

Press Release

25 September 2019

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GOR Obtains Debt Financing

25 September 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 (4,500 million yen obtained on 18 October 2012 and 9,000 million yen obtained on 1 August 2014), which will become due and payable on 30 September 2019.

2. Outline of debt financing

(1) Long-term loan (Loan term of 5.0 years)

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|-----------------------|--|
| (a) Lenders: | MUFG Bank, Ltd. |
| (b) Loan amount: | 500 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 trust beneficial interests etc. owned by GOR) |
| (f) Drawdown date: | 30 September 2019 (scheduled) |
| (g) Maturity date: | 30 September 2024 |
| (h) Repayment method: | Repayment in full at maturity |
| (i) Use of funds: | Repayment of existing loan |

(2) Long-term loan (Loan term of 6.0 years)

- (a) Lenders: MUFG Bank, Ltd.
The Hyakugo Bank, Ltd.
- (b) Loan amount: 3,000 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 trust beneficial interests etc. owned by GOR)
- (f) Drawdown date: 30 September 2019 (scheduled)
- (g) Maturity date: 30 September 2025
- (h) Repayment method: Repayment in full at maturity
- (i) Use of funds: Repayment of existing loan

(3) Long-term loan (Loan term of 7.0 years)

- (a) Lenders: MUFG Bank, Ltd.
Sumitomo Mitsui Banking Corp.
Development Bank of Japan Inc.
ORIX Bank Corp.
The Iyo Bank, Ltd.
- (b) Loan amount: 4,000 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 trust beneficial interests etc. owned by GOR)
- (f) Drawdown date: 30 September 2019 (scheduled)
- (g) Maturity date: 30 September 2026
- (h) Repayment method: Repayment in full at maturity
- (i) Use of funds: Repayment of existing loan

(4) Long-term loan (Loan term of 8.0 years)

- (a) Lenders: MUFG Bank, Ltd.
Sumitomo Mitsui Banking Corp.
The Bank of Fukuoka, Ltd.
- (b) Loan amount: 3,000 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 trust beneficial interests etc. owned by GOR)
- (f) Drawdown date: 30 September 2019 (scheduled)
- (g) Maturity date: 30 September 2027
- (h) Repayment method: Repayment in full at maturity
- (i) Use of funds: Repayment of existing loan

(5) Long-term loan (Loan term of 10.0 years)

- (a) Lenders: MUFG Bank, Ltd.
Development Bank of Japan Inc.
Meiji Yasuda Life Insurance Co.
- (b) Loan amount: 3,000 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 trust beneficial interests etc. owned by GOR)
- (f) Drawdown date: 30 September 2019 (scheduled)
- (g) Maturity date: 28 September 2029
- (h) Repayment method: Repayment in full at maturity
- (i) Use of funds: Repayment of existing loan

(Note) The interest rate will be announced when determined on 26 September 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 26 June 2019.

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.