

August 15, 2025

For Immediate Release

Real Estate Investment Trust Securities Issuer:
GLP J-REIT
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(Security Code: 3281)

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Early Repayment of Borrowing

GLP J-REIT hereby announces today the early repayment of its outstanding borrowing (hereinafter, the “Early Repayment”) which have been determined as follows:

1. Summary of Early Repayment

(1) Details of the borrowing to be repayed

Lender	Loan amount	Interest rate	Drawdown date	Borrowing method	Repayment date	Repayment method	Security
Sumitomo Mitsui Banking Corporation	5,700 million yen	0.794%	December 20, 2016	Borrowing based on the respective credit line agreements dated December 16, 2016 with the lender shown to the left	September 1, 2025	Lump-sum repayment on repayment date	Unsecured Not guaranteed

(Note 1) Please refer to the press release titled “Notice Concerning Borrowing of Funds” dated December 16, 2016 for the details of the borrowing above.

(Note 2) It is rounded to the third decimal place.

(2) Details of Early Repayment

Lender	Balance of loan before Early Repayment	Amount of Early Repayment	Balance of loan after Early Repayment	Planned date of Early Repayment	Borrowing date	Original repayment date
Sumitomo Mitsui Banking Corporation	5,700 million yen	5,700 million yen	-	August 29, 2025	December 20, 2016	September 1, 2025

(3) Reason for Early Repayment

GLP J-REIT has decided to make Early Repayment of its outstanding borrowing by utilizing cash on funds procured through the refinance of the existing borrowing (Note), which is expected on August 29, 2025.

(Note) Please refer to the press release titled “Borrowing of Funds” dated July 11, 2025 for the details of the borrowing.

(4) Loan status after the refinance (Note 1) including Early Repayment

	Before the refinance	After the refinance (Note 1)	(million yen) Increase (Decrease)
Short-term loans (Note 2)	52,920	47,220	▲5,700
Long-term loans (Note 2)	290,040	295,740	+5,700
Total loans	342,960	342,960	-
Investment corporation bonds	53,600	53,600	-
Total of loans and investment corporation bonds	396,560	396,560	-

(Note 1) "After the refinance" is based on the assumption that the refinance of the outstanding borrowings of 5,700 million yen due on September 1, 2025, to be completed on August 29, 2025 (hereinafter, the "Refinance")

(Note 2) "Short-term loans" refers to the loans with a maturity period of one year or less as of Refinance date for "Before the refinance" and after the refinance date for "After the refinance", and "Long-term loans" refers to the loans with a maturity period of more than one year as of the refinance date for "Before the refinance" and after the refinance date for "After the refinance".

2. Future Outlook

The financial impact of Refinance has already been reflected in, and GLP J-REIT makes no change in the future outlook of earnings forecasts for the fiscal period ending August 2025 (March 1, 2025 to August 31, 2025) and February 2026 (September 1, 2025 to February 28, 2026).

For the details of the future outlook of earnings forecasts for the fiscal periods ending August 2025 and February 2026, please refer to the Financial Report titled "SUMMARY OF FINANCIAL RESULTS (REIT) For the 26th Fiscal Period Ended February 28, 2025" dated April 14, 2025 and the press release titled "Amendment of Forecasts Concerning Operating Status and Distribution for the Fiscal Period Ending August 31, 2025" dated April 30, 2025.

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

With respect to the risks associated with Early Repayment, 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/>