

Press Release

25 March 2026

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GOR Revises Earnings Forecasts for the Six-Month Period Ending September 2026 and Announces Earnings Forecasts for the Six-Month Period Ending March 2027

Global One Real Estate Investment Corp. (“GOR”) announces today that it has revised its earnings forecasts for the six-month period ending September 2026 (the “46th Period”: 1 April 2026 – 30 September 2026) and announces its earnings forecasts for the six-month period ending March 2027 (the “47th Period”: 1 October 2026 – 31 March 2027). Moreover, there have been no changes as of today to the earnings forecast for the six-month period ending March 2026 (the “45th Period”: 1 October 2025— 31 March 2026).

1. Rationale for revision and announcement

GOR will revise its earnings forecasts following changes in the assumptions of the earnings forecasts for the six-month period ending September 2026 announced in “GOR Revises Earnings Forecasts and Dividend Forecast for the Six-Month Period Ending March 2026 and Earnings Forecasts for the Six-Month Period Ending September 2026” dated 28 November 2025 has changed due to the issuance of new investment units as well as the acquisition of an asset stated in press releases dated today titled “GOR Announces Issuance of New Investment Units and Secondary Offering of Investment Units” and “GOR Announces Acquisition of Trust Beneficiary Interest in Domestic Real Estate (GRAND CENTRAL CHIBA and ICON PLACE SHIBAKOEN).” GOR also announces its new earnings forecasts for the six-month period ending March 2027 calculated based on the same assumptions.

Note: This press release was prepared as a public announcement regarding earnings forecasts for the six-month periods ending September 2026 and March 2027 and was not prepared for the purpose of soliciting investments, whether in or outside Japan. This press release does not constitute an offer of securities in the United States of America. The securities referred to above have not been, and will not be, registered under the United States Securities Act of 1933, as amended (the “Securities Act”). The securities may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act. The securities referred to above will not be publicly offered or sold in the United States.

2. Revision of Earnings Forecasts for the Six-Month Period Ending September 2026

	Operating revenue	Operating profit	Ordinary profit	Net income	Dividend per unit	Dividend in excess of profit per unit
Previous forecast (A) (28 Nov. 2025)	7,107 million yen	4,001 million yen	3,189 million yen	3,188 million yen	3,200 yen	—
Revised forecast (B)	7,990 million yen	4,441 million yen	3,504 million yen	3,503 million yen	3,200 yen	—
Amount of change (C)=(B-A)	882 million yen	439 million yen	315 million yen	315 million yen	—	—
Change (C/A×100)	12.4 %	11.0 %	9.9 %	9.9 %	—	—

(Ref.) Forecasted net income per unit: 3,201 yen

The estimated number of units issued at the end of the period: 1,094,537 units

Note:

- Dividend per unit is calculated on the premise that the amount remaining after deducting the reserve for reduction entry of approximately 1 million yen for the six-month period ending September 2026 from net income will be distributed.
- The estimated number of units issued at the end of the period is 1,094,537 units, which is the number of units issued as of today, 972,337 units, plus 116,380 units that are going to be issued through a public offering and 5,820 units (upper limit) that are going to be issued through a third-party allotment pursuant to a decision made at the board of directors held today. It is also assumed that the maximum number of new units to be issued through the third-party allotment will be 5,820 units.
- The forecasts contained in this document are “current” as of the date of this release, based on the assumptions described in the Exhibit that follows. Actual results may differ (i.e. operating revenue, operating profit, ordinary profit, net income, dividend per unit) depending on various factors. The above forecasts do not guarantee the amount of future dividends.
- Should a disparity exceeding a certain percentage arise in the forecasts, revisions may be released.
- Amounts of less than one million yen are rounded down to the nearest million yen.

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3. Earnings forecasts for the six-month period ending March 2027

	Operating revenue	Operating profit	Ordinary profit	Net income	Dividend per unit	Dividend in excess of profit per unit
47th Period	7,866 million yen	4,343 million yen	3,293 million yen	3,292 million yen	3,200 yen	—

(Ref.) Forecasted net income per unit: 3,008 yen

The estimated number of units issued at the end of the period: 1,094,537 units

Notes:

1. Dividend per unit is calculated on the premise that the amount obtained by adding the reserve for reduction entry of approximately 209 million yen to net income for the six-month period ending March 2027 will be distributed.
2. The estimated number of units issued at the end of the period is 1,094,537 units, which is the number of units issued as of today, 972,337 units, plus 116,380 units that are going to be issued through a public offering and 5,820 units (upper limit) that are going to be issued through a third-party allotment pursuant to a decision made at the board of directors held today. It is also assumed that the maximum number of new units to be issued through the third-party allotment will be 5,820 units.
3. The forecasts contained in this document are “current” as of the date of this release, based on the assumptions described in the Exhibit that follows. Actual results may differ (i.e. operating revenue, operating profit, ordinary profit, net income, dividend per unit) depending on various factors. The above forecasts do not guarantee the amount of future dividends.
4. Should a disparity exceeding a certain percentage arise in the forecasts, revisions may be released.
5. Amounts of less than one million yen are rounded down to the nearest million yen.

4. (Reference) Earnings for the six-month period ending March 2026

The earnings for the six-month period ending March 2026 described in the “GOR Revises Earnings Forecasts and Dividend Forecast for the Six-Month Period Ending March 2026 and Earnings Forecasts for the Six-Month Period Ending September 2026” dated 28 November 2025, are as follows.

	Operating revenue	Operating profit	Ordinary profit	Net income	Dividend per unit	Dividend in excess of profit per unit
45th Period	7,520 million yen	4,558 million yen	3,869 million yen	3,868 million yen	3,585 yen	—

(Ref.) Net income per unit: 3,978 yen

The number of units issued at the end of the period: 972,337 units

Notes: Dividend per unit is calculated by dividing the undistributed earnings minus the reserve for reduction entry of 396 million yen plus the reversal of the reserve for reduction entry of 13 million yen, by the number of investment units issued expected at the end of the fiscal period.

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Exhibit

Assumptions underlying earnings forecasts for the six-month period ending September 2026 (the 46th Period) and the six-month period ending March 2027 (the 47th Period)

Items	Assumptions
Accounting period	The 46th Period: 1 April 2026 – 30 September 2026 (183 days) The 47th Period: 1 October 2026 – 31 March 2027 (182 days)
Operating assets	<ul style="list-style-type: none"> The earnings forecast has been calculated assuming that GOR will acquire and transfer the following properties, in addition to the 15 properties it owns as of today, without any additional acquisitions or sales of existing acquisitions until the end of the six-month period ending March 2027 (31 March 2027). The acquisition of Meiji Yasuda Life Insurance Osaka Umeda Building (15% of 70% quasi co-ownership interest in trust beneficial interests in real estate: 24 April 2026, 15% of 70% quasi co-ownership interest in trust beneficial interests in real estate: 23 October 2026). The transfer of Yokohama Plaza Building (15% quasi co-ownership interest in trust beneficial interests in real estate: 24 April 2026, 15% quasi co-ownership interest in trust beneficial interests in real estate: 23 October 2026). The acquisition of GRAND CENTRAL CHIBA (Trust beneficial interests: 30 March 2026). The acquisition of ICON PLACE SHIBAKOEN (Trust beneficial interests: 23 April 2026). Notwithstanding the above assumption, estimates may change in the event of a change in the portfolio.
Number of units issued	<ul style="list-style-type: none"> The estimated number of units issued at the end of the period is 1,094,537 units, which is the number of units issued as of today (972,337 units), plus 116,380 units issued through a public offering and upper limit of 5,820 new units issued through a third-party allotment pursuant to a decision made at the board of directors held on 25 March 2026. Dividend per unit is calculated based on the above number of units issued, or 1,094,537.
Operating revenue	<ul style="list-style-type: none"> Rental revenue takes into account various factors (e.g. tenant turnover, market trends, and competition in the neighborhood) and assumes that there will be no arrears or nonpayment of rent by tenants. Rental revenue is expected to increase with the acquisition of GRAND CENTRAL CHIBA on 30 March 2026, the acquisition of ICON PLACE SHIBAKOEN on 23 April 2026, the acquisition of part of Meiji Yasuda Life Insurance Osaka Umeda Building (15% of 70%) on 23 October 2026 and the transfer of part of Yokohama Plaza Building (15%) on 23

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Items	Assumptions
	<p>October 2026.</p> <ul style="list-style-type: none"> Among the operating revenue for the 46th Period and 47th Period, approximately 1,248 million yen and approximately 1,248 million yen of gain on sale of real estate are expected respectively from the transfer of part of Yokohama Plaza Building.
Operating expenses	<ul style="list-style-type: none"> Property-related expenses, excluding depreciation and amortization expenses, are calculated reflecting variable factors based on historical data. Because the amounts of property tax and city planning tax are already paid by the seller and included in the acquisition cost of Meiji Yasuda Life Insurance Osaka Umeda Building, they will not be recorded as operating expenses in the 47th Period. However, property tax and city planning tax for this property due in and after the 48th Period (approximately 182 million yen in fiscal 2025, i.e. approximately 91 million yen for six months, excluding depreciated asset tax) will be recorded as operating expenses based on the percentage of ownership as of the levy date in the 48th Period and after. Because the amounts of property tax and city planning tax already paid by the seller are included in the acquisition cost of GRAND CENTRAL CHIBA, they will not be recorded as operating expenses in the 46th Period and 47th Period. However, property tax and city planning tax for this property due in and after the 48th Period (approximately 57 million yen in fiscal 2025, i.e. approximately 28 million yen for six months, excluding depreciated asset tax) will be recorded as operating expenses in the 48th Period and after. Because the amounts of property tax and city planning tax already paid by the seller are included in the acquisition cost of ICON PLACE SHIBAKOEN, they will not be recorded as operating expenses in the 46th Period and 47th Period. However, property tax and city planning tax for this property due in and after the 48th Period (approximately 55 million yen in fiscal 2025, i.e. approximately 27 million yen for six months, excluding depreciated asset tax) will be recorded as operating expenses in the 48th Period and after. Property management fees relating to leasing activities are estimated at approximately 709 million yen for the 46th Period and approximately 689 million yen for the 47th Period and tax and public dues at approximately 524 million yen for the 46th Period and approximately 529 million yen for the 47th Period. Repair and maintenance expenses are estimated at approximately 227 million yen for the 46th Period and approximately 238 million yen for the 47th Period. However, unforeseen emergency repairs may become

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Items	Assumptions
	<p>necessary depending on various factors, and actual repair expenses may exceed the estimates.</p> <ul style="list-style-type: none"> • Depreciation and amortization expenses is calculated on a straight-line basis over the holding period, and estimated at approximately 880 million yen for the 46th Period and approximately 856 million yen for the 47th Period is calculated on a straight-line basis over the holding period. • Operating expenses other than property-related expenses (e.g. management fees, asset custody fees, and agency fees) are estimated at approximately 719 million yen for the 46th Period and approximately 728 million yen for the 47th Period.
Non-operating expenses	<ul style="list-style-type: none"> • The total non-operating expenses (e.g. interest expenses) are estimated at approximately 990 million yen for the 46th Period and approximately 1,090 million yen for the 47th Period. Approximately 60 million yen of investment unit issuance costs are expected to be recorded in lump sum as non-operating expenses for the 46th Period.
Borrowings and bonds	<ul style="list-style-type: none"> • As of today, GOR has a total of 93,400 million yen in outstanding loans. It is assumed that loans due during the 45th Period, 46th Period and 47th Period will be fully refinanced. • Assumes that GOR will borrow 17,500 million yen in March 2026 from a qualified institutional investor, MUFG Bank, Ltd., as defined in Article 2, Paragraph 3, Item 1 of the Financial Instruments and Exchange Act. Concerning details of this borrowing, please see "GOR Announces Obtainment of Debt Financing" dated today. In addition, GOR plans to make an early repayment of 6,500 million yen for a portion of such borrowing in April 2026. • Assumes that GOR will borrow 1,000 million yen in June 2026 from a qualified institutional investor as defined in Article 2, Paragraph 3, Item 1 of the Financial Instruments and Exchange Act. • Dividend per unit may change due to unforeseen fluctuations in interest rates. • As of today, GOR has a total of 15,700 million yen in outstanding corporate bonds issued. It is assumed that the corporate bonds maturing during the 46th Period (ending September 2026) and the 47th Period (ending March 2027) will be fully redeemed using funds procured through the issuance of new corporate bonds. In addition, it is assumed that GOR will newly issue corporate bonds in the amount of 3,000 million yen in June 2026, resulting in total outstanding corporate bonds issued of 18,700 million yen.
Dividend per unit	<ul style="list-style-type: none"> • Dividend per unit is calculated in accordance with "Cash Dividend Policies" set forth in the Articles of Incorporation.

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	<ul style="list-style-type: none"> Dividend per unit may change due to various factors (e.g., change in the portfolio properties, increase or decrease in rent income resulting from tenant relocation, and unforeseen emergency repairs). Assumes that part of the gain on sale from the third transfer (15%) of Yokohama Plaza Building, transferred in segments across six periods, will be spent in a discretionary manner and to an extent that does not infringe on dividend deductibility requirements prescribed in Article 67-15 of the Act on Special Measures Concerning Taxation for reserve for reduction entry of approximately 1 million yen respectively, in accordance with the “Special Provision on Taxation for Replacement of Specific Property” (Article 65-7 of the Act on Special Measures Concerning Taxation) in financial results for the six-month period ending September 2026. In addition, it is assumed that approximately 209 million yen of the reserve for reduction entry will be reversed in the financial results for the fiscal period ending March 2027.
Dividend in excess of profit per unit	<ul style="list-style-type: none"> Dividend distributions in excess of profit are not assumed during the 46th Period and the 47th Period.
Others	<ul style="list-style-type: none"> Assumes that there will be no material changes that may affect the aforementioned forecasts during this period in related laws, accounting standards and tax regulations in Japan, TSE listing regulations, and/or rules of the Investment Trusts Association, Japan. Assumes that unforeseen significant changes will not occur in the general economic trends or the real estate markets of Japan.

About GOR:

For more information about GOR, visit: <http://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 for reference purposes only.

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