

Press Release

27 March 2020

REIT Issuer:
Global One Real Estate Investment Corp.
Securities Code: 8958
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GOR Announces Interest Rate of Debt Financing

27 March 2020 - Global One Real Estate Investment Corp. ("GOR") announces today that concerning the long-term loan (9,000 million yen) announced in the press release "GOR Announces Obtainment of Debt Financing and Acquisition of "MUFG ESG Rating Certificate for J-REIT supported by JCR"" dated 26 March 2020, which will be obtained on 31 March 2020, the interest rate was determined as follows.

Details of Interest Rate

Long-term loan

Lenders	Loan amount (million yen)	Interest rate (%)	Drawdown date	Maturity date
MUFG Bank, Ltd. (Note)	2,000	0.522680% (Fixed rate)	31 March 2020 (scheduled)	31 March 2025
The Iyo Bank, Ltd.	800			
The Nanto Bank, Ltd.	400			
Sompo Japan Nipponkoa Insurance Inc.	800			
MUFG Bank, Ltd. (Note)	2,400	0.730350% (Fixed rate)		31 March 2028
Meiji Yasuda Life Insurance Co.	1,000			
The Norinchukin Bank	1,600			

(Note) ESG Evaluation loans for J-REIT. For details, please refer to "4. About the Rating Certificate and "ESG Evaluation loans for J-REIT"" in the press release "GOR Announces Obtainment of Debt Financing and Acquisition of "MUFG ESG Rating Certificate for J-REIT supported by JCR"" dated 26 March 2020.

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/>

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.