

Press Release

27 September 2022

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

27 September 2022 - 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 (5,000 million yen obtained on 30 September 2015), which will become due and payable on 30 September 2022.

2. Outline of debt financing

Long-term loan

Lenders	Loan amount (million yen)	Interest rate (%)	Drawdown date	Maturity date	Collateral/ Repayment method
MUFG Bank, Ltd.	3,000	To be determined (*1) (Fixed rate)	30 September 2022 (scheduled)	28 September 2029	Unsecured (*2) /Repayment in full at maturity
The Bank of Fukuoka, Ltd.	1,000				
Meiji Yasuda Life Insurance Co.	500				
The Iyo Bank, Ltd.	500				

(*1) The interest rate will be announced when determined on 28 September 2022.

(*2) 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	--	--	--
Long-term borrowings	75,500	75,500	--
Corporate bonds	18,700	18,700	--
Total interest-bearing debt	94,200	94,200	--

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 29 June 2022.

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) *CLOSER* - easily accessible from nearby train stations; (2) *NEWER* - newly or recently built; and (3) *LARGER* - large office buildings with extensive office space.

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.