

Press Release

27 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 Interest Rate of Debt Financing

27 March 2024 - Global One Real Estate Investment Corp. (“GOR”) announces today that concerning the long-term loan (10,000 million yen) to be obtained on 29 March 2024, the interest rate was determined as follows.

Details of Interest Rate

Long-term loan

Lenders	Loan amount (million yen)	Interest rate (%)	Drawdown date	Maturity date
MUFG Bank, Ltd	2,000	For the first 3 years: Bank base rate (JBA 1-month Japanese Yen TIBOR) + 0.61325% (*1) (Floating rate) For the 4 th year and beyond: 0.96125% (Fixed rate)	29 March 2024 (Scheduled)	30 March 2029
Development Bank of Japan Inc.	2,000	0.97125% (Fixed rate)		
The Bank of Fukuoka, Ltd.	1,000			
MUFG Bank, Ltd.	2,500	1.18625% (Fixed rate)		31 March 2031
Meiji Yasuda Life Insurance Co.	2,500	1.20625% (Fixed rate)		

(*1) Interest shall be paid on the end of each month, and the first interest payment date is the end of April 2024. 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/>)

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/>

Note: This document is the English version of a “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.