

Press Release

5 November 2025

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 Finance Department

Tel: +81-3-4346-0658

GOR Announces Interest Rate of Debt Financing and Execution of Interest Rate Swap Agreement

Global One Real Estate Investment Corp. ("GOR") announces that, with respect to the long-term loans of JPY 11,500 million scheduled to be executed on 7 November 2025, as disclosed in the press release titled "GOR Announces Obtainment of Debt Financing" dated 30 October 2025, the interest rate for the fixed-rate loans of JPY 8,700 million has been determined as described in "1." below. In addition, for the floating-rate loan of JPY 2,800 million, GOR has entered into an interest rate swap agreement as described in "2." below.

1. Details of Interest Rate

Long-term loan

Lenders	Loan amount (million yen)	Interest rate (%)	Drawdown date	Maturity date
Development Bank of Japan Inc.	300	1.64080% (Fixed rate)	7 November 2025 (Scheduled)	29 September 2028
The Joyo Bank, Ltd.	700			
Development Bank of Japan Inc.	500	1.70853% (Fixed rate)		30 March 2029
The Ashikaga Bank, Ltd.	500			
MUFG Bank, Ltd.	500	1.84217% (Fixed rate)		29 March 2030
Development Bank of Japan Inc.	500			
The Fukuoka Bank, Ltd.	500			
The Norinchukin Bank	1,200			
The Ashikaga Bank, Ltd.	500			
The Yamagata Bank, Ltd.	500			
MUFG Bank, Ltd.	2,300	2.073880% (Fixed rate)		31 March 2032
Meiji Yasuda Life Insurance Co.	700	2.093880% (Fixed rate)		

2. Execution of Interest Rate Swap Agreement

- (1) With respect to the following floating-rate loan, to hedge interest rate fluctuation risk, the payable interest has been effectively fixed.

Long-term loan

Lenders	Loan amount (million yen)	Interest rate (%)	Drawdown date	Maturity date
MUFG Bank, Ltd.	2,800	Bank base rate (JBA 6-month Japanese Yen TIBOR) + 0.355% (*)(Floating rate)	7 November 2025 (Scheduled)	30 September 2031

(*) Interest shall be paid on the end of March and September each year, and the first interest payment date is the end of March 2026. The base interest rate applicable to the calculation period of interest payable on each interest payment date shall be JBA 6-month Japanese Yen TIBOR as of two business days prior to the previous interest payment date. JBA 6-month Japanese Yen TIBOR is shown on the website of General Incorporated Association JBA TIBOR Administration (<http://www.jbatibor.or.jp/english/rate/>)

(2) Details of Interest Rate Swap Agreement

- 1) Counterparty: Nomura Securities Co., Ltd.
- 2) Notional Amount: JPY 2,800 million
- 3) Interest Rate:
 - Fixed rate payable: 1.6071% (*)
 - Floating rate receivable: JBA 6-month Japanese Yen TIBOR
- 4) Contract Term: From 7 November 2025 to 30 September 2031
- 5) Interest Payment Dates: First payment at the end of March 2026, and thereafter on the last day of March and September each year

(*) As a result of entering into the interest rate swap agreement, the above floating-rate loan will be effectively fixed at 1.9621%.

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.