

Press Release

29 March 2022

REIT Issuer:

Global One Real Estate Investment Corp.

Securities Code: 8958

Representative: Akio Uchida, Executive Director

Asset Manager:

Global Alliance Realty Co., Ltd.

Representative: Kenji Kojo, President

Contact: Gen Yamazaki

General Manager

REIT Finance Department

Tel: +81-3-3262-1494

GOR Announces Obtainment of Debt Financing

29 March 2022 - 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 (6,000 million yen obtained on 31 March 2017), which will become due and payable on 31 March 2022.

2. Outline of debt financing

Long-term loan

Lenders	Loan amount (million yen)	Interest rate (%)	Drawdown date	Maturity date	Collateral/ Repayment method
The Bank of Fukuoka, Ltd.	500	0.47318% (Fixed rate)	31 March 2022 (Scheduled)	30 September 2025	Unsecured (Note) /Repayment in full at maturity
The Joyo Bank, Ltd.	500				
The Ashikaga Bank, Ltd.	500				
Daishi Hokuetsu Bank, Ltd.	500				
Tokio Marine & Nichido Fire Insurance Co., Ltd	500				
The Nishi-Nippon City Bank, Ltd.	500				
MUFG Bank, Ltd.	1,000	0.62875% (Fixed rate)		30 September 2027	
The Iyo Bank, Ltd.	500	0.65875% (Fixed rate)			
The Nanto Bank, Ltd.	500				
The Hyakugo Bank, Ltd.	500				
The Yamagata Bank, Ltd.	500				

(Note) 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	--	--	--
Long-term borrowings	75,500	75,500	--
Corporate bonds	18,700	18,700	--
Total interest-bearing debt	94,200	94,200	--

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 24 December 2021.

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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