

February 26, 2025

For Immediate Release

Real Estate Investment Trust Securities Issuer:
GLP J-REIT
Representative: Yuma Kawatsuji, Executive Director
(Security Code: 3281)

Asset Management Company:
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Determination of Interest Rate and Signing of Interest Rate Swap Agreement

GLP J-REIT announces the determination of the interest rates as well as the execution of the interest rate swap agreement (hereinafter, the “Swap Agreement”) for the borrowings disclosed in the press release titled “Borrowing of Funds (Including Sustainability Loan and Green Loan)” dated February 20, 2025.

The details are as follows:

1. Details of Fixed Interest Rate

Lender	Loan amount	Interest rate	Drawdown date	Borrowing method	Repayment date	Repayment method	Security
Aichi Bank, Ltd. (Green Loan)	3,000 million yen	<u>1.040%</u> (Fixed interest rate)	February 28, 2025	Borrowing based on the term loan agreement dated February 28, 2025, with the lender shown to the left	February 28, 2033	Lump-sum repayment on repayment date	Unsecured Not guaranteed

(Note) The determined information is underlined.

2. Details of Swap Agreement

Counterparty	Notional principal	Interest rate	Commencement date	Termination date	Interest payment date
Nomura Securities Co., Ltd.	12,290 million yen (Note1)	Fixed interest rate payable: 1.256% Floating interest rate receivable: JBA 3-month yen TIBOR	February 28, 2025	March 3, 2031	The last day of each of February, May, August and November of each year and termination date (if such day does not fall on a business day, the interest payment date shall be on the next business day, but if the applicable day is in the following month, the interest payment date shall be on the business day immediately preceding the original date)

(Note 1) The swap agreement is related to the loan of 12,290 million yen, which scheduled repayment date is March 3, 2031. The interest rate will be substantially fixed at 1.461% for the loan by this interest rate swap agreement. For details, please refer to the press release titled “Borrowing of Funds (Including Sustainability Loan and Green Loan)” dated February 20, 2025.

3. Other matters necessary for investors’ appropriate understanding / judgment of the concerned information

With respect to the risks associated with the New Borrowings, there has been no important changes to the content of “Investment Risks” stated in the securities report submitted on November 29, 2024.

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