

Press Release

26 March 2019

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Securities Code: 8958
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GOR Obtains Debt Financing

26 March 2019 - 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 (2,000 million yen obtained on 20 November 2012 and 3,000 million yen obtained on 31 January 2013), which will become due and payable on 29 March 2019.

2. Outline of debt financing

Long-term loan (Loan term of 8.0 years)

- | | |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) Lenders: | MUFG Bank, Ltd. Meiji Yasuda Life Insurance Co. The Norinchukin Bank Development Bank of Japan Inc. Sumitomo Mitsui Banking Corp. (scheduled) |
| (2) Loan amount: | 5,000 million yen |
| (3) Interest rate: | To be determined (Note) |
| (4) Borrowing method: | Fixed rate |
| (5) Collateral: | Unsecured (under some conditions, the loan may be collateralized by real estate trust beneficial interests etc. owned by GOR) |

- (6) Drawdown date: 29 March 2019 (scheduled)
 (7) Maturity date: 31 March 2027
 (8) Repayment method: Repayment in full at maturity
 (9) Use of funds: Repayment of existing loan

(Note) The interest rate will be announced when determined on 27 March 2019.

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 25 December 2018.

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/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.