GOR Global One Real Estate Investment Corp. (8958)

28 November 2025

Supplementary Material on Acquisition of Trust Beneficiary Interest in Domestic Real Estate

"GOR Announces Acquisition of Trust Beneficiary Interest in Domestic Real Estate (LUCID SQUARE SHIN-OSAKA)"

LUCID SQUARE SHIN-OSAKA

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Acquisition of LUCID SQUARE SHIN-OSAKA

Acquiring a Property Pursuing Rent Upside to Restore Asset Scale and Improving NOI Yield after Depreciation

Shin-Osaka

Shinagawa

Location	1-19-4, Higashinakajima, Higashiyodogawa-ku, Osaka City, Osaka	4-12-2, Higashi-Shinagawa, Shinagawa-ku, Tokyo
Walking time to the station	1 min to “Shin-Osaka Station” on the JR Line	1 min to “Shinagawa Seaside Station” on the Rinkai Line
Year built	November 1990	August 2004
Estimated acquisition and transfer price (*1)	9.7 Billion yen	12.4 Billion yen
NOI yield (*2)	3.9 %	2.7 %
NOI yield after depreciation (*2)	3.6 %	2.0 %
Building age (*3)	35.2 Years	21.4 Years
Total floor area (entire building)	9,383.85 Sqm	3,865.33 Sqm

(*1) The acquisition and transfer price represents the prices described in the purchase agreement, excluding related expenses, settlement amount of property tax and city planning tax, consumption tax and local consumption tax. (The same applies hereinafter.)

(*2) “NOI yield” and “NOI yield after depreciation” are calculated based on the following formulas. Unless otherwise noted, the same applies hereinafter.

Shin-Osaka : “NOI yield” = “Appraisal NOI” / “Acquisition price”

“NOI yield after depreciation” = (“Appraisal NOI” – “Annual amount of depreciation calculated using the straight-line method corresponding to the useful life of the Asset Acquired”) / “Acquisition price”

Shinagawa :“NOI yield” = “NOI forecast for the period ending September 2025 (adjusted for the impact of the major tenant move-out*)” × 2 ÷ “Acquisition price”

(*) It is assumed that half of the vacancies will be filled at market rent levels at the time.

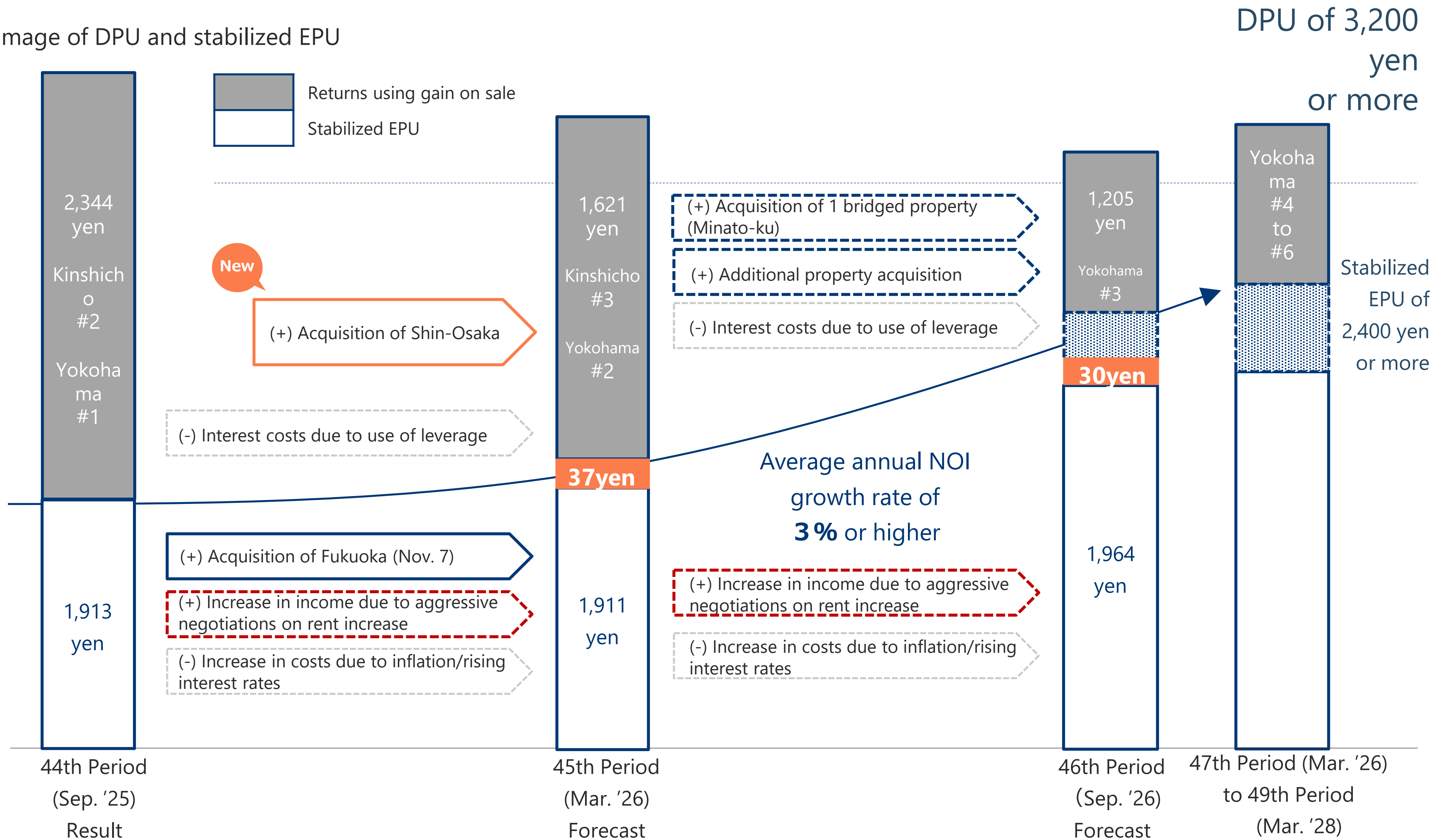
“NOI yield after depreciation” = (“NOI forecast for the period ending September 2025 (adjusted for the impact of the major tenant move-out*)” – “Depreciation forecast for the period ending September 2025”) × 2 ÷ “Acquisition price”

(*3) As of 5 December 2025. The same applies hereinafter.

Progress in Medium-term Growth Strategy (April 2025 to March 2028)-Updated

Steady Progress Toward Achieving an Average Annual NOI Growth Rate of 3% or Higher and a Cruising EPU of 2,400 yen

Image of DPU and stabilized EPU



(*) The bar is not intended as a guarantee of the future dividend amount.

LUCID SQUARE SHIN-OSAKA

Location	1-19-4, Higashinakajima, Higashiyodogawa-ku, Osaka City, Osaka
Nearby stations	1-minute walk from Shin-Osaka Station on the JR Line and 7-minute walk from Shin-Osaka Station on the Osaka Metro Midosuji Line
Year built	November 1990
Structure (entire building)	12-story reinforced concrete steel-framed building with a flat roof
Estimated acquisition price	9,720 million yen (Ratio to the appraisal value: -1.5%)
Appraisal value	9,870 million yen
NOI yield	3.9 %
NOI yield after depreciation	3.6 %
Occupancy rate	100.0 %
Total floor area (entire building)	9,383.85 Sqm
Total leasable area	7,099.42 Sqm
Building age	35.2 Years
Number of tenant (*)	21

1 Excellent Transportation Access Connecting Domestic and International Destinations, Along with a Strong Business Cluster

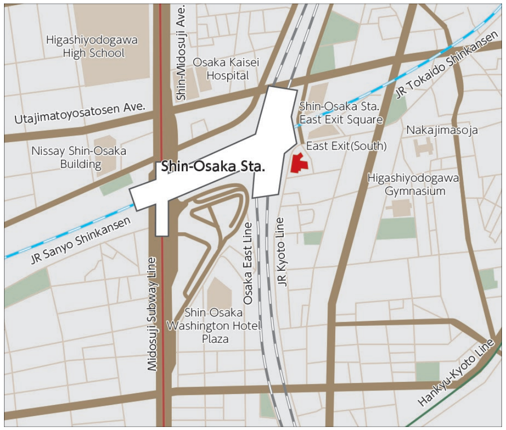
- Shin-Osaka is a major terminal served by the Tokaido and Sanyo Shinkansen lines, the JR Tokaido Main Line connecting Kyoto and Kobe, and the Osaka Metro Midosuji Line
- Directly connected to Kansai International Airport via the JR Haruka limited express train, and approximately 30 minutes to Osaka International Airport (Itami Airport) by subway, monorail, or bus

2 Rare Location Just a 1-minute Walk from the Shinkansen Exit

- A 1-minute walk from JR “Shin-Osaka Station,” a stop on both the Tokaido and Sanyo Shinkansen lines, and a 7-minute walk to Osaka Metro Midosuji Line “Shin-Osaka Station.”
- Highly compatible not only with customer-facing tenants, but also with tenants conducting wide-area sales activities using JR “Shin-Osaka Station” as their operational base
- Leveraging its outstanding accessibility, the area hosts numerous Kansai/Osaka regional headquarters for wholesale and manufacturing companies that value wide-area operational reach, as well as regional bases of companies headquartered in Tokyo. A broad range of information and communications–related companies—from major firms to small and mid-sized enterprises—are also located in the area, creating stable tenant demand

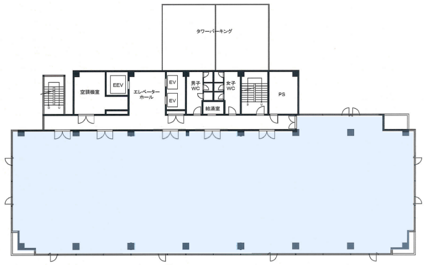
3 Future Growth Potential Driven by Redevelopment

- In October 2022, the area surrounding Shin-Osaka Station (Shin-Osaka, Juso, Awaji) was designated as an Urban Regeneration Emergency Development Area, and Osaka City is advancing plans to develop the district into one of the world’s leading wide-area transportation hubs
- If the Naniwasuji Line, Linear Chuo Shinkansen, and Hokuriku Shinkansen open as planned, travel times to Kansai International Airport as well as to Tokyo and the Hokuriku region are expected to be further reduced



Specifications

- Rentable floor area: 608.26 sqm with an efficient, effective structure; supports small-scale division with a minimum rentable floor area of 79.34 sqm
- Parking: 75 spaces



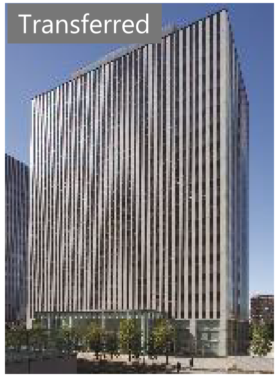
(*) "Total number of tenants" represents the estimated number as of the scheduled acquisition date.

Executing Agile Asset Replacements to Achieve the Target of an Average Annual NOI Growth Rate of 3%

Fukuoka

Shin-Osaka

Shinagawa



Kinshicho

	Fukuoka	Shin-Osaka	Shinagawa	Kinshicho
Location	1-3, Nakasunakashimamachi, Hakata-ku, Fukuoka City, Fukuoka Prefecture	1-19-4, Higashinakajima, Higashiyodogawa-ku, Osaka City, Osaka	4-12-2, Higashi-Shinagawa, Shinagawa-ku, Tokyo	1-2-1, Kinshicho, Sumida-ku, Tokyo
Walking time to the station	3-minute walk from Nakasu-Kawabata Station on the Fukuoka City Subway Airport Line	1-minute walk from Shin-Osaka Station on the JR Line	1-minute walk from Shinagawa Seaside Station on the Rinkai Line	3-minute walk from Kinshicho Station on the JR Line
Year built	June 2023	November 1990	August 2004	March 1997
Acquisition and transfer price	14.8 Billion yen	9.7 Billion yen	12.4 Billion yen	18.5 Billion yen
NOI yield (*1)	3.5 %	3.9 %	2.7 %	4.3 %
NOI yield after depreciation (*1)	2.9 %	3.6 %	2.0 %	2.5 %
Building age	2.6 Years	35.2 Years	21.4 Years	28.8 Years
Total floor area (entire building)	15,647.62 Sqm	9,383.85 Sqm	3,865.33 Sqm	49,753.92 Sqm
Acquisition and transfer date	7 November 2025	5 December 2025	24 March 2025	11 October 2024 (40%) 11 April 2025 (30%) 10 October 2025 (30%)

(*1) "NOI yield" and "NOI yield after depreciation" are calculated based on the following formulas. Unless otherwise noted, the same applies hereinafter.

Fukuoka : "NOI yield" = "Appraisal NOI" / "Acquisition price"

"NOI yield after depreciation" = ("Appraisal NOI" – "Annual amount of depreciation calculated using the straight-line method corresponding to the useful life of the Asset Acquired") / "Acquisition price"

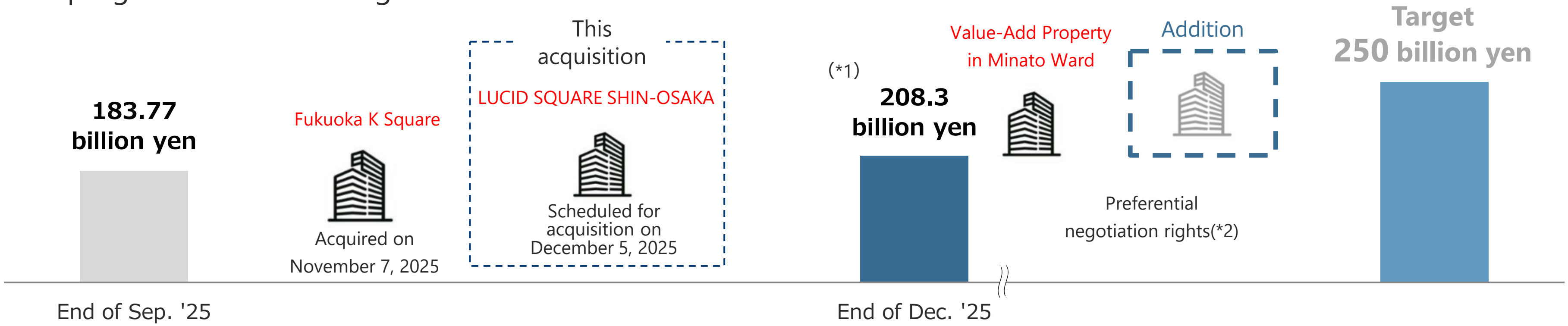
Kinshicho : "NOI yield" = "NOI forecast for the period ending September 2025" × 2 ÷ "Acquisition price"

"NOI yield after depreciation" = ("NOI forecast for the period ending September 2025" – "Depreciation forecast for the period ending September 2025") × 2 ÷ "Acquisition price"

Pipeline Overview

Toward 250 Billion Yen Target Asset Size, Continuing Activities to Add More Properties to the Pipeline

Status of progress toward the target on asset size



*(1) Assumes the portfolio after completion of the asset replacement of the Yokohama Plaza Building with the Meiji Yasuda Life Insurance Osaka Umeda Building.

(*2) This does not guarantee any future acquisition of properties by GOR

Property Acquisition Route

Sourcing drawing upon both the sponsor/major shareholder route and independent route

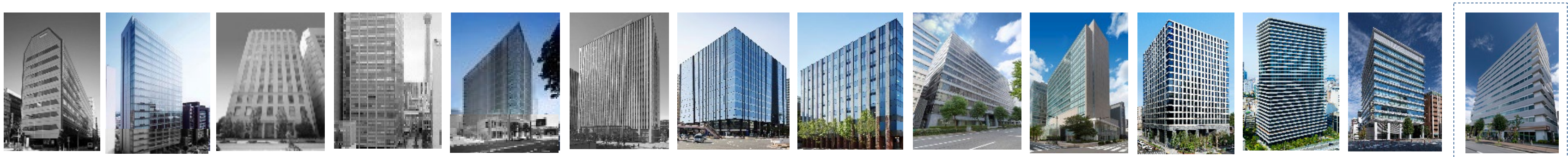
(*3) Properties sold or under the process of sale are also shown here

Sponsor/major shareholder route

Kintetsu Omori Bldg. | Sphere Tower Tennoz | Kintetsu Shin-Nagoya Bldg. | Otemachi | Saitama | Hirakawacho | Sengokuyama | Midosuji | Umeda

9 properties in total 145.9 billion yen (composition ratio: 42.4%)

■ Independent route



Ginza First Bldg. | Minami-Aoyama | Yodoyabashi Flex Tower | Kinshicho | Yokohama | Shinagawa | Toyosu | Sapporo | Nagoya | Ueno | Tosabori | Shin-Daibiru | Fukuoka | Shin-Osaka

14 properties in total 198.1 billion yen (composition ratio: 57.6%)

- This document is a translation of the original Japanese language press release titled “GOR Announces Acquisition of Trust Beneficiary Interest in Domestic Real Estate (LUCID SQUARE SHIN-OSAKA) dated today, with additional information added and organized according to the press release.
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