

Press Release

8 October 2026

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 Investor Relations Department
Tel: +81-3-4346-0658

GOR Announces Issuance of Corporate Bonds (Green Bonds)

Global One Real Estate Investment Corp. (“GOR”) announces today that it decided to issue a total of 4 billion yen in public offering corporate bonds (green bonds), in accordance with the comprehensive resolution on the issuance of corporate bonds at the board meeting held on 30 October 2025 as described below.

1. Issuance of the corporate bonds

(1) Outline of the corporate bonds

- | | | | |
|----|------------------|---|--|
| 1) | Name of bonds | : | Global One Real Estate Investment Corporation Series No. 17 Unsecured Bonds (with pari passu clause) (Green Bonds)
Global One Real Estate Investment Corporation Series No. 18 Unsecured Bonds (with pari passu clause) (Green Bonds)
*The descriptions below refer to both Series No. 17 and No. 18 Unsecured Bonds unless otherwise mentioned. |
| 2) | Issue amount | : | Series No. 17 (3-year bonds): 2.6 billion yen
Series No. 18 (5-year bonds): 1.4 billion yen
Total: 4.0 billion yen |
| 3) | Bond certificate | : | No bond certificates will be issued according to the Act on Book Entry of Corporate Bonds and Shares. |

- 4) Issuance price : 100 yen per 100 yen face value
- 5) Redemption price : 100 yen per 100 yen face value
- 6) Interest rate : Series No. 17 Unsecured Bonds: 2.574% per annum
Series No. 18 Unsecured Bonds: 2.967% per annum
- 7) Amount per offering : 100 million yen
- 8) Offering method : Public placement
- 9) Offering period : 8 October 2026
- 10) Payment date : 15 October 2026
- 11) Collateral / guarantee : The bonds will be issued on an unsecured and unguaranteed basis with no specific assets reserved.
- 12) Redemption date / method : Series No. 17 Unsecured Bonds:
The total amount will be redeemed on 15 October 2029.
Series No. 18 Unsecured Bonds:
The total amount will be redeemed on 15 October 2031.
*The Corporate Bonds may be repurchased and cancelled at any time after the date of payment unless otherwise specified by the transfer agent.
- 13) Interest payment date : 15 April and 15 October of each year
- 14) Covenants : Negative pledge
- 15) Ratings : AA- (Japan Credit Rating Agency, Ltd.)
- 16) Fiscal agent : MUFG Bank, Ltd.
- 17) Underwriters : Series No. 17 Unsecured bonds:
Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.
Nomura Securities Co., Ltd.
SMBC Nikko Securities Inc.
Series No. 18 Unsecured bonds:
Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.
Nomura Securities Co., Ltd.
SMBC Nikko Securities Inc.
Daiwa Securities Co., Ltd.

The Corporate Bonds will be issued based on Green Finance Framework (*) established in February 2021 and revised in February 2025 to contribute to realizing a sustainable environment and society through green finance, a financing method for investment that serves to solve environmental issues.

(*) For the details of Green Finance Framework, please refer to GOR's website

(<https://www.go-reit.co.jp/en/esg/greenfinance.html>)

(2) Reason for bond issuance

GOR decided to issue the Corporate Bonds as it believes that the issuance of green bonds

will lead to the enhancement of its ESG (E: Environment, S: Society, G: Governance) initiatives as well as contribute to expansion and reinforcement of its base of investors who are interested in ESG investment.

2. Amount, use, and scheduled expenditure period of the bond sale proceeds

(1) Total amount to be procured (approximate net balance):

3,969 million yen

(2) Specific use of funds to be procured and scheduled expenditure period:

The approximate net balance of 3,969 million yen calculated by deducting the estimated issuance cost of 31 million yen from the aggregate payment amount of 2,600 million yen for the Series No. 17 Unsecured Bonds and 1,400 million yen for the Series No. 18 Unsecured Bonds will be used in full for the redemption of the Series No. 9 Unsecured Investment Corporation Bonds (4,000 million yen) due on 16 October 2026, which were issued to refinance funds for the acquisition of Rakuten Crimson House Aoyama (*2), a specified asset that meets Green Eligibility Criteria (*1).

(*1)(i) Green Eligibility Criteria A: Assets that have achieved or are expected to achieve any certification or recertification that falls under the following:

(a) Five, four, three stars in the DBJ Green Building Certification

(b) Five, four, three stars in the BELS Evaluation (2016 Criteria), provided, however, that logistics facilities with three stars and a BEI (Building Energy Index) exceeding 0.75 are excluded; or Level 6, Level 5 or Level 4 for non-residential buildings in the BELS Evaluation (2024 Criteria)

(c) S, A, B+ rank in the "CASBEE for Real Estate" Certification; and

(d) Platinum, Gold, Silver in the LEED Certification (LEED BD+C v4 or later)

(ii) Green Eligibility Criteria B: The purpose of renovation is any of the following environmental improvements:

(a) A more than 30% reduction of CO₂ emissions

(b) A more than 30% reduction of energy consumption

(c) A more than 30% reduction of water usage

(*2) Rakuten Crimson House Aoyama has obtained three stars in the DBJ Green Building Certification and satisfies Green Eligibility Criteria A.

3. Investors who declared investment in the Corporate Bonds

Listed below in Japanese syllabary order are investors to date who declared their intention to invest in the Corporate Bonds and agreed to disclose their names.

- Ibaraki Prefectural Credit Federations of Agricultural Cooperatives
- Echizen Shinkin Bank
- The Bank of Kochi Ltd.
- The Sugamo Shinkin Bank

- Suwa Shinkin Bank
- Tajima Shinkin Bank
- THE TOTTORI BANK, LTD.
- NAGANO SHINKIN BANK
- Nishihyogo Shinkin Bank
- Hachijuni Nagano Bank, Ltd.
- HIRAKATA SHINKIN BANK
- Mizusawa Shinkin Bank

4. Amount of interest-bearing debt before and after the bond issuance

The amounts of interest-bearing debt before and after the issuance of the Corporate Bonds and the redemption at maturity of Series No. 9 Unsecured Investment Corporation Bonds are shown in the table below.

(Yen in millions)

	Before issuance (A)	After issuance (B)	Net change (B-A)
Short-term borrowings	13,600	13,600	--
Long-term borrowings	94,400	94,400	--
Corporate bonds	13,700	13,700	--
Total interest-bearing debt	121,700	121,700	--

5. Others

The risks relating to the issuance of the Corporate Bonds will not alter GOR's "Investment Risks" as detailed in the GOR Securities Report dated 23 June 2026.

About GOR:

For more information about GOR, 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 for reference purposes only.