

6 March 2026

REIT Issuer:  
Global One Real Estate Investment Corp.  
Securities Code: 8958  
Representative: Akio Uchida, Executive Director

Asset Manager:  
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## GOR Announces Changes in Shareholders, Including Changes in Major Shareholders, at Global Alliance Realty

Global One Real Estate Investment Corp. (“GOR”) announced today that changes in shareholders, including changes in major shareholders, are expected to occur at its asset manager, Global Alliance Realty Co., Ltd. (“GAR”), as described below.

### 1. Background and reason for the changes

GAR has received requests for approval to transfer shares held by its shareholders, including its major shareholder Kintetsu Group Holdings, Co., Ltd. (“Kintetsu GHD”), to Meiji Yasuda Life Insurance Company (“Meiji Yasuda Life”) and Mitsubishi UFJ Trust and Banking Corporation (“Mitsubishi UFJ Trust and Banking”) (“Transfers”). GAR approved the Transfers at its board meeting held today. Subject to the approval of relevant authorities and the satisfaction of other general conditions, the Transfers are scheduled to be executed on 31 March 2026.

As a result of the Transfers, Mitsubishi UFJ Trust and Banking will become a major shareholder of GAR, while Kintetsu GHD will no longer be a major shareholder.

GOR will continue to collaborate with the shareholders of GAR to maximize unitholder value.

This matter will have no impact on GOR’s projected operating results. The necessary filings and other procedures regarding this matter will be carried out in accordance with applicable laws and regulations.

### 2. Scheduled date of changes

31 March 2026 (planned)

### 3. Overview of the major shareholders subject to change

#### (1) Company expected to become a major shareholder

Name	Mitsubishi UFJ Trust and Banking Corporation
Address	1-4-5, Marunouchi, Chiyoda-ku, Tokyo
Representative's name and title	Hiroshi Kubota Member of the Board of Directors President & CEO
Capital	324.2 billion yen (as of 31 March 2025)
Principal business activities	<ol style="list-style-type: none"> <li>1. Trust business</li> <li>2. Acceptance of deposits and installment savings, lending of funds and discounting of bills, and foreign exchange transactions</li> <li>3. Guaranteeing obligations and accepting bills, and other operations incidental to the banking operations listed in the preceding item</li> </ol>
Date of establishment	10 March 1927

#### (2) Company expected to cease being a major shareholder

Name	Kintetsu Group Holdings Co., Ltd.
Address	6-1-55 Uehommachi, Tennoji-ku, Osaka
Representative's name and title	Takashi Wakai Representative Director and President
Capital	126.4 billion yen (as of 31 March 2025)
Principal business activities	Controlling and managing the business activities of relevant businesses by owning shares or equity interests as a holding company
Date of establishment	1 June 1944

4. Number of voting rights (number of shares held) and percentage of total voting rights held by the shareholders before and after the changes

		Meiji Yasuda Life Insurance	Mitsubishi UFJ Trust and Banking	Kintetsu GHD
Before change	Number of voting rights (Number of shares held)	800 (800 shares)	400 (400 shares)	800 (800 shares)
	Percentage of total voting rights	10.00%	5.00%	10.00%
	Shareholder ranking	1st	4th	1st
After change	Number of voting rights (Number of shares held)	3,404 (3,404 shares)	3,404 (3,404 shares)	0 (0 shares)
	Percentage of total voting rights	42.55%	42.55%	0%
	Shareholder ranking	1st	1st	-

(Reference) Shareholder composition of GAR before and after the changes

	Before change		After change	
	Number of shares held	Ownership percentage	Number of shares held	Ownership percentage
Meiji Yasuda Life Insurance Company	800 shares	10.00%	3,404 shares	42.55%
Kintetsu Group Holdings Co., Ltd.	800 shares	10.00%	0 shares	0.00%
Mori Building Co., Ltd.	800 shares	10.00%	800 shares	10.00%
MUFG Bank, Ltd.	400 shares	5.00%	0 shares	0.00%
Mitsubishi UFJ Trust and Banking Corporation	400 shares	5.00%	3,404 shares	42.55%
Diamond Sports Club Inc.	392 shares	4.90%	0 shares	0.00%
Kintetsu Insurance Service Co., Ltd.	392 shares	4.90%	0 shares	0.00%
Morikiyo Co., Ltd.	392 shares	4.90%	392 shares	4.90%
Mitsubishi HC Capital Inc.	392 shares	4.90%	0 shares	0.00%
Mitsubishi Research Institute, Inc., 12 other domestic financial institutions	3,232 shares	40.40%	0 shares	0.00%
Total	8,000 shares	100.00%	8,000 shares	100.00%

## 5. Future outlook

### (1) Changes to GOR's asset management agreement

No changes are planned.

### (2) Changes to GAR's structure

At its board meeting held today, GAR resolved to implement the following organizational changes to further enhance communication with unitholders. These organizational changes are not related to the above changes in major shareholders and will be implemented on 1 April 2026.

- The investor relations functions, which were previously handled by the REIT Management Department, will be separated from that department and transferred to the newly established REIT Investor Relations Department.
- The REIT Investor Relations Department will be positioned as the division responsible for communication with unitholders, information disclosure, and IR activities, aiming to enhance dialogue with unitholders and strengthen dissemination of information to the market.

### (3) Changes to the investment management decision-making structure

No changes are planned.

### (4) Changes to rules concerning compliance and interested parties

As a result of the Transfers, Meiji Yasuda Life Insurance, Mitsubishi UFJ Trust and Banking, and Mitsubishi UFJ Financial Group, Inc. will become interested persons, etc. as defined in Article 201, Paragraph 1 of the Act on Investment Trusts and Investment Corporations. Therefore, to appropriately manage potential conflicts of interest between interested parties and clients and to secure client interests, GAR resolved at its board meeting held today to establish new "Interested Party Transaction Rules." An outline of those regulations is as follows:

- a) Interested parties are defined as the following:
- (1) GAR, its shareholders, and its officers (meaning directors and auditors)
  - (2) Persons or entities falling under the category of interested persons, etc., of an asset management company as stipulated in Article 201, Paragraph 1 of the Act on Investment Trusts and Investment Corporations
  - (3) Meiji Yasuda Life Insurance Company and its subsidiaries, etc. (meaning subsidiaries, etc. as defined in Article 31-4, Paragraph 4 of the Financial Instruments and Exchange Act; the same applies hereinafter)
  - (4) Mitsubishi UFJ Financial Group, Inc. and its subsidiaries, etc.
  - (5) Corporations, etc. in which the persons or entities listed in items (1) through (4) hold a majority of the equity interests, silent partnership interests, or preferred equity interests
  - (6) Corporations, etc. with which the persons or entities listed in items (1) through (4) have entered into investment advisory agreements, discretionary investment agreements, or asset management agreements
- b) In principle, transactions with interested parties that may give rise to conflicts of interest between such parties and clients of GAR (including the acquisition or

disposal of assets, leasing, entrustment of real estate management services, entrustment of brokerage for sale or lease, ordering of construction work, borrowing of funds, real estate entrustment” or “real estate trust creation, etc.; hereinafter referred to as “Interested Party Transactions”) shall be conducted on appropriate terms and conditions based on market standards, market prices, appraisal values and other relevant factors for each transaction type.

c) When conducting Interested Party Transactions, prior approval by the Compliance Officer shall be required. Depending on the details of the transaction, such transactions shall be subject to deliberation and approval by the Risk Management & Compliance Committee (“RC Committee”), the REIT Executive Committee, and the Board of Directors. Furthermore, except in cases that meet certain immateriality thresholds, approval by GOR’s board meeting shall be obtained.

In conjunction with these changes, the Committee Rules will be amended to include outside experts who are qualified attorneys and outside experts who are qualified real estate appraisers (“External Members”) as members of the RC Committee and the REIT Executive Committee, respectively. For resolutions by these committees, the presence of External Members shall be mandatory, and such members shall hold veto rights.

The aforementioned establishment of new regulations and amendments shall take effect on 31 March 2026.

(5) Changes to investment policy

No changes are planned.

(6) Changes to agreements with sponsors, etc.

No changes are planned.

(7) Prospects for continued listing of GOR

GOR will maintain its listing.

(8) Future policies, etc.

There are no changes to the existing policies.

**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 to “strong and sustainable competitiveness in the marketplace.”

For more information about GOR, please visit: <https://www.go-reit.co.jp/en/>

Note: This document is the English version of a “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.