

Press Release

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GOR Revises Dividend Forecast for the Six-Month Period Ending September 2025 and the Six-Month Period Ending March 2026

Global One Real Estate Investment Corp. (“GOR”) announces today that it has revised its forecast on dividend per unit for the six-month period ending September 2025 (the 44th Period: 1 April 2025 – 30 September 2025) and the six-month period ending March 2026 (the 45th Period: 1 October 2025 – 31 March 2026) announced in the “Summary of Financial Results for the Six-Month Period Ended March 2025” released on 21 May 2025.

1. Details of revised dividend forecast (Note)

(1) For the 44th Period (1 April 2025 – 30 September 2025)

	Dividend per unit (Excluding dividend in excess of profit)	Dividend in excess of profit per unit
Previous forecast (21 May 2025) (A)	4,126 yen	0 yen
Revised forecast (B)	4,187 yen	0 yen
Amount of change (C) = (B-A)	61 yen	0 yen
Change (C/A × 100) (Ref.)	1.5 %	-- %
Actual for the period ended March 2025	3,835 yen	0 yen

(2) For the 45th Period (1 October 2025 – 31 March 2026)

	Dividend per unit (Excluding dividend in excess of profit)	Dividend in excess of profit per unit
Previous forecast (21 May 2025) (A)	3,389 yen	0 yen
Revised forecast (B)	3,481 yen	0 yen
Amount of change (C) = (B-A)	92 yen	0 yen
Change (C/A × 100)	2.7 %	-- %

(Note) The number of investment units issued and outstanding as of the end of the six-month period ending September 2025 and as of the end of the six-month period ending March 2026 is assumed to be 972,337 units. This is the number of investment units issued and outstanding as of the end of the period when the total number of investment units acquired by GOR (26,278 units) described in “GOR Announces Current Status and Completion of Acquisition of Own Investment Units” dated today are cancelled during the six-month period ending September 2025 (it is assumed that there will be no additional issuance of new investment units as well as acquisition and cancellation of own investment units other than the abovementioned acquisition and cancellation of own investment units until the end of the six-month period ending March 2026).

2. Reason for Revision to Dividend Forecast

GOR has decided to revise the forecast of dividend per unit as the total number of own investment units to be acquired and cancelled was determined with the completion of the acquisition of own investment units based on the resolution at a meeting of the Board of Directors meeting held on 28 February 2025.

(Note)

The above forecast is “current” as of the date of this release. Actual dividend per unit may differ depending on various factors, such as changes in circumstances. Should a disparity concerning a percentage arise in the forecasts, revisions may be released. The above forecasts do not guarantee the amount of future dividends.

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.” The three key watchwords in selecting properties are: (1) *Conveniently situated*; (2) *Newly or recently built*; and (3) *Large office buildings*.

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.