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For Immediate Release

Real Estate Investment Trust Securities Issuer:
GLP J-REIT

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Changes on the Preferential Negotiation Right

GLP J-REIT hereby announces that GLP Japan Advisors Inc. (hereinafter “GLPJA”), to which GLP J-REIT entrusts the management of its assets, has determined to waive its preferential negotiation right (hereinafter “Right”) on some of the properties owned by the bridge scheme (hereinafter “Properties”), which are listed as follows:

1. List of Properties

Name of property	Location	Type of property	GFA
GLP Sayama Hidaka III	Hidaka city, Saitama	BTS	60,388 sqm
GLP Yao I	Yao city, Osaka	BTS	54,064 sqm
GLP Yao II	Yao city, Osaka	BTS	15,882 sqm

2. Reasons for the waiver of Right

GLP J-REIT has been expanded its pipeline properties by obtaining Right through the bridge scheme in order to execute timely external growth strategy, which the balance of property with Right increased to 10 properties including three ALFALINK properties, the next generation logistics facility, as of September end 2024.

As there has been a disposition opportunity on Properties under the current real estate market where investment appetite by investors on logistics facility is strong, GLP JA has been seriously examined and determined to waive a part of its Right by the following reasons:

- GLP J-REIT keeps a large balance of pipeline properties including flagship properties such as ALFALINK facilities after waiving Right on Properties
- Further expansion of pipeline property would be expected as GLP Group continues development activities

GLP J-REIT will not incur any fees or penalty payment by waiving its Right.

The pipeline properties with Right in the bridge scheme after waiving Right on Properties are as follows:

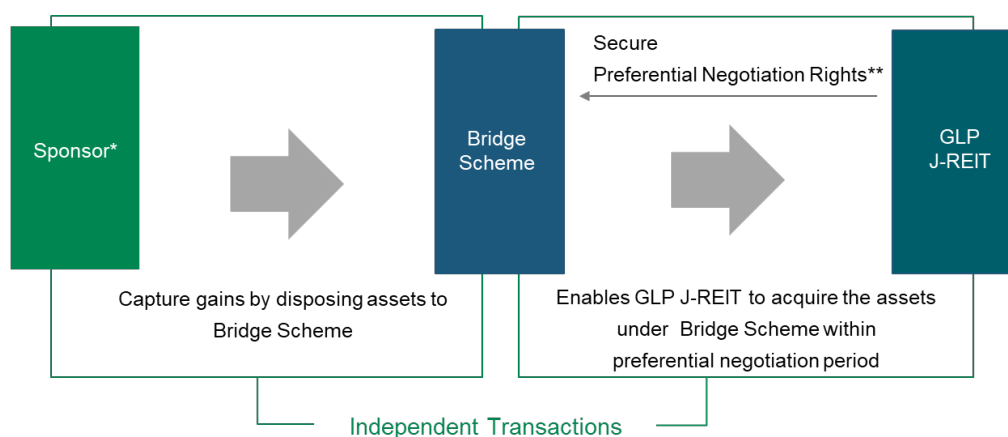
Pipeline properties after the waiver of Right on Properties

Name of property	Location	Type of property	GFA
GLPJoso II	Joso city, Ibaragi	BTS	34,544 sqm
GLP ALFALINK Sagamihara 4 (Note)	Sagamihara city, Kanagawa	BTS	138,027 sqm
GLP ALFALINK Nagareyama 5,6	Nagareyama city, Chiba	Multi-Tenant	208,639 sqm
GLP ALFALINK Ibaraki 2	Ibaraki city, Osaka	BTS	39,437 sqm
GLP Ritto Konan	Konan city, Shiga	Multi-Tenant	42,320 sqm
GLP Amagasaki IV	Amagasaki city, Hyogo	BTS	28,694 sqm
GLP Hiroshima II	Hiroshima city, Hiroshima	Multi-Tenant	45,985 sqm

(Note) 70% co-ownership interests on the beneficiary interest. Indicated GFA is based on 100% interests.

(Reference) Property acquisitions by GLP J-REIT utilizing the bridge scheme

Preferential Negotiation Rights may be exercised at any time during its preferential negotiation period by utilizing the bridge scheme described below:



* Includes the Development Funds managed by GLP Group

** Retains Preferential Negotiation Rights while no obligation to acquire the assets under the Bridge Scheme

3. Future Outlook

There is no impact from obtainment of the Preferential Negotiation Right on GLP J-REIT's operation nor on the forecast of dividend payments.

*GLP J-REIT website address: <https://www.glpjreit.com/en/>