

Press Release

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GOR Announces Obtainment of Debt Financing

Global One Real Estate Investment Corp. (“GOR”) announces today that it decided to obtain debt financing as follows.

1. Reason for debt financing

GOR decided today (1) to take out loans for 17,500 million yen (see 2.(1)) for the purpose of covering the acquisition of GRAND CENTRAL CHIBA, and (2) to take out loans for a total of 6,150 million yen (see 2.(2)) for the purpose of repayment of the long-term loans obtained on 31 March 2021 in the amount of 4,750 million yen and on 31 March 2023 in the amount of 200 million yen, which will become due and payable on 31 March 2026, and the long-term loan obtained on 28 April 2023 in the amount of 1,200 million yen, which will become due and payable on 30 April 2026.

The acquisition of GRAND CENTRAL CHIBA was announced in the press release dated today titled “GOR Announces Acquisition of Trust Beneficiary Interest in Domestic Real Estate (GRAND CENTRAL CHIBA and ICON PLACE SHIBAKOEN)”.

2. Outline of debt financing

(1) Short-term loan

Lenders	Loan amount (million yen)	Interest rate (%)	Drawdown date	Maturity date	Collateral/ Repayment method
MUFG Bank, Ltd.	17,500	Bank base rate (JBA 1-month Japanese Yen TIBOR) + 0.16% (*1) (Floating rate)	30 March 2026 (Scheduled)	30 March 2027	Unsecured (*2) /Repayment in full at maturity

(*1) Interest shall be paid at the end of each month, and the first interest payment date is the end of April 2026. (Partial)

Note: This press release was prepared as a public announcement regarding debt financing and was not prepared for the purpose of soliciting investments, whether in or outside Japan. This press release does not constitute an offer of securities in the United States of America. The securities referred to above have not been, and will not be, registered under the United States Securities Act of 1933, as amended (the “Securities Act”). The securities may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. The securities referred to above will not be publicly offered or sold in the United States.

repayment of the principal is permissible on the interest payment date. The base interest rate applicable to the calculation period of interest payable on each interest payment date shall be JBA 1-month Japanese Yen TIBOR as of two business days prior to the previous interest payment date. JBA 1-month Japanese Yen TIBOR is shown on the website of General Incorporated Association JBA TIBOR Administration (<http://www.jbatibor.or.jp/english/rate/>)

(*2) Under some conditions, the loan may be collateralized by real estate trust beneficial interests etc. owned by GOR.

(2) Long-term loan

Lenders	Loan amount (million yen)	Interest rate (%)	Drawdown date	Maturity date	Collateral/ Repayment method
MUFG Bank, Ltd.	2,700	To be determined(*1) (Fixed rate)	31 March 2026 (Scheduled)	29 March 2030	Unsecured (*4) /Repayment in full at maturity
The Bank of Fukuoka, Ltd.	375	Bank base rate (JBA 1-month Japanese Yen TIBOR) + 0.31% (*2) (Floating rate)	31 March 2026 (Scheduled)	31 March 2031	Unsecured (*4) /Repayment in full at maturity
Sumitomo Mitsui Banking Corp.	375				
The 77 Bank, Ltd.	500				
The Nishi-Nippon City Bank, Ltd.	1,000				
The Bank of Fukuoka, Ltd.	300	To be determined(*3) (Fixed rate)	30 April 2026 (Scheduled)	30 March 2029	Unsecured (*4) /Repayment in full at maturity
The Joyo Bank, Ltd.	300				
The 77 Bank, Ltd.	300				
The Yamagata Bank, Ltd.	300				

(*1) The interest rate will be announced when determined on 27 March 2026.

(*2) Interest shall be paid on the end of each month, and the first interest payment date is the end of April 2026. (Partial) repayment of the principal is permissible on the interest payment date. The base interest rate applicable to the calculation period of interest payable on each interest payment date shall be JBA 1-month Japanese Yen TIBOR as of two business days prior to the previous interest payment date. JBA 1-month Japanese Yen TIBOR is shown on the website of General Incorporated Association JBA TIBOR Administration (<http://www.jbatibor.or.jp/english/rate/>).

(*3) The interest rate will be announced when determined on 27 April 2026.

(*4) Under some conditions, the loan may be collateralized by real estate trust beneficial interests, etc. owned by GOR.

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 the debt financing (A)	After the debt financing (B)	Net change (B-A)
Short-term borrowings	—	17,500	17,500
Long-term borrowings	93,400	93,400	—
Corporate bonds	15,700	15,700	—
Total interest-bearing debt	109,100	126,600	17,500

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4. Others

Risks related to the subject debt financing (repayments, etc.) will not alter GOR's "Investment Risks" as detailed in the GOR Securities Report submitted on 23 December 2025 and Securities Registration Statement submitted today.

About GOR:

For more information about GOR, 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 for reference purposes only.

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