

July 15, 2026

For Immediate Release

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

Asset Management Company:
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Borrowing of Funds

GLP J-REIT announces that it has decided today on the borrowing of funds as described below:

1. Summary of New Borrowings

(1) Details of the borrowings ("New Borrowings")

Lender	Loan amount	Interest rate	Drawdown date	Borrowing method	Repayment date	Repayment method	Security
Sumitomo Mitsui Banking Corporation	18,000 million yen	Base rate plus 0.170% (Note1) (Note2)	August 3, 2026	Borrowing based on the respective credit line agreements dated September 27, 2021 (including extended agreements) with the lenders shown to the left as lenders	July 30, 2027	Lump-sum repayment on repayment date	Unsecured Not guaranteed
MUFG Bank, Ltd.	12,000 million yen						
Mizuho Bank, Ltd.	10,000 million yen						
Sumitomo Mitsui Banking Corporation	1,000 million yen			Borrowing based on the term loan agreement dated July 30, 2026 with the lender shown to the left			

(Note1) The interest payment dates will be on the last day of every month from the end of August 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.)

(Note2) 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 be applied. Please refer to the website of the Japanese Bankers Association TIBOR Operating Organization for the base interest rate.

(2) Reason for New Borrowings

GLP J-REIT decided to make New Borrowings in the amount of 41,000 million yen for the purpose of using toward the payment of part of the purchase price for the trust beneficiary interests of the three real estate properties mentioned in the "Acquisition of Real Estate Trust Beneficiary Interests" dated July 15, 2026, as well as related expenses.

(3) Amount, use and schedule of expenditure of funds to be procured

- (a) Amount of funds to be procured
41,000 million yen in total
- (b) Specific use of funds to be procured
Part of funds for the acquisition of the three properties in the form of real estate trust beneficiary interests, as well as related expenses, as described above
- (c) Schedule of expenditure
August 3, 2026

(4) Status of loans, etc. after New Borrowings

(Unit: million yen)

	Before drawdown	After drawdown	Increase (Decrease)
Short-term loans (Note)	49,323	90,323	+41,000
Long-term loans (Note)	293,637	293,637	-
Total loans	342,960	383,960	+41,000
Investment corporation bonds	53,600	53,600	-
Total of loans and investment corporation bonds	396,560	437,560	+41,000

(Note) "Short-term loans" refers to loans with a maturity period of one year or less, measured as of today for "Before drawdown" and as of August 3, 2026 for "After drawdown". "Long-term loans" refers to loans with a maturity period of more than one year, measured as of today for "Before drawdown" and as of August 3, 2026 for "After drawdown".

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

With respect to the risks associated with New Borrowings, there has been no important 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/>