

## Press Release

7 September 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 Finance Department  
Tel: +81-3-3262-1494

### GOR Announces Issuance of Corporate Bonds

7 September 2017 - Global One Real Estate Investment Corp. ("GOR") announces today that it decided to issue a total of 5 billion yen in public offering corporate bonds, in accordance with the comprehensive resolution on the issuance of corporate bonds at the board meeting held on 27 July 2016 as described below.

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#### 1. Issuance of the corporate bonds

##### (1) Outline of the corporate bonds

- |    |                  |   |  |
|----|------------------|---|--|
| 1) | Name of bonds    | : | Series No. 10 unsecured bonds (with pari passu clause)<br>Series No. 11 unsecured bonds (with pari passu clause)<br>*The descriptions below refer to both Series No. 10 and<br>No. 11 unsecured bonds, unless otherwise mentioned. |
| 2) | Issue amount     | : | Series No. 10 ( 5-year bonds) : 3 billion yen<br>Series No. 11 (10-year bonds): 2 billion yen<br>Total: 5 billion yen  |
| 3) | Bond certificate | : | No bond certificates will be issued according to the Act<br>on Book Entry of Corporate Bonds and Shares.   |

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|-----|--------------------------|---|--|
| 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. 10 unsecured bonds: 0.280 % per annum<br>Series No. 11 unsecured bonds: 0.630 % per annum   |
| 7)  | Amount per offering      | : | 100 million yen  |
| 8)  | Offering method          | : | Public placement   |
| 9)  | Offering period          | : | 7 September 2017   |
| 10) | Payment date             | : | 28 September 2017  |
| 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. 10 unsecured bonds:<br>The total amount will be redeemed on 28 September 2022.<br>Series No. 11 unsecured bonds:<br>The total amount will be redeemed on 28 September 2027.<br>*The Corporate Bonds may be repurchased and cancelled at any time after the date of payment unless otherwise specified by the transfer agent. <sup>1</sup> |
| 13) | Interest payment date    | : | 28 March and 28 September of each year   |
| 14) | Covenants                | : | Negative pledge  |
| 15) | Ratings                  | : | AA- (Japan Credit Rating Agency, Ltd.)   |
| 16) | Fiscal agent             | : | The Bank of Tokyo-Mitsubishi UFJ, Ltd.   |
| 17) | Underwriters             | : | Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.<br>Daiwa Securities Co., Ltd.<br>SMBC Nikko Securities Inc.<br>Nomura Securities Co., Ltd.  |

(2) Reason for bond issuance

The proceeds from the bond issuance will be used as a source of funds for the redemption of Series No. 4 unsecured corporate bonds (5 billion yen), for which payment is due 29 September 2017.

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

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

4,962 million yen

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

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<sup>1</sup> Japan Securities Depository Center, Inc.

The proceeds from the bond issuance will be used as a source of funds for the redemption of Series No. 4 unsecured corporate bonds (5 billion yen), for which payment is due 29 September 2017.

3. 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. 4 unsecured corporate bonds are shown in the table below.

(Yen in millions)

	Before issuance (A)	After issuance (B)	Net change (B-A)
Short-term borrowings	--	--	--
Long-term borrowings	76,500	76,500	--
Corporate bonds	19,000	19,000	--
Total interest-bearing debt	95,500	95,500	--

4. 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 27 June 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.