

Press Release

3 December 2025

REIT Issuer:

Global One Real Estate Investment Corp.

Securities Code: 8958

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GOR Announces Interest Rate of Debt Financing

Global One Real Estate Investment Corp. ("GOR") announces today that concerning the long-term loan (9,700 million yen) to be obtained on 5 December 2025, the interest rate was determined as follows.

Details of Interest Rate

Long-term loan

Lenders	Loan amount (million yen)	Interest rate (%)	Drawdown date	Maturity date
Development Bank of Japan Inc.	500	1.83356% (Fixed rate)	5 December 2025 (Scheduled)	30 March 2029
The Nishi-Nippon City Bank, Ltd.	500			
The 77 Bank, Ltd.	500			
The Norinchukin Bank	1,600	2.07472% (Fixed rate)		30 September 2030
The Bank of Fukuoka, Ltd.	500			
MUFG Bank, Ltd.	3,900	2.22005% (Fixed rate)		30 September 2031
Development Bank of Japan Inc.	1,200			
Meiji Yasuda Life Insurance Co.	1,000			

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) Convenience; (2) Year built; and (3) Property size.

For more information about GOR, please visit: <https://www.go-reit.co.jp/en/>

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