

April 13, 2026

For Immediate Release

Real Estate Investment Trust Securities Issuer:
GLP J-REIT

Representative: Yuma Kawatsuji, Executive Director
(Security Code: 3281)

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Determination of Repurchase and Cancellation of Own Investment Units

GLP J-REIT announces that, at the board of directors meeting held on April 13, 2026, it resolved to repurchase its own investment units (hereinafter “Repurchase”) pursuant to provisions of Article 80-2 of the Act on Investment Trusts and Investment Corporations of Japan (the “AITIC”), as applied by replacing the terms and phrases of the provisions of Paragraph 2, Article 80-5 of the AITIC, and to cancel all units acquired through the Repurchase (hereinafter “Cancellation”) pursuant to provisions of Article 80-2 and 80-4 of the AITIC.

Details are as follows:

1. Reason for Repurchase

GLP J-REIT aims to achieve sustainable growth in its stabilized DPU (distribution per unit) and enhance unitholder value by combining accelerated internal growth driven by rent increases, asset acquisitions with growth potential and profitability, asset dispositions to improve portfolio quality, and disciplined financial management. As GLP J-REIT’s unit price has been trading at a discounted level below its NAV per unit due to uncertainty in the macroeconomic environment, GLP J-REIT recognizes a gap between the capital market’s evaluation of GLP J-REIT and its growth potential, operating performance and logistics real estate fundamentals.

In light of these circumstances, GLP J-REIT has determined that the Repurchase and Cancellation will contribute to enhancing unitholder value over the medium to long term. GLP J-REIT therefore intends to repurchase its own investment units up to 13 billion yen, taking into account the current unit price and its cash position from the perspective of optimal capital allocation to maximize unitholder value.

The primary source of funds for the Repurchase will be cash on hand generated from asset dispositions that GLP J-REIT has continuously executed. While gains from dispositions are returned to unitholders as distributions, GLP J-REIT utilizes the proceeds from dispositions for the repurchase of its own investment units and asset acquisitions by taking into account market conditions and the characteristics of pipeline assets to achieve both efficient capital allocation and the enhancement of unitholder value.

GLP J-REIT will continue to take initiatives in a timely manner to enhance its unitholder value through the execution of growth strategies.

2. Details of Repurchase (Note)

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| (1) Total number of investment units to be repurchased: | 100,000 units (Maximum)
(2.08% of the total outstanding investment units excluding own investment units) |
| (2) Total amount of investment units to be repurchased: | 13 billion yen (Maximum) |
| (3) Repurchase method: | Open-market repurchase on the Tokyo Stock Exchange based on a discretionary transaction agreement with a securities company for the repurchase of own investment units |
| (4) Repurchase period: | From April 14, 2026 to August 20, 2026 |

GLP J-REIT will terminate the transaction for Repurchase when either the total number of repurchased own investment units or the total repurchase amount reaches the maximum amount, or when the repurchase period ends.

(Note) Due to market conditions and other factors, the total number of repurchased investment units and the total repurchase amount may not reach the maximum amount or Repurchase may not be executed at all.

3. Details of Cancellation

(1) Total number of investment units to be cancelled: All units repurchased (Note)

(2) Expected cancellation date: August 31, 2026

(Note) Actual number of investment units to be cancelled will be announced after completion of Repurchase.

【Reference information】

Ownership status of the own investment units for GLP J-REIT as of April 13, 2026:

- Number of outstanding investment units: 4,797,731 units
(excluding own investment units)
- Number of own investment units held by GLP J-REIT: 0 units

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