

October 15, 2026

For Immediate Release

Real Estate Investment Trust Securities Issuer:
GLP J-REIT
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Borrowing of Funds and Early Repayment of Borrowings

GLP J-REIT announces that it has decided today to borrow funds (hereinafter, the “New Borrowings”) and to make early repayment of existing borrowings (hereinafter, the “Early Repayment”), as described below.

1. Details of the New Borrowings

Lender	Loan amount	Interest rate	Drawdown date	Borrowing method	Repayment date	Repayment method	Security
Sumitomo Mitsui Banking Corporation	2,300 million yen	Base rate plus 0.230% (Note 4) (Note 5)	October 30, 2026	Borrowing based on the term loan agreement to be concluded on October 28, 2026 with the lender shown to the left	October 31, 2033	Lump-sum repayment on repayment date	Unsecured Not guaranteed
MUFG Bank, Ltd.	2,300 million yen						
Mizuho Bank, Ltd.	2,000 million yen						
Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd. and Mizuho Bank, Ltd. (Note 1)	8,400 million yen	Base rate plus 0.185% (Note 4) (Note 5)		Borrowing based on the term loan agreement to be concluded on October 20, 2026 with the lenders shown to the left	October 31, 2030		
Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd. and Mizuho Bank, Ltd. (Note 2)	8,400 million yen	Base rate plus 0.195% (Note 4) (Note 5)			October 31, 2031		
Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd. and Mizuho Bank, Ltd. (Note 3)	17,200 million yen	Base rate plus 0.205% (Note 4) (Note 5)			October 29, 2032		
Mizuho Bank, Ltd.	7,000 million yen	Fixed rate: To be determined (Note 4) (Note 6) (Note 7)		Borrowing based on the term loan agreement to be concluded on October 28, 2026 with the lender shown to the left	October 31, 2034		

(Note 1) The syndicate of lenders comprises Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd., Resona Bank, Ltd., Shinkin Central Bank and The Joyo Bank, Ltd.

- (Note 2) The syndicate of lenders comprises Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd., Resona Bank, Ltd., The Chiba Bank, Ltd., Shinkin Central Bank and The Joyo Bank, Ltd.
- (Note 3) The syndicate of lenders comprises Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd., Resona Bank, Ltd., The Chiba Bank, Ltd., Shinkin Central Bank and The Senshu Ikeda Bank, Ltd.
- (Note 4) The interest payment dates will be on the last day of every month from the end of November 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 5) 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 drawdown date). 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.
- (Note 6) If 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 drawdown date) exceeds 2.25%, the difference between the one-month Japanese Yen TIBOR and 2.25% will be added to the fixed interest rate. Please refer to the website of [the Japanese Bankers Association TIBOR Operating Organization](#) for the base interest rate.
- (Note 7) The interest rate will be announced once it is determined.

2. Reason for the New Borrowings and Details of the Early Repayment

The New Borrowings will be used to refinance existing borrowings of 6,600 million yen due for repayment on October 30, 2026 and to fund the Early Repayment. Details of the existing borrowings to be repaid with the New Borrowings (due on October 30, 2026) and details of the Early Repayment are as follows.

(1) Details of the existing borrowings to be repaid with the New Borrowings (due on October 30, 2026) (Note 1)

Lender	Loan amount	Interest rate (Note 2)	Drawdown date	Borrowing method	Repayment date	Repayment method	Security
Sumitomo Mitsui Banking Corporation	2,300 million yen	0.5976% (Note 3)	January 4, 2018	Borrowing based on the term loan agreements dated December 26, 2017 with the lenders shown to the left	October 30, 2026	Lump-sum repayment on repayment date	Unsecured Not guaranteed
MUFG Bank, Ltd.	2,300 million yen						
Mizuho Bank, Ltd.	2,000 million yen						

- (Note 1) Please refer to the press release titled “[Notice Concerning Borrowing of Funds and Signing of Interest Rate Swap Agreement](#)” dated December 26, 2017 for details of the borrowings above.
- (Note 2) Rounded to the fourth decimal place.
- (Note 3) As described in the press release titled “[Notice Concerning Borrowing of Funds and Signing of Interest Rate Swap Agreement](#)” dated December 26, 2017, the interest rate on these borrowings has been fixed through an interest rate swap agreement since the drawdown date (January 4, 2018), and the all-in interest rate is 0.5976%, being the sum of the fixed swap rate of 0.2726% and the spread of 0.325%.

(2) Details of the borrowings subject to the Early Repayment (Note 1)

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% (Note 2)	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	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			

(Note 1) Please refer to the press release titled “Borrowing of Funds” dated July 15, 2026 for details of the borrowings above.

(Note 2) 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 drawdown date). 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.

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

(a) Amount of funds to be procured
47,600 million yen in total

(b) Specific use of funds to be procured
The funds will be used for the repayment of existing borrowings of 6,600 million yen due on October 30, 2026 and for the Early Repayment (41,000 million yen) (47,600 million yen in total), as described in “2. Reason for the New Borrowings and Details of the Early Repayment” above.

(c) Schedule of expenditure
By October 30, 2026

4. Status of loans after the New Borrowings and the Early Repayment

(million yen)

	Before the New Borrowings and the Early Repayment	After the New Borrowings and the Early Repayment	Increase (Decrease)
Short-term loans (Note)	105,863	58,263	▲47,600
Long-term loans (Note)	278,097	325,697	+47,600
Total loans	383,960	383,960	-
Investment corporation bonds	53,600	53,600	-
Total of loans and investment corporation bonds	437,560	437,560	-

(Note) “Short-term loans” refers to loans with a remaining maturity period of one year or less, and “Long-term loans” refers to loans with a remaining maturity period of more than one year, in each case measured immediately before the New Borrowings and the Early Repayment (i.e., before the repayment of the existing borrowings due on October 30, 2026) for “Before the New Borrowings and the Early Repayment” and immediately after the New Borrowings and the Early Repayment on October 30, 2026 for “After the New Borrowings and the Early Repayment” .

5. Future Outlook

The financial impact of the New Borrowings and the Early Repayment has already been reflected in the earnings forecasts for the fiscal period ending February 2027 (September 1, 2026 to February 28, 2027), and there is no change to those forecasts.

For details of the earnings forecasts for the fiscal period ending February 2027, please refer to the Financial Summary titled “SUMMARY OF FINANCIAL RESULTS (REIT) For the 29th Fiscal Period Ended August 31, 2026” dated October 15, 2026.

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

With respect to the risks associated with the New Borrowings and the Early Repayment, there have been no changes to “Investment Risks” described in the securities report submitted on May 28, 2026.

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