

Press Release

26 September 2023

REIT Issuer:
 Global One Real Estate Investment Corp.
 Securities Code: 8958
 Representative: Akio Uchida, Executive Director

Asset Manager:
 Global Alliance Realty Co., Ltd.
 Representative: Kazunori Yamauchi, President
 Contact: Gen Yamazaki
 General Manager
 REIT Finance Department
 Tel: +81-3-3262-1494

GOR Announces Obtainment of Debt Financing

26 September 2023 - Global One Real Estate Investment Corp. (“GOR”) announces today that it decided to obtain debt financing as follows.

1. Reason for debt financing

The debt financing will be used as a source of funds for the repayment of long-term loans (6,000 million yen obtained on 28 September 2018), which will become due and payable on 29 September 2023.

2. Outline of debt financing

Long-term loan

Lenders	Loan amount (million yen)	Interest rate (%)	Drawdown date	Maturity date	Collateral/ Repayment method
Development Bank of Japan Inc.	400	To be determined (*1) (Fixed rate)	29 September 2023 (Scheduled)	30 September 2026	Unsecured (*4) /Repayment in full at maturity
The Bank of Fukuoka, Ltd.	400				
The 77 Bank, Ltd.	500				
The Nanto Bank, Ltd.	400				
The Ashikaga Bank, Ltd.	400				
MUFG Bank, Ltd.	2,500	For the first 3 years: To be determined (*2) (Floating rate) For the 4 th year and beyond: To be determined (*1) (Fixed rate)		29 September 2028	

Sumitomo Mitsui Banking Corp.	400	Bank base rate (JBA 1-month Japanese Yen TIBOR) + 0.31% (*3) (Floating rate)		
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(*1) The interest rate will be announced when determined on 27 September 2023.

(*2) The interest rate will be announced when determined on 27 September 2023. Interest shall be paid on the end of each month, and the first interest payment date is the end of October 2023. The base interest rate applicable to the calculation period of interest payable on each interest payment date shall be JBA 1-month Japanese Yen TIBOR as of two business days prior to the previous interest payment date. JBA 1-month Japanese Yen TIBOR is shown on the website of General Incorporated Association JBA TIBOR Administration (<http://www.jbatibor.or.jp/english/rate/>)

(*3) Interest shall be paid on the end of each month, and the first interest payment date is the end of October 2023. (Partial) repayment of the principal is permissible on the interest payment date. The base interest rate applicable to the calculation period of interest payable on each interest payment date shall be JBA 1-month Japanese Yen TIBOR as of two business days prior to the previous interest payment date. JBA 1-month Japanese Yen TIBOR is shown on the website of General Incorporated Association JBA TIBOR Administration (<http://www.jbatibor.or.jp/english/rate/>)

(*4) Under some conditions, the loan may be collateralized by real estate trust beneficial interests etc. owned by GOR.

3. Interest-bearing debt before and after the debt financing

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

(Yen in millions)

	Before the debt financing (A)	After the debt financing (B)	Net change (B-A)
Short-term borrowings	(*1)6,900	6,900	--
Long-term borrowings	81,000	80,000	-1,000
Corporate bonds	18,700	18,700	--
Total interest-bearing debt	106,600	105,600	-1,000

(*1) Announced in the press release dated 25 September 2023 titled "GOR Announces Repayment of Loans".

4. Others

The risks relating to the subject debt financing (repayments, etc.) will not alter GOR's "Investment Risks" as detailed in the GOR Securities Report dated 27 June 2023.

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.