

Press Release

25 September 2020

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Securities Code: 8958
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GOR Announces Obtainment of Debt Financing

25 September 2020 - 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 (1,500 million yen obtained on 18 October 2012 and 1,000 million yen obtained on 31 January 2013), which will become due and payable on 30 September 2020.

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. (Note 1)	1,000	To be determined (Note 2) (Fixed rate)	30 September 2020 (Scheduled)	30 March 2029	Unsecured (Note 3) /Repayment in full at maturity
Development Bank of Japan Inc.	500				
Meiji Yasuda Life Insurance Co.	1,000				

(Note 1) ESG Evaluation loans for J-REIT. For details, please refer to "4. About the Rating Certificate and "ESG Evaluation loans for J-REIT"" in the press release "[GOR Announces Obtainment of Debt Financing and Acquisition of "MUFG ESG Rating Certificate for J-REIT supported by ICR"](#)" dated 26 March 2020.

(Note 2) The interest rate will be announced when determined on 28 September 2020.

(Note 3) 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 borrowing (A)	After borrowing (B)	Net change (B-A)
Short-term borrowings	--	--	--
Long-term borrowings	75,500	75,500	--
Corporate bonds	19,000	19,000	--
Total interest-bearing debt	94,500	94,500	--

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 26 June 2020.

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.