

Press Release

25 September 2023

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Securities Code: 8958
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GOR Announces Repayment of Loans

25 September 2023 - Global One Real Estate Investment Corp. (“GOR”) announces today that it decided to make repayment of loans as follows.

1. Repayment of loans

(1) Outline of repayment

GOR decided to make repayment amounting to 7,000 million yen in short-term loans that were obtained on 7 December 2022 and 28 April 2023, by using a part of gain on sales of real estate properties. The sales is announced in the press release dated 24 October 2022 titled “GOR Announces Acquisition and Transfer of Properties (Acquisition of THE PEAK SAPPORO and Transfer of Otemachi First Square) and 25 September 2023 titled “GOR Announces Completion of Transfer of a Property (30% Quasi Co-ownership Interests)”.

(2) Details of repayment

	Short-term loans obtained on 7 December 2022 (*1)	Short-term loans obtained on 28 April 2023 (*2)
Borrowing date	7 December 2022	28 April 2023
Amount of borrowing	2,400 million yen	4,600 million yen
Repayment date	26 September 2023	29 September 2023
Maturity date	26 September 2023	29 September 2023
Lenders	MUFG Bank, Ltd.	
Collateral	Unsecured	

(*1) Announced in the press release dated 17 November 2022 titled “GOR Announces Obtainment of Debt Financing”.

(*2) Announced in the press release dated 28 March 2023 titled “GOR Announces Obtainment of Debt Financing”.

2. Interest-bearing debt before and after the debt repayment

The amounts of interest-bearing debt before and after the subject debt repayment are shown in the table below.

(Yen in millions)

	Before the debt repayment (A)	After the debt repayment (B)	Net change (B-A)
Short-term borrowings	13,900	6,900	-7,000
Long-term borrowings	81,000	81,000	--
Corporate bonds	18,700	18,700	--
Total interest-bearing debt	113,600	106,600	-7,000

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.