

## Press Release

14 April 2017

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Securities Code: 8958  
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### GOR Announces Early Repayment of Loans

**14 April 2017** - Global One Real Estate Investment Corp. (“GOR”) announces today that it decided to make early repayment of loans as follows.

1. Early repayment of loans

(1) Outline of repayment

GOR decided to make early repayment amounting to 10,700 million yen in short-term loans that were extended on 24 March 2017, by using the proceeds from the issuance of new investment units through public offering to be paid in on 19 April 2017 and funds on hand.

(2) Details of repayment

	Short-term loans extended on 24 March 2017 (Note 1)
Borrowing date	24 March 2017
Balance of loans before repayment (A)	10,700 million yen
Maturity date under the contract	29 September 2017
Amount of repayment (B)	10,700 million yen
Balance of loans after repayment (A – B)	0 yen

Repayment date for repayment (B)	28 April 2017
Lenders (Note 2)	The Bank of Tokyo-Mitsubishi UFJ, Ltd. and Mitsubishi UFJ Trust and Banking Corporation
Collateral, etc.	Unsecured, unguaranteed

(Note 1) Announced in a press release dated 22 March 2017 titled “GOR Obtains Debt Financing.”

(Note 2) Repayment will be made to each lender in accordance with the amount of the loan balance.

## 2. Interest-bearing debt before and after the repayment of loans

The balance of interest-bearing debt after the subject repayment is shown in the table below.

(Yen in millions)

	Before repayment (A)	After repayment (B)	Net change (B-A)
Short-term loans	10,700	--	(10,700)
Long-term loans	76,500	76,500	--
Corporate bonds	19,000	19,000	--
Total interest-bearing debt	106,200	95,500	(10,700)

## 3. Impact on business performance

The impact of this early repayment of loans on business performance for the six-month period ending September 2017 and for the six-month period ending March 2018 is minimal; thus, we have made no change to our earnings forecasts for the six-month period ending September 2017 and the six-month period ending March 2018.

### 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/>

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