

Press Release

24 September 2026

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 Investor Relations Department

Tel: +81-3-4346-0658

GOR Announces Obtainment of Debt Financing

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

1. Reason for debt financing

GOR decided today (1) to take out a 1,000 million yen loan through a Green Loan (see 2.(1)) for the purpose of covering the acquisition costs of Fukuoka K Square, which was acquired on 7 November 2025, (2) to take out loans totaling 6,100 million yen (see 2.(2)) for the purpose of repayment of the long-term loans obtained on 30 September 2019 in the amount of 4,000 million yen and on 29 September 2023 in the amount of 2,100 million yen, which will become due and payable on 30 September 2026.

2. Outline of debt financing

(1) Long -term loan

Lenders	Loan amount (million yen)	Interest rate (%)	Drawdown date	Maturity date	Collateral/ Repayment method
Mitsubishi UFJ Trust and Banking Corporation	1,000	Bank base rate (JBA 3-month Japanese Yen TIBOR) + 0.360% (*3) (Floating rate)	30 September 2026 (Scheduled)	30 September 2032	Unsecured (*4) /Repayment in full at maturity

(*1) This loan is a green loan based on the Green Finance Framework formulated in February 2021 and revised in February 2025, with the aim of contributing to the realization of a sustainable environment and society through green finance for investments that contribute to solving environmental issues. For details of the Green Finance Framework, please visit GOR's website: <https://www.go-reit.co.jp/en/esg/greenfinance.html>

(*2) Fukuoka K Square, which is the subject of this green loan, has obtained a five-star rating under the Building Energy-efficiency Labeling System (“BELS”) and satisfies Green Eligibility Criteria A stipulated in the Green Finance Framework.

(i) Green Eligibility Criteria A: Assets that have obtained or are scheduled to obtain any of the following certifications or recertifications:

(a) Five-star, four-star or three-star rating under the DBJ Green Building Certification

(b) Five-star, four-star or three-star rating under the BELS Evaluation (2016 standards), excluding logistics facilities with a BEI

- (Building Energy Index) exceeding 0.75 even if rated three stars, or Level 6, Level 5 or Level 4 under the BELS Evaluation (2024 standards) for non-residential buildings
- (c) S, A or B+ rank under the CASBEE for Real Estate certification
- (d) Platinum, Gold or Silver under LEED certification (for LEED BD+C, version 4 or later).
- (ii) Green Eligibility Criteria B: Renovation work aimed at achieving any of the following environmental improvement effects:
- (a) Reduction of CO2 emissions by more than 30%
- (b) Reduction of energy consumption by more than 30%
- (c) Reduction of water consumption by more than 30%
- (*3) Interest shall be paid at the end of March, June, September and December, with the first interest payment date being the end of December 2026. The base interest rate applicable to the calculation period of interest payable on each interest payment date shall be JBA 3-month Japanese Yen TIBOR as of two business days prior to the drawdown date. JBA 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.

(2) Long-term loan

Lenders	Loan amount (million yen)	Interest rate (%)	Drawdown date	Maturity date	Collateral/ Repayment method
The Bank of Fukuoka, Ltd.	400	Bank base rate (JBA 1-month Japanese Yen TIBOR) + 0.210% (*2) (Floating rate)	30 September 2026 (Scheduled)	28 September 2029	Unsecured (*4) /Repayment in full at maturity
Iyo Bank, Ltd.	500	To be determined (*1) (Fixed rate)			
Ashikaga Bank, Ltd.	400				
The 77 Bank, Ltd.	500				
Nanto Bank, Ltd.	400				
Development Bank of Japan Inc.	900	To be determined (*1) (Fixed rate)		30 September 2032	
Sumitomo Mitsui Banking Corporation	1,000	Bank base rate (JBA 1-month Japanese Yen TIBOR) + 0.360% (*2) (Floating rate)			
MUFG Bank, Ltd.	2,000	To be determined (*1) (*3) (Fixed rate)		30 September 2033	

- (*1) The interest rate will be announced when determined on 28 September 2026.
- (*2) Interest shall be paid on the end of each month, and the first interest payment date is the end of October 2026. (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/>).
- (*3) Interest shall be paid on the end of each month, and the first interest payment date is the end of October 2026. 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 immediately preceding interest payment date. If the base interest rate exceeds the strike rate to be determined on 28 September 2026, the difference between JBA 1-month Japanese Yen TIBOR and such strike rate shall be added to the fixed interest rate. JBA Japanese Yen TIBOR is shown on the website of General Incorporated Association JBA TIBOR Administration (<https://www.jbatibor.or.jp/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	13,600	13,600	—
Long-term borrowings	93,400	94,400	1,000
Corporate bonds	15,700	15,700	—
Total interest-bearing debt	122,700	123,700	1,000

4. Others

Risks related to the subject debt financing (repayments, etc.) will not alter GOR's "Investment Risks" as detailed in the GOR Securities Report submitted on 23 June 2026 and Securities Registration Statement submitted today.

About GOR:

For more information about GOR, visit: <https://www.go-reit.co.jp/en/>

Note: This document is the English version of a "Press Release" that is written in Japanese. The English version is understood to be a translation of the Japanese version and is supplied for reference purposes only.