

June 26, 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.  
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### Determination of Interest Rates

GLP J-REIT announces the determination of the interest rates for the borrowings disclosed in the press release titled “Borrowing of Funds” dated May 27, 2026 (hereinafter, the “New Borrowings”).  
The details are as follows:

#### 1. Details of Fixed Interest Rates

| Lenders                    | Loan amount       | Interest rate                                                  | Drawdown date | Borrowing method                                                                                | Repayment date | Repayment method                     | Security                 |
|----------------------------|-------------------|----------------------------------------------------------------|---------------|-------------------------------------------------------------------------------------------------|----------------|--------------------------------------|--------------------------|
| Daishi Hokuetsu Bank, Ltd. | 1,000 million yen | <u>2.213%</u><br>(Fixed interest rate)<br>(Note 1)<br>(Note 2) | June 30, 2026 | Borrowing based on the term loan agreement dated May 29, 2026 with the lender shown to the left | June 30, 2031  | Lump-sum repayment on repayment date | Unsecured Not guaranteed |
| The Bank of Iwate, Ltd.    | 1,180 million yen | <u>2.294%</u><br>(Fixed interest rate)<br>(Note 1)<br>(Note 2) |               | Borrowing based on the term loan agreement dated May 29, 2026 with the lender shown to the left | June 30, 2032  |                                      |                          |

(Note 1) The interest payment dates will be on the last day of June and December from the end of December 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 2) The determined information is underlined.

(Note 3) Interest rates above are rounded to the third decimal place.

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

With respect to the risks associated with the New Borrowings, there have been no material changes to the content of “Investment Risks” stated in the securities report submitted on May 28, 2026.

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