

Press Release

22 February 2018

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GOR Obtains Debt Financing

22 February 2018 - Global One Real Estate Investment Corp. ("GOR") announces today that it decided to obtain debt financing as follows.

1. Reason for debt financing

The debt financing will be used as a part of source of funds for the repayment of long term loans of 4,000 million yen obtained on 1 March 2011, which will become due and payable on 28 February 2018, and 10,000 million yen obtained on 1 August 2014, which will become due and payable on 30 March 2018, respectively.

The total amount of the debt financing will be 13,000 million yen, which will be applied to the repayment of the above-mentioned debts with the addition of cash in hand of 1,000 million yen.

2. Outline of debt financing

(1) Long-term loan (Loan term of 7.1 years)

- | | |
|----------------------|--|
| 1) Lenders: | Development Bank of Japan Inc. (scheduled) |
| 2) Loan amount: | 3,500 million yen |
| 3) Interest rate: | To be determined (Note) |
| 4) Borrowing method: | Fixed rate |
| 5) Collateral: | Unsecured |

(under some conditions, the loan may be collateralized by real estate beneficial interests owned by GOR)

- 6) Drawdown date: 28 February 2018 (scheduled)
- 7) Maturity date: 31 March 2025
- 8) Repayment method: Repayment in full at maturity
- 9) Use of funds: Repayment of existing loan

(Note) The interest rate will be announced when determined on 26 February 2018.

(2) Long-term loan (Loan term of 3.0 years)

- 1) Lenders: The Bank of Tokyo-Mitsubishi UFJ, Ltd., Mitsubishi UFJ Trust and Banking Corp., Sumitomo Mitsui Banking Corp., The Bank of Fukuoka, Ltd. and The 77 Bank, Ltd. (scheduled)
- 2) Loan amount: 4,750 million yen
- 3) Interest rate: Bank base rate (JBA 1-month Japanese Yen TIBOR) + 0.23%
- 4) Borrowing method: Floating rate
- 5) Collateral: Unsecured
(under some conditions, the loan may be collateralized by real estate beneficial interests owned by GOR)
- 6) Drawdown date: 30 March 2018 (scheduled)
- 7) Maturity date: 31 March 2021
- 8) Repayment method: Repayment in full at maturity
- 9) Use of funds: Repayment of existing loan

- Interest shall be paid on the end of each month, and the first interest payment date is 27 April 2018. (Partial) repayment of the principal is permissible on the interest payment date.

- The base interest rate applicable to the calculation period of interest payable on each interest payment date shall be JBA 1-month Japanese Yen TIBOR as of two business days prior to the previous interest payment date.

- JBA 1-month Japanese Yen TIBOR is shown on the website of General Incorporated Association JBA TIBOR Administration (<http://www.jbatibor.or.jp/english/>)

(3) Long-term loan (Loan term of 5.0 years)

- 1) Lenders: The Bank of Tokyo-Mitsubishi UFJ, Ltd., Mitsubishi UFJ Trust and Banking Corp., Sumitomo Mitsui Banking Corp., The Bank of Fukuoka, Ltd. and The 77 Bank, Ltd. (scheduled)

- 2) Loan amount: 4,750 million yen
 - 3) Interest rate: Bank base rate (JBA 1-month Japanese Yen TIBOR) + 0.33%
 - 4) Borrowing method: Floating rate
 - 5) Collateral: Unsecured
(under some conditions, the loan may be collateralized by real estate beneficial interests owned by GOR)
 - 6) Drawdown date: 30 March 2018 (scheduled)
 - 7) Maturity date: 31 March 2023
 - 8) Repayment method: Repayment in full at maturity
 - 9) Use of funds: Repayment of existing loan
- Interest shall be paid on the end of each month, and the first interest payment date is 27 April 2018. (Partial) repayment of the principal is permissible on the interest payment date.
 - The base interest rate applicable to the calculation period of interest payable on each interest payment date shall be JBA 1-month Japanese Yen TIBOR as of two business days prior to the previous interest payment date.
 - JBA 1-month Japanese Yen TIBOR is shown on the website of General Incorporated Association JBA TIBOR Administration (<http://www.jbatibor.or.jp/english/>)

3. Interest-bearing debt before and after the debt financing

The amounts of interest-bearing debt before and after the subject debt financing are shown in the table below.

(Yen in millions)

	Before borrowing (A)	After borrowing (B)	Net change (B-A)
Short-term borrowings	--	--	--
Long-term borrowings	76,500	75,500	-1,000
Corporate bonds	19,000	19,000	--
Total interest-bearing debt	95,500	94,500	-1,000

4. Others

The risks relating to the subject debt financing (repayments, etc.) will not alter GOR's "Investment Risks" as detailed in the GOR Securities Report dated 26 December 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.