

Press Release

25 March 2024

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 Repayment of Loans

25 March 2024 - Global One Real Estate Investment Corp. (“GOR”) announces today that it decided to make repayment of loans as follows.

1. Repayment of loans

(1) Outline of repayment

GOR decided to make repayment amounting to 6,900 million yen in short-term loans that was obtained on 28 April 2023, by using a part of gain on sales of real estate properties. The sales is announced in the press release dated 24 October 2022 titled “GOR Announces Acquisition and Transfer of Properties (Acquisition of THE PEAK SAPPORO and Transfer of Otemachi First Square) and 25 March 2024 titled “GOR Announces Completion of Transfer of a Property (30% Quasi Co-ownership Interests)”.

(2) Details of repayment

	Short-term loan obtained on 28 April 2023 (*)
Borrowing date	28 April 2023
Amount of borrowing	6,900 million yen
Repayment date	29 March 2024
Maturity date	29 March 2024
Lenders	MUFG Bank, Ltd.
Collateral	Unsecured

(*) Announced in the press release dated 28 March 2023 titled “GOR Announces Obtainment of Debt Financing”.

2. Interest-bearing debt before and after the debt repayment

The amounts of interest-bearing debt before and after the subject debt repayment are shown in the table below.

(Yen in millions)

	Before the debt repayment (A)	After the debt repayment (B)	Net change (B-A)
Short-term borrowings	6,900	0	-6,900
Long-term borrowings	80,000	80,000	--
Corporate bonds	18,700	18,700	--
Total interest-bearing debt	105,600	98,700	-6,900

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 to “strong and sustainable competitiveness in the marketplace.” The three key watchwords in selecting properties are: (1) Conveniently situated; (2) Newly or recently built; and (3) Large office buildings.

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

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