

Press Release

30 April 2026

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

Asset Manager:
Global Alliance Realty Co., Ltd.
Representative: Kazunori Yamauchi, President
Contact: Gen Yamazaki
General Manager
REIT Investor Relations Department
Tel: +81-3-4346-0658

GOR Announces Early Repayment of Loans

Global One Real Estate Investment Corp. (“GOR”) announces today that it made early repayment of loans as follows.

1. Early repayment of loans

(1) Outline of repayment

Using part of the amount received from the issuance of new investment units through the primary offering, for which payment was completed on 7 April 2026, and the third-party allotment, for which payment was completed on 22 April 2026, GOR has made an early repayment of 3,900,000,000 yen of the 17,500,000,000 yen in short-term borrowings executed on 30 March 2026.

(2) Details of repayment

	Floating-rate loans obtained on 30 March 2026 (*)
Borrowing date	30 March 2026
Balance of loans before repayment (A)	17,500 million yen
Maturity date under the contract	30 March 2027
Amount of repayment (B)	3,900 million yen
Balance of loans after repayment (A – B)	13,600 million yen
Repayment date for repayment (B)	30 April 2026
Lenders	MUFG Bank, Ltd.
Collateral	Unsecured

(*) Announced in the press release dated 25 March 2026 titled “GOR Announces Obtainment of Debt Financing”.

2. Interest-bearing debt before and after the debt repayment

The amounts of interest-bearing debt before and after the subject debt repayment are shown in the table below.

(Yen in millions)

	Before the debt repayment (A)	After the debt repayment (B)	Net change (B-A)
Short-term borrowings	17,500	13,600	△3,900
Long-term borrowings	93,400	93,400	--
Corporate bonds	15,700	15,700	--
Total interest-bearing debt	126,600	122,700	△3,900

About GOR:

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 for reference purposes only.