

Press Release

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GOR Announces Acquisition of DBJ Green Building Certification

17 November 2017 – Global One Real Estate Investment Corp. (“GOR”) announces that it received DBJ Green Building Certification for three of its owned properties (Hirakawacho Mori Tower, ARK Hills Sengokuyama Mori Tower and Yokohama Plaza Building) on November 17, 2017, as described below.

1. Overview of DBJ Green Building Certification

The DBJ Green Building Certification System (“the System”) is a certification system established by Development Bank of Japan Inc. (“DBJ”) in April 2011, designed to support real estate properties with high environmental and social awareness (“Green Buildings”). It is conceived that the System recognizes and certifies real estate properties that are needed for the benefit of the society and the economy, based on a comprehensive evaluation of subject properties pertaining to not only environmental performance but also responsiveness to a variety of stakeholders in terms of disaster prevention, considerations for the community and other factors.

For details of the System, please refer to the website (<http://igb.jp/en/index.html>) jointly operated by Development Bank of Japan Inc. and Japan Real Estate Institute.

2. Assessment by DBJ Green Building Certification

(1) Certification rank in DBJ Green Building Certification

Property name	Location	Certification rank
Hirakawacho Mori Tower	2-16-1, Hirakawacho, Chiyoda-ku, Tokyo	★★★★★
ARK Hills Sengokuyama Mori Tower	1-9-10, Roppongi, Minato-ku, Tokyo	★★★★★
Yokohama Plaza Building	2-6 Kinko-cho, Kanagawa-ku, Yokohama City, Kanagawa	★★★★★

(2) Points evaluated in the certification

1) Hirakawacho Mori Tower

- Excellent environmental performances as it adopts low-emissivity glass and photovoltaic power generation, etc.
- Pays consideration to energy saving such as effective use of water resources and recycling of used carpets, etc.
- Provides a space of consolation and relaxation, including a rooftop garden (with a foot spa facility installed), to office workers

2) ARK Hills Sengokuyama Mori Tower

- Fully employs cutting-edge environmental technologies to achieve exceptionally high environmental performances
- Features remarkably excellent disaster prevention considerations such as adopting an emergency power generation system that uses city gas supply
- Provides a space full of greenery with considerations given to biodiversity and the surrounding environment

3) Yokohama Plaza Building

- Conducts building operations with considerations given to business continuity plans of tenants, with heightened robustness of the building by employing a seismic control structure and equipped with an emergency power generation system that can operate for 72 hours, among other features
- Features outstanding environmental performances, as the property adopts LED lighting equipment and low-emissivity glass, etc.
- Strong endeavors on saving resources, such as utilizing rainwater

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.

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 properties

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Property name : Hirakawacho Mori Tower		<p>Properties with the best class environmental & social awareness</p>  <p>DBJ Green Building 2017</p>
Exterior photo		
Location	: 2-16-1, Hirakawacho, Chiyoda-ku, Tokyo	
Total floor area	: 51,094.82 m ² (Of which, GOR holds approx. 26.2%)	
Floors	: 24-story plus 3 basement levels	
Year built	: December 2009	

Property name : ARK Hills Sengokuyama Mori Tower		<p>Properties with the best class environmental & social awareness</p>  <p>DBJ Green Building 2017</p>
Exterior photo		
Location	: 1-9-10, Roppongi, Minato-ku, Tokyo	
Total floor area	: 140,667.09 m ² (Of which, GOR holds approx. 5.6%)	
Floors	: 47-story plus 4 basement levels	
Year built	: August 2012	

Property name : Yokohama Plaza Building		<p>Properties with exceptionally high environmental & social awareness</p>  <p>DBJ Green Building 2017 </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	