

Press Release

12 April 2017

REIT Issuer:
Global One Real Estate Investment Corp.
Securities Code: 8958
Representative: Akio Uchida, Executive Director

Asset Manager:
Global Alliance Realty Co., Ltd.
Representative: Yasushi Wada, President
Contact: Yoshitaka Shibata
Managing Executive Officer
REIT Management Department
REIT Finance Department
Tel: +81-3-3262-1494

GOR Announces the Determination of Pricing for the Issuance of New Investment Units and Secondary Offering of Investment Units

12 April 2017 - Global One Real Estate Investment Corp. (“GOR”) announces today that it decided at the board meeting held today the issue price, offer price and other items necessary for the issuance of new investment units and secondary offering of investment units, which were decided at the board meeting held on 31 March 2017 as follows.

1. Issuance of new investment units through public offering (primary offering)

(1)	Number of investment units to be offered	28,600 units
(2)	Issue price (offer price) (Note)	375,375 yen per unit
(3)	Total issue price (total offer price)	10,735,725,000 yen
(4)	Amount to be paid in (issue value) (Note)	362,670 yen per unit
(5)	Total amount to be paid in (total issue value)	10,372,362,000 yen
(6)	Subscription period	From 13 April 2017 (Thursday) to 14 April 2017 (Friday)
(7)	Payment date	19 April 2017 (Wednesday)
(8)	Delivery date	20 April 2017 (Thursday)

(Note) The underwriters (Mitsubishi UFJ Morgan Stanley Securities Co., Ltd., Daiwa Securities Co. Ltd., SMBC Nikko Securities Inc. and Nomura Securities Co., Ltd.) shall underwrite the investment units at the amount to be paid in (issue value) and offer at the issue price (offer price).

2. Secondary offering of investment units (secondary offering through over-allotment)

(1) Number of investment units to be offered	1,500 units
(2) Offer price	375,375 yen per unit
(3) Total offer price	563,062,500 yen
(4) Subscription period	From 13 April 2017 (Thursday) to 14 April 2017 (Friday)
(5) Delivery date	20 April 2017 (Thursday)

3. Issuance of new investment units through third-party allotment

(1) Amount to be paid in (issue value)	362,670 yen per unit
(2) Total amount to be paid in (total issue value) (maximum)	544,005,000 yen
(3) Subscription period (subscription date)	15 May 2017 (Monday)
(4) Payment date	16 May 2017 (Tuesday)

(Note) If some or all of the investment units are not applied for by the end of the subscription period (subscription date) stated in (3) above, the issuance of those units not applied for shall be canceled.

< Reference Information >

1. Basis for calculating the issue price and offer price

(1) Calculation reference date and price	12 April 2017 (Wednesday)	385,000 yen
(2) Discount rate	2.5 %	

2. Syndicate cover transaction period

From 15 April 2017 (Saturday) to 09 May 2017 (Tuesday)

3. Use of funds to be procured

The amount of 10,372,362,000 yen to be received through the primary offering and the maximum amount of 544,005,000 yen to be received through the issuance of new investment units through the third-party allotment approved on the same date as the primary offering will be used to partially repay the loan taken out for the purchase of the

specific assets stated in a press release dated 22 March 2017 and titled “GOR Announces Acquisition and Leasing of Properties (Meiji Yasuda Life Insurance Osaka Midosuji Building and Shinagawa Seaside West Tower).” If there is money left over, it shall be retained as a cash reserve, and deposited at a financial institution until it is actually used. In the future, it will be used to pay part of the acquisition prices of specific assets or for the partial repayment of loans.

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.