

Press Release

29 March 2017

REIT Issuer:
Global One Real Estate Investment Corp.
Securities Code: 8958
Representative: Akio Uchida, Executive Director

Asset Manager:
Global Alliance Realty Co., Ltd.
Representative: Yasushi Wada, President
Contact: Yoshitaka Shibata
Managing Executive Officer
REIT Management Department
REIT Finance Department
Tel: +81-3-3262-1494

GOR Announces Interest Rate of Debt Financing

29 March 2017 - Global One Real Estate Investment Corp. (“GOR”) announces today that concerning the long-term loans (6,000 million yen) to be obtained on 31 March 2017, the interest rate was determined as follows.

Details of Interest Rate

Long-term loans (Loan term of 5.0 years) scheduled for 31 March 2017 (Note)

- | | |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) Loan term: | 31 March 2017 – 31 March 2022 (5.0 years) |
| (2) Loan amount: | 6,000 million yen |
| (3) Lenders: | The Bank of Tokyo-Mitsubishi UFJ, Ltd., Mitsubishi UFJ Trust and Banking Corp., The Bank of Fukuoka, Ltd., The Iyo Bank, Ltd., The Joyo Bank, Ltd., The Nanto Bank, Ltd., The Ashikaga Bank, Ltd., The Daishi Bank, Ltd., Higashi Nippon Bank, Ltd., The Hyakugo Bank, Ltd. and Tokio Marine & Nichido Fire Insurance Co., Ltd. |
| (4) Annual interest rate: | 0.59544% |
| (5) Term of the interest rate: | 31 March 2017 – 31 March 2022 |

(Note) It was announced in the press release titled “GOR Obtains Debt Financing” dated

22 March 2017.

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 on “strong and sustainable competitiveness in the marketplace.” The three key watchwords in selecting properties are: (1) *CLOSER* - easily accessible from nearby train stations; (2) *NEWER* - newly or recently built; and (3) *LARGER* - large office buildings with extensive office space.

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

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 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.