

## Press Release

29 November 2022

REIT Issuer:  
Global One Real Estate Investment Corp.  
Securities Code: 8958  
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### GOR Announces the Determination of Pricing for the Issuance of New Investment Units and Secondary Offering of Investment Units

**29 November 2022** - Global One Real Estate Investment Corp. (“GOR”) announces today that it decided at the board of directors held today, the issue price, offer price and other items necessary for the issuance of new investment units and secondary offering of investment units, which were resolved at the board of directors held on 17 November 2022 as follows.

1. Issuance of new investment units through public offering (primary offering)

(1)	Number of investment units to be offered	70,330 units
(2)	Issue price (offer price) (*)	106,762 yen per unit
(3)	Total issue price (total offer price)	7,508,571,460 yen
(4)	Amount to be paid in (issue value) (*)	103,148 yen per unit
(5)	Total amount to be paid in (total issue value)	7,254,398,840 yen
(6)	Subscription period	30 November 2022 (Wednesday)
(7)	Payment period for deposit in securities	From 30 November 2022 (Wednesday) to 1 December 2022 (Thursday)
(8)	Payment date	5 December 2022 (Monday)
(9)	Delivery date	6 December 2022 (Tuesday)

Note: This press release was prepared as a public announcement regarding determination of pricing for the issuance of new investment units and secondary offering of investment units 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.

(\*) The underwriters (Mitsubishi UFJ Morgan Stanley Securities Co., Ltd., Nomura Securities Co., Ltd., SMBC Nikko Securities Inc., Daiwa Securities Co. Ltd. and SBI SECURITIES Co., Ltd.) shall underwrite the investment units at the amount to be paid in (issue value) and offer at the issue price (offer price).

## 2. Secondary offering of investment units (secondary offering through over-allotment)

(1) Number of investment units to be offered	3,500 units
(2) Offer price	106,762 yen per unit
(3) Total offer price	373,667,000 yen
(4) Subscription period	30 November 2022 (Wednesday)
(5) Payment period for deposit in securities	From 30 November 2022 (Wednesday) to 1 December 2022 (Thursday)
(6) Delivery date	6 December 2022 (Tuesday)

## 3. Issuance of new investment units through third-party allotment

(1) Amount to be paid in (issue value)	103,148 yen per unit
(2) Total amount to be paid in (total issue value) (maximum)	361,018,000 yen
(3) Subscription period (subscription date)	21 December 2022 (Wednesday)
(4) Payment date	22 December 2022 (Thursday)

(\*) If some or all of the investment units are not applied for by the end of the subscription period (subscription date) stated in (3) above, the issuance of those units not applied for shall be canceled.

## < Reference Information >

### 1. Basis for calculating the issue price and offer price

(1) Calculation reference date and price	29 November 2022 (Tuesday)	109,500 yen
(2) Discount rate	2.5 %	

### 2. Syndicate cover transaction period

From 1 December 2022 (Thursday) to 16 December 2022 (Friday)

### 3. Use of funds to be procured

The amount of 7,254,398,840 yen to be received through the primary offering will be used as part of funds to acquire specified assets stated in press releases titled “GOR Announces Acquisition and Transfer of Properties (Acquisition of THE PEAK SAPPORO and Transfer of Otemachi First Square)” dated 24 October 2022 and “GOR Announces Acquisition and Leasing of a Property (Tomatsu Building)” dated 17 November 2022. If there is money left

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over, it shall be retained as a cash reserve together with 361,018,000 yen of the maximum amount to be received through the issuance of new investment units through the Third-Party Allotment approved on the same date as the primary offering, and deposited at a financial institution until it is actually used. In the future, it will be used as part of payment for acquisition prices of specified assets or repayment of loans.

**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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