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For Immediate Release

Real Estate Investment Trust Securities Issuer:  
GLP J-REIT  
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(Security Code: 3281)

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### **Determination of Interest Rate and Signing of Interest Rate Swap Agreements**

GLP J-REIT announces the determination of the interest rates as well as the execution of the interest rate swap agreements (hereinafter, the “Swap Agreements”) for the borrowings disclosed in the press release titled “Borrowing of Funds” dated August 22, 2025 (hereinafter, the “New Borrowings”).

The details are as follows:

#### **1. Details of Fixed Interest Rate**

Lender	Loan amount	Interest rate	Drawdown date	Borrowing method	Repayment date	Repayment method	Security
MUFG Bank, Ltd	1,350 million yen	<u>1.855 %</u> ( <u>Fixed interest rate</u> )	October 14, 2025	Borrowing based on the term loan agreement dated September 1, 2025, with the lender shown to the left	October 14, 2033	Lump-sum repayment on repayment date	Unsecured Not guaranteed

(Note) The determined information is underlined.

#### **2. Details of Swap Agreements**

Counterparty	Notional principal	Interest rate	Commencement date	Termination date	Interest payment date
Sumitomo Mitsui Trust Bank, Limited	4,640 million yen (Note1)	Fixed interest rate payable: 1.466 % Floating interest rate receivable: JBA 6-month yen TIBOR	October 14, 2025	October 14, 2031	The last day of each of January and July starting from the end of January 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.)
Mizuho Bank, Ltd.	1,620 million yen (Note2)	Fixed interest rate payable: 1.302 % Floating interest rate receivable: TONA OIS Compound		October 14, 2033	The last day of each of January, April, July and October starting from the end of January 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 1) The swap agreement is related to the loan of 4,640 million yen, which scheduled repayment date is October 14, 2031.  
The interest rate will be substantially fixed at 1.671 % for the loan by this interest rate swap agreement.
- (Note 2) The swap agreement is related to the loan of 1,620 million yen, which scheduled repayment date is October 14, 2033.  
The interest rate will be substantially fixed at 1.552 % for the loan by this interest rate swap agreement.
- (Note 3) Interest rates above are rounded to the fourth decimal place.

3. 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 29, 2025.

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