

Press Release

18 August 2020

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(Correction) Partial Correction of Explanatory Material for Financial Results for the Six-Month Period Ended March 2020 (the 33rd Period)

18 August 2020 - Global One Real Estate Investment Corp. (“GOR”) announces that there has been a numerical error in the “Explanatory Material for Financial Results for the Six - Month Period Ended March 2020 (the 33rd Period)”. Correction will be made as follows.

The corrected passages and contents
(The corrected passages are framed in red).

Page 35, “Property Values at the End of Period (as of 31 March 2020)”,
“Unrealized gain/ loss for entire portfolio”

(Before correction)

Property Name	Appraisal Value at the end of 33rd Period (million yen) ①	Book Value at the end of 33rd Period (million yen) ②	Unrealized gain/loss (million yen) ③=①-②	Change rate of Book Value (%) ③/②
Otemachi First Square	27,300	23,212	4,087	17.6
Hirakawacho Mori Tower	23,900	17,156	6,743	39.3
Rakuten Crimson House Aoyama	36,600	34,333	2,266	6.6
ARK Hills Sengokuyama Mori Tower	11,100	7,993	3,106	38.9
Arca Central (*3)	18,200	16,088	2,111	13.1
Toyosu Prime Square	24,300	21,018	3,281	15.6
Shinagawa Seaside West Tower	13,050	11,912	1,137	9.6
Yokohama Plaza Building	21,800	17,181	4,618	26.9
Meiji Yasuda Life Insurance Saitama-Shintoshin Building	22,850	18,060	4,789	26.5
Meiji Yasuda Life Insurance Osaka Midosuji Building	10,800	9,504	1,295	13.6
Yodoyabashi Flex Tower	7,590	6,451	1,138	17.6
Entire portfolio	217,490	182,912	34,557	18.9
Unrealized gain per unit			35,947yen	

(After correction)

Property Name	Appraisal Value at the end of 33rd Period (million yen) ①	Book Value at the end of 33rd Period (million yen) ②	Unrealized gain/loss (million yen) ③=①-②	Change rate of Book Value (%) ③/②
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Entire portfolio	217,490	182,912	34,577	18.9
Unrealized gain per unit			35,947yen	

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: <https://www.go-reit.co.jp/en/>

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.