

Press Release

20 April 2026

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Securities Code: 8958
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GOR Announces the Determination of the Number of New Investment Units to be Issued through Third-Party Allotment

Global One Real Estate Investment Corp. (“GOR”) announces today that it received a notice from the allottee to subscribe all of the new investment units to be issued through the third-party allotment resolved at the same time as the issuance of new investment units through public offering (primary offering) and secondary offering of investment units (secondary offering through over-allotment) at the board of directors’ meetings held on 25 March 2026 and 1 April 2026 as follows.

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

(1) Number of new investment units to be issued	5,820 units (Planned number of new investment units to be issued: 5,820 units)
(2) Amount to be paid in (issue value)	113,698 yen per unit
(3) Total amount to be paid in (total issue value)	661,722,360 yen
(4) Subscription period (subscription date)	21 April 2026 (Tuesday)
(5) Payment date	22 April 2026 (Wednesday)
(6) Allottee	Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.

Note: This press release has been prepared for the purpose of announcing to the public the determination of the number of new investment units to be issued through third-party allotment, and has not been prepared for the purpose of soliciting investments. 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.

< Reference Information >

1. The issuance of new investment units through third-party allotment was resolved at the same time as the issuance of new investment units through public offering (primary offering) and secondary offering of investment units (secondary offering through over-allotment) at the board of directors' meetings held on 25 March 2026 and 1 April 2026.

As for the details of the third-party allotment, please refer to the press release titled "GOR Announces Issuance of New Investment Units and Secondary Offering of Investment Units" dated 25 March 2026 and the press release titled "GOR Announces the Determination of Pricing for the Issuance of New Investment Units and Secondary Offering of Investment Units" dated 1 April 2026.

2. Changes in the total number of investment units issued as a result of this issuance of new investment units through the third-party allotment

(1) Total number of investment units issued at present	1,088,717 units
(2) Increase in investment units as a result of issuance of new units through the third-party allotment	5,820 units
(3) Total number of investment units issued following issuance of new units through the third-party allotment	1,094,537 units

3. Use of funds to be procured

The amount of 661,722,360 yen to be received through the issuance of new investment units by way of third-party allotment will be used as part of the funds for repayment of borrowings executed on 30 March 2026, which were incurred for the acquisition of GRAND CENTRAL CHIBA, one of the specified assets stated in a press release dated 25 March 2026 titled "GOR Announces Acquisition of Trust Beneficiary Interest in Domestic Real Estate (GRAND CENTRAL CHIBA and ICON PLACE SHIBAKOEN)" (scheduled to be appropriated by the end of April 2026).

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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