

Press Release

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GOR Announces Obtainment of Debt Financing

28 March 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 (4,750 million yen obtained on 30 March 2018) borrowed to refinance funds for the acquisition of Yokohama Plaza Building, which will become due and payable on 31 March 2023.

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. (*1) (*2)	200	To be determined (*3) (Fixed rate)	31 March 2023 (Scheduled)	31 March 2026	Unsecured (*5) /Repayment in full at maturity
The Norinchukin Bank (*1) (*2)	1,950	Bank base rate (JBA 1-month Japanese Yen TIBOR) + 0.30% (*4) (Floating rate)		31 March 2028	
MUFG Bank, Ltd.	2,600	Bank base rate (JBA 1-month Japanese Yen TIBOR) + 0.31% (*4) (Floating rate)			

(*1) The debt financing is a green loan based on Green Finance Framework established in February 2021 to contribute to realizing a sustainable environment and society through green finance, a financing method for investment that serves to solve environmental issues. For the details of Green Finance Framework, please refer to GOR’s website (<https://www.go-reit.co.jp/en/esg/greenfinance.html>)

- (*2) Yokohama Plaza Building, the target asset of the green loan, obtained “Rank S” in “CASBEE for Real Estate” and satisfies Green Eligibility Criteria A stipulated in Green Finance Framework.
- (i) Green Eligibility Criteria A: Assets that have achieved or are expected to achieve any certification or recertification that falls under the following:
 - (a) Five, four, three stars in the DBJ Green Building Certification
 - (b) Five, four, three stars in the BELS Certification
 - (c) S, A, B+ rank in the “CASBEE for Real Estate” Certification ; and
 - (d) Platinum, Gold, Silver in the LEED Certification
 - (ii) Green Eligibility Criteria B: The purpose of renovation is any of the following environmental improvements:
 - (a) A more than 30% reduction of CO₂ emissions
 - (b) A more than 30% reduction of energy consumption
 - (c) A more than 30% reduction of water usage
- (*3) The interest rate will be announced when determined on 29 March 2023.
- (*4) Interest shall be paid on the end of each month, and the first interest payment date is the end of April 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/>)
- (*5) 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	2,400	2,400	--
Long-term borrowings	75,500	75,500	--
Corporate bonds	18,700	18,700	--
Total interest-bearing debt	96,600	96,600	--

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 22 December 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/>

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