

Press Release

26 March 2020

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GOR Announces Obtainment of Debt Financing and Acquisition of "MUFG ESG Rating Certificate for J-REIT supported by JCR"

26 March 2020 - Global One Real Estate Investment Corp. ("GOR") announces today that it decided to obtain debt financing as follows. In addition, GOR and Global Alliance Realty Co., Ltd. ("GAR"), the Asset Manager to which GOR entrusts the management of its assets received the "S Rank" in the "MUFG ESG Rating Certificate for J-REIT supported by Japan Credit Rating Agency (the "JCR")" ("the Rating Certificate") by Mitsubishi UFJ Research and Consulting Co., Ltd. (the "MURC").

1. Reason for debt financing

The debt financing will be used as a source of funds for the repayment of long-term loans (9,000 million yen obtained on 31 March 2015), which will become due and payable on 31 March 2020.

2. Outline of debt financing

Long-term loan

Lenders	Loan amount (million yen)	Interest rate (%)	Drawdown date	Maturity date	Collateral/ Repayment method
MUFG Bank, Ltd. (Note 1)	2,000	To be determined (Note 2) (Fixed rate)	31 March 2020 (scheduled)	31 March 2025	Unsecured (Note 3) / Repayment in full at maturity
The Iyo Bank, Ltd.	800				
The Nanto Bank, Ltd.	400				
Sompo Japan Nipponkoa Insurance Inc.	800				
MUFG Bank, Ltd. (Note 1)	2,400	To be determined (Note 2) (Fixed rate)		31 March 2028	
Meiji Yasuda Life Insurance Co.	1,000				
The Norinchukin Bank	1,600				

(Note 1) ESG Evaluation loans for J-REIT. For details, please refer to "4. About the Rating Certificate and "ESG Evaluation loans for J-REIT"".

(Note 2) The interest rate will be announced when determined on 27 March 2020.

(Note 3) Under some conditions, the loan may be collateralized by real estate trust beneficial interests etc. owned by GOR.

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	75,500	75,500	--
Corporate bonds	19,000	19,000	--
Total interest-bearing debt	94,500	94,500	--

4. About the Rating Certificate and "ESG Evaluation loans for J-REIT"

(1) About the Rating Certificate

- The Rating Certificate evaluates J-REITs' effort on ESG (Environment, Society, Governance) based on a scale of one to five (S/A/B+/B-/C) by the MURC's own criteria.
- In this Rating Certificate, GOR and GAR received the "S Rank" for its activities:
 - Has established a framework to promote ESG initiatives based on the ESG Policy and has implemented them.
 - Has successfully reduced GHG (greenhouse gas) emissions and water

consumption in portfolio properties through proactive efforts.

- Has implemented initiatives for improvement of tenants' satisfaction, strategic contribution to local communities and employee development as well as protection of their human rights.
 - Being aware of governance and compliance as a company, has incorporated an appropriate system and measures.
- The Rating Certificate with the support from JCR providing a third-party view, aims to be highly objective.
 - By utilizing the Rating Certificate, while ESG issues can be clarified, GOR will be able to obtain the "ESG Evaluation loans for J-REIT" from MUFG Bank, Ltd.
 - For details of the Rating Certificate, please refer to the MURC's website (<https://www.murc.jp/sp/1810/j-reit/index.html>) (Japanese only).

(2) About "ESG Evaluation loans for J-REIT"

- The loan will be provided by MUFG, taking into consideration of this ESG evaluation, in addition to the usual credit evaluation.
- The loan will be allocated on priority basis from the net proceed from sale of the Mitsubishi UFJ Financial Group ("MUFG")'s Green Bond (Note 4) which was issued on October 2018. With the listing of GOR's name on the report about the status of the fund allocation of MUFG's green bond, GOR can expect higher name exposure.
- The priority allocation of the fund requires the receiving party to own "Eligible Green Properties (Note 5)" and meeting MUFG's requirements on the certificate's rating.

(Note 4) For details, please refer to the MUFG's website (<https://www.mufg.jp/english/csr/environment/product/>).

(Note 5) "Eligible Green Properties" are properties which can measure its CO2 emission and schedule to receive or received one of the following ratings as of the payment date or with the two years before the annual reporting of fund allocation.

- DBJ Green Building Certification: "4 Stars" and above
- CASBEE: "Rank A" and above
- LEED: "Gold" and above
- BREEAM: "Excellent" and above

5. 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 2019.

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: <https://www.go-reit.co.jp/en/>

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.