuji Building and Shinagawa Seaside West Tower, they will not be booked as operating expenses in the 28th Period and the 29th Period.

However, property tax and city planning tax for these properties due in and after the 29th Period (Meiji Yasuda Osaka Midosuji Building: approximately 89 million yen in 2016, i.e. approximately 44 million for six months; Shinagawa Seaside West Tower: approximately 65 million yen in 2016, i.e. approximately 32 million for six months) will be booked as operating expenses in the 29th period and after.

- Property management fees relating to leasing activities are estimated at approximately 563 million yen for the 28th Period and approximately 559 million yen for the 29th Period and tax and public dues at approximately 430 million yen for the 28th Period and approximately 427 million yen for the 29th Period.
 - Repair and maintenance expenses are estimated at approximately 121 million yen for the 28th Period and approximately 95 million yen for the 29th Period. However, unforeseen emergency repairs may become necessary depending on various factors, and actual repair expenses may exceed the estimates.
 - Depreciation and amortization expenses, estimated at approximately 890 million yen for the 28th Period and approximately 887 million yen for the 29th Period, are calculated on a straight-line basis over the holding period.
 - Operating expenses other than property-related expenses (e.g. management fees, asset custody fees, and agency fees) are estimated at approximately 505 million yen for the 28th Period and approximately 516 million yen for the 29th Period.
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Non-operating expenses	<ul style="list-style-type: none"> The total non-operating expenses (e.g. interest expenses) are estimated at approximately 563 million yen for the 28th Period and approximately 468 million yen for the 29th Period.
Borrowings and bonds	<ul style="list-style-type: none"> As of the date of this release, GOR has a total of 87,200 million yen in outstanding borrowings. However, GOR expects to repay 10,700 million in short-term borrowings by the end of June 2017, which will reduce the loan balance to 76,500 million yen. Furthermore, loans due to be repaid on 29 September 2017, 28 February 2018, and 30 March 2018 will be all be replaced with fresh loans for the same amounts, so it is assumed that this loan balance will remain unchanged through the end of the 29th Period (ending 31 March 2018). Dividend per unit may change due to unforeseen fluctuations in interest rates. As of the date of this release, GOR has a total of 19,000 million yen in outstanding corporate bonds issued. However, GOR expects to redeem 5,000 million yen in corporate bonds that are maturing on 29 September 2017 by issuing fresh bonds for the same amount. As a result, it is assumed that the balance of outstanding corporate bonds issued will remain unchanged through the end of the 29th Period (ending 31 March 2018).
Dividend per unit	<ul style="list-style-type: none"> Dividend per unit is calculated in accordance with “Cash Dividend Policies” set forth in the Articles of Incorporation. Dividend per unit may change due to various factors (e.g. changes in the portfolio properties, increase or decrease in rent income resulting from tenant relocation, and unforeseen emergency repairs). Based on the distribution for the 28th Period not only of net income, but also of a 26-million-yen reversal of reserve for reduction entry.
Dividend in excess of profit per unit	<ul style="list-style-type: none"> Dividend distributions in excess of profit are not assumed during the 28th Period and the 29th Period.

Others	<ul style="list-style-type: none">• Assumes that there will be no material changes that may affect the aforementioned forecasts during this period in related laws, accounting standards and tax regulations in Japan, TSE listing regulations, and/or rules of the Investment Trusts Association, Japan.• Assumes that unforeseen significant changes will not occur in the general economic trends or the real estate markets of Japan.
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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.