

Press Release

31 July 2023

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GOR Announces Acquisition of Building-Housing Energy-Efficiency Labeling System (BELS) Certification (PR Information)

31 July 2023 – Global One Real Estate Investment Corp. (“GOR”) announces that it received Building-Housing Energy-Efficiency Labeling System (BELS) Certification for one of its owned properties (Shinagawa Seaside West Tower) on 31 July 2023, as described below.

1. Overview of BELS Certification

BELS is provided under a public guideline, which evaluates the energy conservation performance of non-residential buildings, established by the Ministry of Land, Infrastructure, Transport and Tourism. Third parties evaluate the performance of the buildings and the evaluation result is shown by the number of stars assigned, from one star (★) to five stars (★ ★ ★ ★ ★).

BELS Certification, which is the first public evaluation system specific to energy conservation performance in Japan, is expected to promote further improvements by providing appropriate information and promoting the energy conservation performance of non-residential buildings.

For details of the BELS Certification, please refer to the website below:

<http://www.hyoukakyokai.or.jp/bels/bels.html> (Japanese only)

2. Certified Property

Certification rank in BELS

Property name	Location	Certification rank (Note)
Shinagawa Seaside West Tower	4-12-2 Higashi-Shinagawa, Shinagawa-ku, Tokyo	★★

(Note) Evaluator: Center for Better Living

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.

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) Conveniently situated; (2) Newly or recently built; and (3) Large office buildings.

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.

[Attachment]

<Reference> Overview of certified property

<Reference> Overview of certified property

<p>Property name : Shinagawa Seaside West Tower</p> <p>Exterior photo</p> 	 <p>この建物の 設計一次エネルギー消費量 10%削減</p> <p>← 少ない 0 多い →</p> <table border="1"> <tr> <td>一次エネルギー消費量基準</td> <td>適合</td> <td>省エネ基準</td> </tr> <tr> <td>外皮基準</td> <td>—</td> <td>—</td> </tr> </table> <p> <small> 評価基準 ※再生可能エネルギーを併せた 設計一次エネルギー消費量からの削減率 基準一次エネルギー消費量からの削減率 </small> </p> <p> 品川シーサイドウエストタワー 2023年7月31日交付 国土交通省告示に基づく第三者認証 (一般財団法人ベターリビング) </p>	一次エネルギー消費量基準	適合	省エネ基準	外皮基準	—	—
一次エネルギー消費量基準	適合	省エネ基準					
外皮基準	—	—					
<p>Location : 4-12-2 Higashi-Shinagawa, Shinagawa-ku, Tokyo</p>							
<p>Total floor area : 38,645.33m² (Of which, GOR holds 50%)</p>							
<p>Floors : 18-story plus 1 basement level</p>							
<p>Year built : August 2004</p>							