

Press Release

31 July 2023

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GOR Announces Acquisition of “CASBEE for Real Estate” Certification (PR Information)

31 July 2023 – Global One Real Estate Investment Corp. (“GOR”) announces that it today received “CASBEE for Real Estate” certification for one of its owned properties (THE PEAK SAPPORO) as described below.

1. Overview of “CASBEE for Real Estate” Certification

CASBEE (Comprehensive Assessment System for Built Environment Efficiency) is a system for comprehensively assessing and ranking the environmental performance of buildings with regard to aspects such as the enhancement of environmental quality and performance including indoor comfort and consideration for the landscape, in addition to the aspect of environmental consideration such as energy-saving and the use of materials and equipment with a lower environmental burden.

“CASBEE for Real Estate”, one of the CASBEE certifications, was started in 2013 under the support of Ministry of Land, Infrastructure, Transport and Tourism. It is rated on four scales consisting of rank S, rank A, rank B+, and rank B for buildings (office buildings, stores, logistics facilities) where one year or more has elapsed since completion.

2. Certified Property

Certification rank in “CASBEE for Real Estate”

Property name	Location	Certification rank (Note)
THE PEAK SAPPORO	3-23-1 Kita-Jujo-Nishi, Kita-ku, Sapporo City, Hokkaido	S

(Note) Evaluator: Bureau Veritas Japan Co., Ltd.

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

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<p>Property name : THE PEAK SAPPORO</p>	
<p>Exterior photo</p> 	
<p>Location : 3-23-1 Kita-Jujo-Nishi, Kita-ku, Sapporo City, Hokkaido</p>	
<p>Total floor area : 12,823.15m²</p>	
<p>Floors : 9-story plus 1 basement level</p>	
<p>Year built : June 2021</p>	