

Press Release

25 March 2026

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Securities Code: 8958
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GOR Announces Issuance of New Investment Units and Secondary Offering of Investment Units

Global One Real Estate Investment Corp. (“GOR”) announces today that it decided to issue new investment units and conduct a secondary offering of investment units at the board of directors’ meeting held on 25 March 2026 as follows.

1. Issuance of new investment units through public offering (primary offering)
 - (1) Number of investment units to be offered 116,380 units
 - (2) Issue price (offer price) To be determined
The issue price (offer price) shall be determined in light of factors such as demand by using the price calculated by multiplying the closing price of investment units (defined in (4) below) at the end of normal trading on the Tokyo Stock Exchange, Inc. (hereinafter, referred to as the “Tokyo Stock Exchange”) on the pricing date (defined in (4) below) (if there is no closing price on this date, the closing price on the most recent date on which there was a closing price shall be applied instead) by a factor between 0.90 and 1.00 (with amounts of less than one yen rounded down) as the provisional price.
 - (3) Total issue price (total offer price) To be determined
 - (4) Amount to be paid in (issue value) To be determined
The amount to be paid in (issue value), including (2) above, shall be determined at the board of directors’

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meeting to be held on a day between 1 April 2026 (Wednesday) and 6 April 2026 (Monday) (hereinafter, referred to as the “Pricing Date”). The amount to be paid in (issue value) is the amount that GOR will receive as payment for each GOR investment unit (hereinafter, referred to as the “Investment Units”).

- (5) Total amount to be paid in (total issue value) To be determined
- (6) Offering method The offering of the investment units shall be through a public offering, and underwritten in full by a group of underwriters (hereinafter, collectively referred to as the “Underwriters”). Some of the Investment Units to be issued above may be sold to overseas investors in the overseas markets, mainly in Europe and Asia, excluding the United States and Canada.
- (7) Details of underwriting agreement The Underwriters shall pay the total amount to be paid in (total issue value) to GOR on the payment date and the difference between the total amount to be paid in (total issue value) and the total issue price (total offer price) shall be the proceeds of the Underwriters. GOR shall pay no underwriting fee to the Underwriters.
- (8) Subscription unit One unit or more in multiples of one unit
- (9) Book building period From 30 March 2026 (Monday) to the Pricing Date
- (10) Subscription period The business day following the Pricing Date
- (11) Payment period for deposit in securities From the business day following the Pricing Date to two business days following the Pricing Date
- (12) Payment date A day between 7 April 2026 (Tuesday) and 10 April 2026 (Friday). However, it shall be four business days after the Pricing Date.
- (13) Delivery date The next business day of the payment date
- (14) The issue price (offer price), the amount to be paid in (issue value) and other matters necessary for the primary offering shall be decided at a future board of directors’ meeting.
- (15) All of the matters in the above items are conditional on filing under the Financial Instruments and Exchange Act taking effect.

2. Secondary offering of investment units (secondary offering through over-allotment)
(Please refer to <Reference Information>1. below.)

- (1) Number of investment units to be offered 5,820 units
The number of investment units to be offered is the maximum number of investment units to be offered as a secondary offering through over-allotment. However, depending on demand, etc., the number

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- may be reduced or the secondary offering through over-allotment may not be performed at all. The number of investment units to be offered shall be determined at the board of directors' meeting to be held on the Pricing Date after taking into account factors such as the demand for the primary offering.
- (2) Seller One of the Underwriters in the primary offering
 - (3) Offer price To be determined
The offer price shall be determined on the Pricing Date. Furthermore, the offer price shall be the same as the issue price (offer price) of the primary offering.
 - (4) Total offer price To be determined
 - (5) Offering method After taking into account factors such as demand for the primary offering, one of the Underwriters in the primary offering, may make a secondary offering of a maximum of 5,820 investment units borrowed from Global Alliance Realty Co., Ltd. (hereinafter referred to as "GAR"), the asset manager for GOR.
 - (6) Subscription period The same as the subscription period of the primary offering
 - (7) Payment period for deposit in securities The same as the payment period for deposit in securities of the primary offering
 - (8) Delivery date The same as the delivery date of the primary offering
 - (9) Subscription unit One unit or more in multiples of one unit
 - (10) The offer price and other matters necessary for the secondary offering through over-allotment shall be decided at a future board of directors' meeting.
 - (11) If the issuance of new investment units through primary offering is canceled, the secondary offering through over-allotment shall also be canceled.
 - (12) All of the matters in the above items are conditional on filing under the Financial Instruments and Exchange Act taking effect.

3. Issuance of new investment units through third-party allotment

(Please refer to <Reference Information> 1. below.)

- (1) Number of investment units to be offered 5,820 units
- (2) Allottee and number of units to be allotted 5,820 units to one of the Underwriters in the primary offering
- (3) Amount to be paid in (issue value) To be determined
The amount to be paid in shall be determined at the board of directors' meeting to be held on the Pricing Date. Furthermore, the amount to be paid in (issue value) shall be the same as the amount to be paid in (issue value) of the primary offering.
- (4) Total amount to be paid in (total issue value) To be determined

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- (5) Subscription period (subscription date) 21 April 2026 (Tuesday)
- (6) Payment date 22 April 2026 (Wednesday)
- (7) Subscription unit One unit or more in multiples of one unit
- (8) The amount to be paid in (issue value), other matters necessary for the issuance of new investment units through third-party allotment (hereinafter referred to as the “Third-Party Allotment”) shall be determined at a future board of directors’ meeting.
- (9) If some or all of the investment units are not applied for by the end of the subscription period (subscription date), the issuance of those units not applied for shall be canceled.
- (10) If the primary offering is canceled, the issuance of new investment units through the Third-Party Allotment shall also be canceled.
- (11) All of the matters in the above items are conditional on filing under the Financial Instruments and Exchange Act taking effect.

<Reference Information>

1. Information concerning the secondary offering through over-allotment

After taking into account factors such as demand for the primary offering, one of the Underwriters in the primary offering, may make a secondary offering of a maximum of 5,820 investment units borrowed from GAR (hereinafter, referred to as the “Borrowed Investment Units”). GOR expects the number of investment units offered as a secondary offering through over-allotment to be 5,820 units. However, this is the maximum number of investment units to be offered as a secondary offering, and depending on demand, etc., the number may be reduced or the secondary offering through over-allotment may not be performed at all.

With regard to the secondary offering through over-allotment, to enable one of the Underwriters in the primary offering to acquire the investment units required to return the Borrowed Investment Units, GOR resolved at the board of directors’ meeting held on 25 March 2026 (Wednesday), to issue 5,820 new investment units through the Third-Party Allotment with one of the Underwriters in the primary offering as the allottee, with the payment date being 22 April 2026 (Wednesday).

Furthermore, with the aim of enabling one of the Underwriters in the primary offering to return the Borrowed Investment Units during the period from the following day of the subscription period for the primary offering and the secondary offering through over-allotment to 20 April 2026 (Monday) (hereinafter, referred to as the “Syndicate Cover Transaction Period”), it may purchase investment units up to a maximum of the number of investment units related to the secondary offering through over-allotment on the Tokyo Stock Exchange (hereinafter, referred to as the “Syndicate Cover Transaction”). All the investment units acquired by one of the Underwriters in the primary offering through the Syndicate Cover Transaction shall be allocated to the return of the Borrowed Investment Units. Note that during the Syndicate Cover Transaction Period, one of the Underwriters in the primary offering may decide not to perform the Syndicate Cover Transaction at all or to end the Syndicate Cover Transaction for fewer investment units than the number of investment units relating to the secondary offering through over-allotment.

Moreover, one of the Underwriters in the primary offering may perform price stabilization transactions in conjunction with the primary offering and the secondary offering through over-allotment, and all or some of the investment units purchased through such price

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stabilization transactions may be allocated to the return of Borrowed Investment Units.

Regarding the investment units remaining after the deduction of the investment units acquired through price stabilization transactions and the Syndicate Cover Transaction and allocated to the return of Borrowed Investment Units from the number of investment units relating to the secondary offering through over-allotment, one of the Underwriters in the primary offering plans to acquire these investment units through allotment relating to the Third-Party Allotment. Therefore, all or some of the investment units issued through the Third-Party Allotment will not be subscribed for, and as a result, the final number of investment units issued through the Third-Party Allotment, may, due to forfeiture, be reduced by up to the maximum of the number of investment units acquired through price stabilization transactions and the Syndicate Cover Transaction and allocated to the return of the Borrowed Investment Units or the issuance itself may not take place at all.

On the Pricing Date it shall be decided whether to make a secondary offering through over-allotment, and if a secondary offering through over-allotment is to be made, the number of investment units to be offered shall be determined. If a secondary offering through over-allotment is not performed, one of the Underwriters in the primary offering will not borrow investment units from GAR. Therefore, one of the Underwriters in the primary offering will not subscribe for allotment through the Third-Party Allotment as the issuance of new investment units through the Third-Party Allotment will not take place due to forfeiture. The Syndicate Cover Transaction on the Tokyo Stock Exchange will also not be performed.

One of the Underwriters in the primary offering shall perform the transactions described above upon consultations with two of the other Underwriters in the primary offering.

2. Changes in the total number of investment units issued as a result of this issuance of new investment units

| | |
|---|---------------------|
| Total number of investment units issued at present | 972,337 units |
| Increase in investment units as a result of issuance of new units through public offering | 116,380 units |
| Total number of investment units issued following issuance of new units through public offering | 1,088,717 units |
| Increase in investment units as a result of issuance of new units through the Third-Party Allotment | 5,820 units (*) |
| Total number of investment units issued following issuance of new units through the Third-Party Allotment | 1,094,537 units (*) |

(*) These figures are based on the assumption that one of the Underwriters in the primary offering subscribes for all the investment units offered through the Third-Party Allotment and that these investment units are issued.

3. Objectives of and reasons for issuance

With the acquisition of new specified assets, GOR aims to expand its asset size to improve the portfolio quality and stabilize revenue as well as further strengthen the financial base to continue to flexibly acquire specified assets.

Therefore, GOR decided to issue new investment units by taking into account the status of the real estate transaction market, the trend of the J-REIT market, the current level of LTV (loan-to-value ratio) and the level of dividend per unit.

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4. Amount, use of, and planned date for spending of funds to be procured

(1) Amount of funds to be procured (approximate net proceeds)

15,746,000,000yen (maximum)

(Note) The amount presented here is the total of 14,997,000,000 yen to be received through the primary offering and 749,000,000 yen of the maximum amount to be received through the issuance of new investment units through the Third-Party Allotment. The above amount is also a projection calculated based on the closing price of investment units at the end of normal trading on the Tokyo Stock Exchange on 13 March 2026 (Friday).

(2) Specific use of and planned date for spending the funds procured

The amount of 14,997,000,000 yen to be received through the primary offering will be used in full as funds for the acquisition of ICON PLACE SHIBAKOEN, one of the specified assets stated in a press release dated today titled “GOR Announces Acquisition of Trust Beneficiary Interest in Domestic Real Estate (GRAND CENTRAL CHIBA and ICON PLACE SHIBAKOEN)” and as part of the funds for repayment of borrowings scheduled to be executed on 30 March 2026, which were incurred for the acquisition of GRAND CENTRAL CHIBA (scheduled to be appropriated by the end of April 2026).

In addition, the maximum amount of 749,000,000 yen to be received through the issuance of new investment units by way of third-party allotment, which was resolved on the same date as the primary offering, will be used as part of the funds for repayment of borrowings scheduled to be executed on 30 March 2026, which were incurred for the acquisition of GRAND CENTRAL CHIBA (scheduled to be appropriated by the end of April 2026).

5. Restrictions on sale and additional issuance, etc.

- (1) Regarding the primary offering, GAR agrees with the joint lead managers (of the Underwriters, these are Mitsubishi UFJ Morgan Stanley Securities Co., Ltd., Morgan Stanley MUFG Securities Co., Ltd., Nomura Securities Co., Ltd., and SMBC Nikko Securities Inc.) not to sell, etc. investment units during a period beginning on the Pricing Date and ending on the 180th day starting from the delivery date of the said offering without the prior written consent of the joint lead managers (however, this shall exclude the lending, etc. of investment units in conjunction with the secondary offering through over-allotment).

The joint lead managers plan to reserve the right to cancel part or all of the consent conferred or to shorten the period during which selling is restricted at their own discretion.

- (2) Regarding the primary offering, GOR agrees with the joint lead managers not to issue, etc. investment units during a period beginning on the Pricing Date and ending on the 90th day starting from the delivery date without the prior written consent of the joint lead managers (however, this shall exclude the issuance, etc. of new investment units in conjunction with the primary offering, the Third-Party Allotment, or the splitting of investment units).

The joint lead managers reserve the right to cancel part or all of the consent conferred or to shorten the period during which issuance, etc. is restricted at their own discretion.

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About GOR:

For more information about GOR, visit: <http://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 for reference purposes only.

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