

## Press Release

1 April 2026

REIT Issuer:  
Global One Real Estate Investment Corp.  
Securities Code: 8958  
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### GOR Announces the Determination of Pricing for the Issuance of New Investment Units and Secondary Offering of Investment Units

Global One Real Estate Investment Corp. (“GOR”) announces today that it decided at the board of directors’ meeting held today, the issue price, offer price and other items concerning the issuance of new investment units and secondary offering of investment units, which were resolved at the board of directors’ meeting held on 25 March 2026 as follows.

1. Issuance of new investment units through public offering (primary offering)

(1) Number of investment units to be offered	116,380 units
	41,693 units of the new investment units to be offered above will be sold to overseas investors in overseas markets mainly consisting of Europe and Asia (excluding, however, the United States and Canada).
(2) Issue price (offer price) (*)	117,682 yen per unit
(3) Total issue price (total offer price)	13,695,831,160 yen
(4) Amount to be paid in (issue value) (*)	113,698 yen per unit
(5) Total amount to be paid in (total issue value)	13,232,173,240 yen
(6) Subscription period	2 April 2026 (Thursday)
(7) Payment period for deposit in securities	From 2 April 2026 (Thursday) to 3 April 2026 (Friday)
(8) Payment date	7 April 2026 (Tuesday)

Note: This press release has been prepared for the purpose of announcing to the public certain matters relating to the issuance of new investment units and secondary offering of investment units, and has not been prepared for the purpose of soliciting investments. This press release does not constitute an offer of securities in the United States of America. The securities referred to above have not been, and will not be, registered under the United States Securities Act of 1933, as amended (the “Securities Act”). The securities may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. The securities referred to above will not be publicly offered or sold in the United States.

(9) Delivery date	8 April 2026 (Wednesday)
(*) The Underwriters shall underwrite the investment units at the amount to be paid in (issue value) and offer at the issue price (offer price).	

2. Secondary offering of investment units (secondary offering through over-allotment)

(1) Number of investment units to be offered	5,820 units
(2) Offer price	117,682 yen per unit
(3) Total offer price	684,909,240 yen
(4) Subscription period	2 April 2026 (Thursday)
(5) Payment period for deposit in securities	From 2 April 2026 (Thursday) to 3 April 2026 (Friday)
(6) Delivery date	8 April 2026 (Wednesday)

3. Issuance of new investment units through third-party allotment

(1) Amount to be paid in (issue value)	113,698 yen per unit
(2) Total amount to be paid in (total issue value) (maximum)	661,722,360 yen
(3) Subscription period (subscription date)	21 April 2026 (Tuesday)
(4) Payment date	22 April 2026 (Wednesday)

(\*) If some or all of the investment units are not applied for by the end of the subscription period (subscription date) stated in (3) above, the issuance of those units not applied for shall be canceled.

< Reference Information >

1. Basis for calculating the issue price and offer price

(1) Calculation reference date and price	1 April 2026 (Wednesday)	120,700 yen
(2) Discount rate	2.5 %	

2. Syndicate cover transaction period

From 3 April 2026 (Friday) to 20 April 2026 (Monday)

3. Use of funds to be procured

The amount of 13,232,173,240 yen to be received through the primary offering will be used in full as funds for acquisition of ICON PLACE SHIBAKOEN, one of the specified assets stated in a press release dated 25 March 2026 titled "GOR Announces Acquisition of Trust Beneficiary Interest in Domestic Real Estate (GRAND CENTRAL CHIBA and ICON PLACE SHIBAKOEN)" and as part of the funds for repayment of borrowings executed on 30 March 2026, which were incurred for the acquisition of GRAND CENTRAL CHIBA (scheduled to be appropriated by the end of April 2026). In addition, the maximum amount of 661,722,360 yen to be received through the issuance of new investment units by way of third-party

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allotment, which was resolved on the same date as the primary offering, will be used as part of the funds for repayment of borrowings executed on 30 March 2026, which were incurred for the acquisition of GRAND CENTRAL CHIBA (scheduled to be appropriated by the end of April 2026).

**About GOR:**

For more information about GOR, please visit: <http://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.

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