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Notice Concerning Planned Relocation of Tenant (Termination of Lease) of a GOR Property

Global One Real Estate Investment Corp. (“GOR”) announces today that the tenant described in 1. below notified its intentions to vacate Shinagawa Seaside West Tower (the “Property”), a GOR portfolio property for which the trust beneficial interest is owned by GOR. At the moment, the lease is scheduled to terminate on 30 September 2025, the lease expiration date, but the planned termination date may change depending on the tenant’s circumstances. Accordingly, GOR expects to receive the notification of termination of the lease at a later date.

1. Overview of Lease Agreement (*1)

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|---------------------------------------------------------------------------------------------------------|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) Name of tenant | : | Mitsubishi Research Institute DCS Co., Ltd. |
| (2) Name of property | : | Shinagawa Seaside West Tower |
| (3) Leased area | : | 7,301.32 sqm |
| (4) Percentage of total leasable area of Shinagawa Seaside West Tower (*2) accounted for by leased area | : | 59.6% |
| (5) Percentage of total leasable area of GOR portfolio (*3) accounted for by leased area | : | 4.7% |
| (6) Rent per month | : | Undisclosed (*4) |
| (7) Security deposit | : | Undisclosed (*4) |
| (8) Lease termination date | : | 30 September 2025 |
| (9) Method of renewal of the lease agreement | : | It is a traditional lease agreement, so it will be renewed under the same terms and conditions for a further two years, unless the lessor or lessee provides the other party with a written notice of non-renewal. |
| (10) Note concerning the lease agreement | : | The lease agreement provides that if the lease is terminated during its term, the lessee must pay to the lessor the sum of the termination fee and the rent and |

common area charges from the day after the termination date to the lease expiration date (September 30, 2025).

- (*1) Areas and percentages are as of the end of March 2024.
- (*2) The total leasable area of Shinagawa Seaside West Tower: 12,255.39 sqm
- (*3) The total leasable area of GOR portfolio properties: 156,310.72 sqm
- (*4) Rent per month and security deposit remains undisclosed since we have yet to receive permission to disclose it from the tenant. As of September 30, 2023, Shinagawa Seaside West Tower had a total of six tenants, and rental revenue in the 40th fiscal period (1 April 2023 to 30 September 2023) was 400 million yen.

2. Impact on earning position

There is no impact from this matter on the earnings forecast for the six-month periods ending March 2024 and September 2024.

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.