

Press Release

17 November 2022

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Securities Code: 8958
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GOR Announces Obtainment of Debt Financing

17 November 2022 - 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 to take out loans for a total of 2,400 million yen for the purpose of covering the acquisition of THE PEAK SAPPORO and Tomatsu Building.

The acquisition of THE PEAK SAPPORO and Tomatsu Building was announced in the press releases dated 24 October 2022 titled “GOR Announces Acquisition and Transfer of Properties (Acquisition of THE PEAK SAPPORO and Transfer of Otemachi First Square)” and “GOR Announces Acquisition and Leasing of a Property (Tomatsu Building)” dated today.

2. Outline of debt financing

Short-term loan

Lenders	Loan amount (million yen)	Interest rate (%)	Drawdown date	Maturity date	Collateral/ Repayment method
MUFG Bank, Ltd.	2,400	Bank base rate (JBA 1-month Japanese Yen TIBOR) + 0.14% (*1) (Floating rate)	7 December 2022 (Scheduled)	26 September 2023	Unsecured (*2) /Repayment in full at maturity

(*1) Interest shall be paid on the end of each month, and the first interest payment date is the end of December 2022. (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/>)

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

Note: This press release was prepared as a public announcement regarding obtainment of debt financing and was not prepared for the purpose of soliciting investments. Investors are asked to ensure that they read the prospectus for the issuance of new investment units and secondary offering of investment units, as well as the amendments thereto (if any), prepared by GOR before they invest and that they make decisions on investment at their or own discretion and responsibility.

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	--	2,400	2,400
Long-term borrowings	75,500	75,500	--
Corporate bonds	18,700	18,700	--
Total interest-bearing debt	94,200	96,600	2,400

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 submitted on 29 June 2022 and Securities Registration Statement submitted today.

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.

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