

July 18, 2025

For Immediate Release

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

Asset Management Company:
GLP Japan Advisors Inc.
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Signing of Interest Rate Swap Agreement

GLP J-REIT announces the execution of the interest rate swap agreement (hereinafter, the “Swap Agreement”) for the borrowings disclosed in the press release titled “Borrowing of Funds” dated July 11, 2025.

The details are as follows:

1. Details of Swap Agreement

Counterparty	Notional principal	Interest rate	Commencement date	Termination date	Interest payment date
Mizuho Bank, Ltd.	5,700 million yen (Note)	Fixed interest rate payable: 1.511% Floating interest rate receivable: JBA 6-month yen TIBOR	August 29, 2025	September 30, 2033	The last day of each of February and August 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) The swap agreement is related to the loan of 5,700 million yen, which scheduled repayment date is September 30, 2033. The interest rate will be substantially fixed at 1.766% for the loan by this interest rate swap agreement. For details, please refer to the press release titled “Borrowing of Funds” dated July 11, 2025.

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

With respect to the risks associated with the borrowing, there has been no important changes to the content of “Investment Risks” stated in the securities report submitted on May 29, 2025.

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