

## Press Release

22 March 2017

REIT Issuer:

Global One Real Estate Investment Corp.

Securities Code: 8958

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### GOR Obtains Debt Financing

**22 March 2017** - Global One Real Estate Investment Corp. ("GOR") announces today that it decided to obtain debt financing as follows.

1. Reason for debt financing

GOR decided today (1) to take out loans for a total of 21,200 million yen (please see 2.(1) (2)) for the purpose of covering the acquisition of Meiji Yasuda Life Insurance Osaka Midosuji Building and Shinagawa Seaside West Tower, and (2) to take out loans for 6,000 million yen for the purpose of repayment of the loans obtained on 20 November 2012, which will become due and payable on 31 March 2017.

The acquisition of Meiji Yasuda Life Insurance Osaka Midosuji Building and Shinagawa Seaside West Tower was announced in the press release dated today titled "GOR Announces Acquisition and Leasing of Properties (Meiji Yasuda Life Insurance Osaka Midosuji Building and Shinagawa Seaside West Tower)."

2. Outline of debt financing

- (1) Short-term loans (Loan term of 0.5 years)

- (a) Lenders: The Bank of Tokyo-Mitsubishi UFJ, Ltd. and Mitsubishi UFJ Trust and Banking Corp. (scheduled)
- (b) Loan amount: 10,700 million yen
- (c) Interest rate: Bank base rate (JBA 1-month Japanese Yen TIBOR) + 0.20%
- (d) Borrowing method: Floating rate
- (e) Collateral: Unsecured (under some conditions, the loan may be collateralized by real estate beneficial interests, etc. owned by GOR)
- (f) Drawdown date: 24 March 2017 (scheduled)
- (g) Maturity date: 29 September 2017
- (h) Repayment method: Bullet repayment at maturity
- (i) Use of funds: Acquisition of Meiji Yasuda Life Insurance Osaka Midosuji Building and Shinagawa Seaside West Tower  
(scheduled expenditure period: 24 March 2017)

- Interest shall be paid on the end of each month, and the first interest payment date is 28 April 2017. (Partial) repayment of the principal is permissible on the interest payment date.
- 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 (e.g. JBA 1-month Japanese Yen TIBOR as of 22 March 2017 is 0.03%). Interest payable for the first calculation period shall be computed using the base interest rate corresponding to the relevant period on a pro-rata basis as set forth in the loan agreement.
- JBA 1-month Japanese Yen TIBOR is shown on the website of General Incorporated Association JBA TIBOR Administration (<http://www.jbatibor.or.jp/english/>)

(2) Long-term loans (Loan term of 7.0 years)

- (a) Lenders: The Bank of Tokyo-Mitsubishi UFJ, Ltd., Mitsubishi UFJ Trust and Banking Corp., Meiji Yasuda Life Insurance Co., Development Bank of Japan Inc., Sumitomo Mitsui Banking Corp. and The Bank of Fukuoka, Ltd. (scheduled)

- (b) Loan amount: 10,500 million yen
- (c) Interest rate: 0.77756%
- (d) Borrowing method: Fixed rate
- (e) Collateral: Unsecured (under some conditions, the loan may be collateralized by real estate beneficial interests, etc. owned by GOR)
- (f) Drawdown date: 24 March 2017 (scheduled)
- (g) Maturity date: 29 March 2024
- (h) Repayment method: Bullet repayment at maturity
- (i) Use of funds: Acquisition of Meiji Yasuda Life Insurance Osaka Midosuji Building and Shinagawa Seaside West Tower  
(scheduled expenditure period: 24 March 2017)

(3) Long-term loans (Loan term of 5.0 years)

- (a) Lenders: The Bank of Tokyo-Mitsubishi UFJ, Ltd., Mitsubishi UFJ Trust and Banking Corp., The Bank of Fukuoka, Ltd., The Iyo Bank, Ltd., The Joyo Bank, Ltd., The Nanto Bank, Ltd., The Ashikaga Bank, Ltd., The Daishi Bank, Ltd., Higashi Nippon Bank, Ltd., The Hyakugo Bank, Ltd. and Tokio Marine & Nichido Fire Insurance Co., Ltd. (scheduled)
- (b) Loan amount: 6,000 million yen
- (c) Interest rate: To be determined (Note)
- (d) Borrowing method: Fixed rate
- (e) Collateral: Unsecured (under some conditions, the loan may be collateralized by real estate beneficial interests, etc. owned by GOR)
- (f) Drawdown date: 31 March 2017 (scheduled)
- (g) Maturity date: 31 March 2022
- (h) Repayment method: Bullet repayment at maturity
- (i) Use of funds: Repayment of the existing loans described in 1. above  
(scheduled expenditure period: 31 March 2017)

(Note) The interest rate will be announced when determined on 29 March 2017.

### 3. Interest-bearing debt before and after the debt financing

The balance of interest-bearing debt after the subject debt financing is shown in the table below.

(Yen in millions)

	Before borrowing (A)	After borrowing (B)	Net change (B-A)
Short-term loans	--	10,700	10,700
Long-term loans	66,000	76,500	10,500
Corporate bonds	19,000	19,000	--
Total interest-bearing debt	85,000	106,200	21,200

### 4. Others

The risks relating to the subject debt financing (repayments, etc.) will not alter GOR's "Investment Risks" as detailed in the GOR's Securities Report dated 26 December 2016.

#### 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: <http://www.go-reit.co.jp/eng/>

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.