

Press Release

26 September 2019

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Securities Code: 8958
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GOR Announces Interest Rate of Debt Financing

26 September 2019 - Global One Real Estate Investment Corp. ("GOR") announces today that concerning the long-term loan (13,500 million yen) to be obtained on 30 September 2019, the interest rate was determined as follows.

Details of Interest Rate

1. Long-term loan (Loan term of 5.0 years) scheduled for 30 September 2019 (Note)

- | | |
|--------------------------------|---|
| (1) Loan term: | 30 September 2019 – 30 September 2024 (5.0 years) |
| (2) Loan amount: | 500 million yen |
| (3) Lenders: | MUFG Bank, Ltd. |
| (4) Annual interest rate: | 0.41940% |
| (5) Term of the interest rate: | 30 September 2019 – 30 September 2024 |

2. Long-term loan (Loan term of 6.0 years) scheduled for 30 September 2019 (Note)

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|--------------------------------|---|
| (1) Loan term: | 30 September 2019 – 30 September 2025 (6.0 years) |
| (2) Loan amount: | 3,000 million yen |
| (3) Lenders: | MUFG Bank, Ltd.
The Hyakugo Bank, Ltd. |
| (4) Annual interest rate: | 0.48947% |
| (5) Term of the interest rate: | 30 September 2019 – 30 September 2025 |

3. Long-term loan (Loan term of 7.0 years) scheduled for 30 September 2019 (Note)

- (1) Loan term: 30 September 2019 – 30 September 2026 (7.0 years)
- (2) Loan amount: 4,000 million yen
- (3) Lenders: MUFG Bank, Ltd.
Sumitomo Mitsui Banking Corp.
Development Bank of Japan Inc.
ORIX Bank Corp.
The Iyo Bank, Ltd.
- (4) Annual interest rate: 0.56580%
- (5) Term of the interest rate: 30 September 2019 – 30 September 2026

4. Long-term loan (Loan term of 8.0 years) scheduled for 30 September 2019 (Note)

- (1) Loan term: 30 September 2019 – 30 September 2027 (8.0 years)
- (2) Loan amount: 3,000 million yen
- (3) Lenders: MUFG Bank, Ltd.
Sumitomo Mitsui Banking Corp.
The Bank of Fukuoka, Ltd.
- (4) Annual interest rate: 0.64971%
- (5) Term of the interest rate: 30 September 2019 – 30 September 2027

5. Long-term loan (Loan term of 10.0 years) scheduled for 30 September 2019 (Note)

- (1) Loan term: 30 September 2019 – 28 September 2029 (10.0 years)
- (2) Loan amount: 3,000 million yen
- (3) Lenders: MUFG Bank, Ltd.
Development Bank of Japan Inc.
Meiji Yasuda Life Insurance Co.
- (4) Annual interest rate: 0.82485%
- (5) Term of the interest rate: 30 September 2019 – 28 September 2029

(Note) It was announced in the press release titled “GOR Obtains Debt Financing” dated 25 September 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

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