

February 25, 2026

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.
Representative: Yuma Kawatsuji, President
Contact: Shinji Yagiba, CFO
(TEL: 03-6897-8810)

Determination of Interest Rate

GLP J-REIT announces the determination of the interest rate for the borrowing disclosed in the press release titled “Borrowing of Funds” dated November 25, 2025 (hereinafter, the “New Borrowing”).

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
Mizuho Bank, Ltd	1,500 million yen	<u>Base rate</u> <u>plus</u> <u>0.241%</u> <u>(Note 1)</u> <u>(Note 2)</u> <u>(Note 3)</u> <u>(Note 4)</u>	February 27, 2026	Borrowing based on the respective term loan agreements dated November 28, 2025 with the lender shown to the left	August 31, 2033	Lump-sum repayment on repayment date	Unsecured Not guaranteed

(Note 1) The determined information is underlined.

(Note 2) The interest payment dates will be on the last day of every month from the end of March 2026 inclusive as well as on the repayment 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 3) The base interest rate applicable to the interest calculation period for interest payments on each interest payment date shall be the one-month Japanese Yen TIBOR published by the Japanese Bankers Association TIBOR Operating Organization two business days prior to the interest payment date immediately preceding each interest payment date (provided, however, that for the first calculation period, it shall be the date of disbursement). However, if the calculation period is less than one month or exceeds one month, the base interest rate corresponding to that period, calculated based on the method specified in the contract, shall apply. Please refer to the website of the Japanese Bankers Association TIBOR Operating Organization for the base interest rate.

(Note 4) As described in the press release titled “Signing of Interest Rate Swap Agreements” dated November 28, 2025, this borrowing is subject to an interest rate swap agreement. The interest rate will be fixed at a total of 2.051%, comprising a fixed interest rate of 1.810% and a spread of 0.241%.

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

With respect to the risks associated with New Borrowing, there has been no important changes to the content of “Investment Risks” stated in the securities report submitted on November 27, 2025.

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