

October 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:

GLP Japan Advisors Inc.

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Partial Amendment to Asset Management Guideline

GLP Japan Advisors Inc. (hereinafter “GLP JA”), to which GLP J-REIT entrusts the management of its assets, has decided at its Investment Committee and Board of Directors meeting held today to partially amend the Asset Management Guideline (hereinafter “AM Guideline”) which defines the asset management policy for GLP J-REIT as explained below.

1. Reason for Amendment

From the perspective of enhancing capital efficiency in an inflationary environment, GLP JA has reviewed the provisions of the AM Guideline concerning the distribution of funds in excess of retained earnings (“OPD”) and raised GLP J-REIT’s indicative level for OPD made for each fiscal period on a continuous basis (hereinafter, “continuous OPD”), in principle, from 30% to 40% of depreciation expenses (Note1).

GLP J-REIT will continue to make prudent decisions regarding whether to make an OPD and the amount thereof, comprehensively taking into account capital expenditures required to maintain and enhance the competitiveness of its properties, financial soundness, investment opportunities and other relevant factors.

(Note1) The level of continuous OPD may be set below an amount equivalent to approximately 40% of depreciation expenses, taking into account the condition of GLP J-REIT’s properties and financial condition, and the level of profits, including temporary income such as gains on disposition of real estate properties and lease cancellation penalties.

2. Effective Date of Amendment

October 15, 2026

3. Future Outlook

For GLP J-REIT’s operating forecasts reflecting this amendment, please refer to the “SUMMARY OF FINANCIAL RESULTS (REIT) For the 29th Fiscal Period Ended August 31, 2026” released today.

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