

## Press Release

9 March 2018

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### Notice Concerning Tenant of a GOR Property (TK Minami-Aoyama Building)

**9 March 2018** - Global One Real Estate Investment Corp. ("GOR") announces today that the tenant described in 1. below of TK Minami-Aoyama Building, a GOR portfolio property for which the trust beneficial interest is owned by GOR, and which uses the building as its head office, notified today its intentions to relocate its head office function. At the moment, whether or not to terminate the lease with the tenant by not extending the agreement has not been decided.

#### 1. Tenant Profile (\*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  |
| (9)  | Method of renewal of the lease agreement   | : | It is a fixed-term building lease agreement, so it will end upon expiration and will not be renewed. |
| (10) | Note concerning the lease agreement  | : | It cannot be terminated until the lease termination date.  |

- 1\*) Areas and percentages are as of the end of February 2018.
- 2\*) The gross rentable area of TK Minami-Aoyama Building: 14,012.64 sqm
- 3\*) The gross rentable area of GOR portfolio properties: 123,662.04 sqm
- 4\*) Rent per month and security deposit remains undisclosed since we have yet to receive permission to disclose it from the tenant. Since the rent income from the tenant accounts for 10% or more of GOR's operating revenue for the six-month period ended September 2017, the tenant is disclosed in the "Notes on Segment Information, etc." of the Financial Statements (in Japanese only) as it falls under major customer.
- 5\*) As of the end of February 2018, the TK Minami-Aoyama Building housed a total of three tenants paying total monthly rents (including common-area charges) of 114 million yen.

## 2. Impact on business performance

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

### **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.