

October 14, 2025

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.
Representative: Yuma Kawatsuji, President
Contact: Shinji Yagiba, CFO
(TEL: +81-3-6897-8810)

Acquisition of Real Estate Trust Beneficiary Interest

GLP Japan Advisors Inc. (hereinafter the “Asset Management Company”), to which GLP J-REIT entrusts management of its assets, has decided today to acquire GLP Rittokonan” (hereinafter the “Asset to be acquired”) in the form of trust beneficiary interests as explained below:

1. Overview of the acquisition

- | | |
|---------------------------------|---------------------------------|
| (1) Property Name: | GLP Rittokonan |
| (2) Address: | Konan city, Shiga prefecture |
| (3) Expected Acquisition Price: | 11,500 million yen |
| (4) Scheduled Agreement Date: | October 14, 2025 |
| (5) Scheduled Acquisition Date: | October 31, 2025 |
| (6) Seller: | Libra G.K. |
| (7) Funds for Acquisition: | Cash on hands |
| (8) Settlement Method: | Pay in a lump sum upon delivery |

2. Reason for the acquisition

GLP J-REIT aims to secure steady dividend growth for mid-long term through enhancement of capability on cash generation of the portfolio under inflationary environment. As supply-demand balance for the logistics real estate market is expected to be improving, GLP J-REIT is driving internal growth by securing rent increases not only at lease renewals but also during contract terms through the utilization of CPI-linked clauses. In terms of external growth, GLP J-REIT aims to further strengthen the overall growth potential of its portfolio by acquiring properties with upside potential that contribute to mid-long term NOI expansion.

The internal growth of the portfolio is expected to be accelerated through the acquisition of GLP Rittokonan, a multi-tenant facility with CPI linked clause implemented in all leases with a quite short effective WALE^(note 1) of 0.4 years, which secure more opportunity for rent growth in near future. In addition, NAV per unit^(note 2) is expected to expand as the acquisition price of GLP Rittokonan is around 10% discount to the appraisal value.

GLP J-REIT will target to secure stable income for mid-long term and to achieve steady growth of assets under management, and to create the competitive and high-quality portfolio going forward.

(Note 1) “Effective WALE” calculated as the average remaining lease term based on lease agreements effective as of the Scheduled Acquisition Date
, whereby for agreements containing CPI linked clauses, the scheduled rent revision date is deemed as the lease maturity date.

(Note 2) “NAV” stands for “Net Asset Value” which is calculated by the formula: “net asset - dividend + unrealized gain based on appraisal value”.

The highlights of the Asset to be acquired are as follows:

■ GLP Rittokonan

- Located approximately 4 km from "Ritto Konan IC" of Meishin Expressway, a distribution hub for wider areas such as Osaka and Nagoya
- Located approximately 1.2 km from Ishibe station of JR Kusatsu Line, which provides easy commute to facility, and close to residential area, it has advantages on securing workers
- A four-story multi-tenant facility which can be dividable into small spaces
- Provide comfortable working environment such as implementation of air-conditioning system and powder rooms
- Installed solar panels for self-consumption purpose to support CO2 reduction

Please refer to the financial results material for the fiscal period ending August 2025 which is disclosed today for the details of GLP Rittokonan.

The tenant of GLP Rittokonan is in line with the Tenant Selection Criteria detailed in the "Report on the Management Structure and System of the Issuer of Real Estate Investment Trust Units and Related Parties" dated May 29, 2025.

3. Details of the Asset to be acquired

The following tables provide an overview of the properties in trust and the associated real estate trust beneficiary interests, which are the Asset to be acquired.

Furthermore, explanations of the items described in the respective columns of the tables are as follows:

- (1) "Scheduled acquisition date" is the date stated in the trust beneficiary interests purchase and sales agreement of the Asset to be acquired.
- (2) "Type of specified asset" indicates the type of the Asset to be acquired at the time of acquisition.
- (3) "Planned acquisition price" indicates the sale price of the trust beneficiary interests (excluding acquisition-related expenses and consumption tax, etc.) indicated in the trust beneficiary interests purchase and sales agreements relating to the Asset to be acquired or the price separately agreed with seller, rounded down to the nearest million yen.
- (4) "Location" of "Land" indicates the residential address. For the property that has no residential address, the building address on the registry is indicated. For the property that has multiple addresses, one of the addresses on the registry is indicated.
- (5) "Land area" of "Land" is based on the description in the registry, and may not necessarily be identical with the actual state.
- (6) "Zoning" of "Land" indicates the type of zoning as shown in Article 8-1-1 of the City Planning Act (Act No. 100 of 1968, as amended).
- (7) "FAR" of "Land" represents the ratio of the total floor area of buildings to the site area, as stipulated in Article 52 of the Building Standards Act (Act No. 201 of 1950, as amended), and indicates the upper limit of the floor area ratio as determined in city planning in accordance with zoning regulations. The upper limit of FAR could be lower or higher, depending on the width of roads adjacent to the land and/or other reasons and it may not necessarily be identical with the FAR actually applied.
- (8) "BCR" of "Land" represents the ratio of the building area of the buildings to the site area, as stipulated in Article 53 of the Building Standards Act, and indicates the upper limit of the building coverage ratio as determined in city planning in accordance with the zoning regulations. The upper limit of BCR could be lower or higher, depending on whether the property is fire-proof in the fire control area and/or other reasons and it may not necessarily be identical with the applied BCR.
- (9) "Type of ownership" of "Land" and "Building" indicates the type of rights owned by the trustee.
- (10) "Date constructed" of "Building" indicates, in principle, the registered date when the main building was completed. If the registry does not indicate the completion date for the main building, "Date constructed" of "Building" indicates the date when the inspection certification was issued.

- (11) "Construction / No. of floors" and "Use" of "Building" is based on the description of the main buildings on the registry.
- (12) "Gross floor area" of "Building" is based on the description on the registry, and does not include annex buildings unless otherwise stated.
- (13) "Master lessee" is the master lease company in cases where a master lease agreement is concluded for the assets planned for acquisition that is subleased to the end-tenant.
- (14) "Pass-through master lease" indicated in "Type of master lease" refers to master lease agreements that have no rent guarantee.
- (15) "Property manager" indicates the property management company to which GLP J-REIT will outsource the property management services.
- (16) "Collateral" indicates the collateral for which GLP J-REIT is responsible.
- (17) "Appraisal value" indicates the appraisal value described in the respective real estate appraisal reports that were prepared by real estate appraisers retained by GLP J-REIT.
- (18) "Number of tenants" of "Details of tenants" indicates the sum of the number of lease contracts for the buildings described in the lease contract for real estate, etc. Therefore, even if the solar power generation equipment is rented, the number of lessees of the solar power generation equipment is not included. When master lease contract is executed for the real estate, etc., the number of end tenants is indicated.
- (19) "Leased area" of "Details of tenants" indicates the sum of the leased area of the buildings described in the lease contract related to the Asset to be acquired as of the scheduled acquisition date.
- (20) "Remarks" indicates items believed to be important in consideration of their impact on the rights and duties, use and safety, as well as the appraisal value, profitability and possibility of disposal of the Asset to be acquired, as of the date of this press release, and includes the following items:
 - Major restrictions or regulations under laws and other rules
 - Major burdens or restrictions related to rights and duties
 - Major matters concerning leases agreed with tenants or end tenants, or major status information, etc. regarding property use by tenants or end tenants
 - Major matters when there are structures that cross the real estate borders or when there are problems in confirming the real estate borders

(Osaka-26) GLP Rittokonan

Property name		GLP Rittokonan
Type of specified asset		Real estate trust beneficiary interest
Scheduled acquisition date		October 31, 2025
Planned acquisition price		11,500 million yen
Trust settlement date		January 28, 2022
Trustee		Sumitomo Mitsui Trust Bank, Limited
Trust period date		October 31, 2035
Land	Location	5-1-1, Ishibekita, Konan City, Shiga
	Land area	19,980.27 m ²
	Zoning	Exclusively industrial district
	FAR / BCR	200% / 70%
	Form of ownership	Ownership
Building	Date constructed	March 1, 2023
	Construction / No. of floors	A four-story steel-frame with alloy plating steel sheet roof
	Gross floor area	42,320.84 m ²
	Use	Warehouse
	Form of ownership	Ownership
Master lessee		GLP J-REIT Master Lease G.K.
Type of master lease		Pass through
Property manager		GLP Japan Inc.
Collateral		None
Appraisal value		12,800 million yen
Appraiser		JLL Morii Valuation & Advisory K.K.
Details of tenant		
	Number of tenant	3
	Tenant	Kuras Up Inc., KINTETSU LOGISTICS SYSTEMS, INC., Osaka transportation company.
	Annual contracted rent	570 million yen
	Leasehold and security deposits	272 million yen
	Leased area	40,590.53 m ²
	Leasable area	40,590.53 m ²
	Occupancy rate	100.0%
Remarks		There are plans to develop public roads on east side (Development plan determined on June 20 th , 1972) and south side (Development plan determined on October 11 th , 1932) of the site. Permission from the local government is required if the owner plans to develop a building on those areas based on the Article 53 of the City Planning Act.

Outline of appraisal

Appraisal value	12,800 million yen
Real estate appraiser	JLL Morii Valuation & Advisory K.K.
Date of appraisal	September 30, 2025

Item	Details	Outline
Income approach value	12,800 million yen	
Direct capitalization method	13,000 million yen	
Operating revenues	Not disclosed (Note)	
Total potential revenue	Not disclosed (Note)	
Loss such as vacancy	Not disclosed (Note)	
Operating expenses	Not disclosed (Note)	
Maintenance	Not disclosed (Note)	
Utilities expenses	Not disclosed (Note)	
Repairs	Not disclosed (Note)	
Property Management fee	Not disclosed (Note)	
Expenses for recruiting tenants	Not disclosed (Note)	
Real estate taxes	Not disclosed (Note)	
Casualty insurance premium	Not disclosed (Note)	
Other expenses	Not disclosed (Note)	
Net operating income	499 million yen	
Profit on the investment of a lump sum	Not disclosed (Note)	
Capital expenditure	Not disclosed (Note)	
Net cash flow	495 million yen	
Capitalization rate	3.8%	
DCF method	12,500 million yen	
Discount rate	3.6%	
Terminal cap rate	4.0%	
Cost approach	9,570 million yen	
Land percentage	43.7%	
Building percentage	56.3%	

(Note) GLP J-REIT has not disclosed these items because the asset management company has judged the disclosure may cause disadvantage to investors since this evaluation refers to numerical values based on actual values.

Points of attention in the determination of appraisal value	In deciding the appraisal value of this property, the appraiser used an income approach that appropriately reflects investors' investment profitability as a standard, after verifying the value indicated by the cost approach. The appraiser chose this approach by taking into account the following factors; 1) the fact that the real estate investors tend to use the income approach for real estate valuation, 2) the reason for GLP J-REIT as a real estate investor to obtain the appraisal of this property, and 3) the fact that the property is classified as a rental asset for investment. Although this appraisal sought to represent the investment profitability value, which is based on the management method stipulated by the investment corporation regulations, the type of the price will be the normal value since the price matches the fair value that represents the market value (normal value).
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4. Seller profile

Trade name	Libra G.K.
Head office address	Naruwa Accounting Office, 3-7-7, Kudanminami, Chiyoda-ku, Tokyo, Japan
Representative's position title and name	Libra Holdings ISH, Representative Partner Shinji Arakawa, Director
Date of establishment	April 2023
Capital	One hundred thousand yen
Major shareholder	Libra Holdings ISH, Representative Partner
Major business	- Acquisition, holding, disposal and management business of securities or trust beneficiary interests - Acquisition, holding, disposal and management business of real estate - Acquisition, holding and disposal business of monetary claims - All business related to the preceding items
Relationships with either GLP J-REIT or the Asset Management Company	
Capital, personal, or trade relationships	There are no capital, personal, or trade relationships between GLP J-REIT or the asset management company and Libra G.K. that need to be disclosed.

5. Status of seller

Acquisition of properties from specially related parties are described below:

- (1) The previous owner and trust beneficiary is Libra G.K. Although the previous owner and trust beneficiary, namely Libra G.K. is not an interested party, the owner and trust beneficiary that predate such previous owner are also stated below since the previous owner is a so-called bridge entity, in the scheme through which it acquired the properties, and GLP J-REIT simultaneously obtained preferential negotiation rights in respect of the properties from the special purpose company which the parent companies of the asset management company entrusted investment advisory services, management and administration services, etc.
- (2) The following table indicates (1) company name, (2) relationship with the specially related party, and (3) transaction history, reasons, etc. for owner and trust beneficiary that predate such previous ones.

Property Name (Location)	Owner and Trust Beneficiary That Predates the Previous One	Owner and Trust Beneficiary That Predates the Previous Two	Owner and Trust Beneficiary That Predates the Previous Three	Owner and Trust Beneficiary That Predates the Previous Four
	(1), (2), (3) Acquisition (transfer) price Timing of acquisition (transfer)	(1), (2), (3) Acquisition (transfer) price Timing of acquisition (transfer)	(1), (2), (3) Acquisition (transfer) price Timing of acquisition (transfer)	(1), (2), (3) Acquisition (transfer) price Timing of acquisition (transfer)
GLP Rittokonan	(1) Libra G.K. (2) Not a related party (3) Acquired as a bridge fund	(1) Kansai Logistics G.K. (2) Not a related party (3) Acquired as a bridge fund	(1) JDP3 Logistic 4 Special Purpose Company (2) A special purpose company which the parent companies of the asset management company entrusted investment advisory services, management and	Not a related party (land)

Property Name (Location)	Owner and Trust Beneficiary That Predates the Previous One	Owner and Trust Beneficiary That Predates the Previous Two	Owner and Trust Beneficiary That Predates the Previous Three	Owner and Trust Beneficiary That Predates the Previous Four
	(1), (2), (3) Acquisition (transfer) price Timing of acquisition (transfer)	(1), (2), (3) Acquisition (transfer) price Timing of acquisition (transfer)	(1), (2), (3) Acquisition (transfer) price Timing of acquisition (transfer)	(1), (2), (3) Acquisition (transfer) price Timing of acquisition (transfer)
			administration services, etc. (3) Acquired for the purpose of development (retention period: more than one year)	
	-	-	Omitted as the holding period was longer than one year.	
	September 22, 2023	June 30, 2023	January 28, 2022 (land)	

6. Transactions with interested parties

The seller of the asset planned for acquisition are not interested parties under Article 201 of the Act on Investment Trusts and Investment Corporations (Act No. 198 of 1951, as amended) (hereinafter referred to as “the Investment Trust Act”) as well as Article 123 of the Order for Enforcement of the Act on Investment Trusts and Investment Corporations (Cabinet Order No. 480 of 2000, as amended) (hereinafter referred to as “the Enforcement Order of the Investment Trust Act”) nor correspond to interested parties under the “regulations concerning transactions with interested parties,” which are internal regulations of the asset management company.

Furthermore, the property management company of the asset planned for acquisition will be GLP Japan Inc. (formerly known as GLP Capital Partners Japan Inc.), which is a major shareholder and parent company of the asset management company. This entity is an interested party under Article 201 of the Investment Trust Act as well as Article 123 of the Enforcement Order of the Investment Trust Act and corresponds to an interested party under the “regulations concerning transactions with interested parties”, which are internal regulations of the asset management company. As such, the asset management company has completed procedures for retention of this entity for property management works based on the regulations on transactions with interested parties for outsourcing the property management services of each asset planned for acquisition to this party.

7. Status of broker

There is no broker with regard to the transaction.

8. Future outlook

As to the outlook of the state of management and investment of GLP J-REIT for the fiscal period ending February 2026 (from September 1, 2025 to February 28, 2026) and the fiscal period ending August 2026 (from March 1, 2026 to August 31, 2026), please refer to the announcement titled “SUMMARY OF FINANCIAL RESULTS (REIT) For the 27th Fiscal Period Ended August 31, 2025” announced today.

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

<APPENDIX>

Appendix 1 Summary of the Engineering Reports and the Portfolio Seismic Review Report

Appendix 2 List of portfolio after acquisition of the Asset to be acquired

<APPENDIX>

<Appendix 1> Summary of the Engineering Reports and the Portfolio Seismic Review Reports

Property number	Property name	Engineering firm	Report date	Emergency and short-term repair and maintenance costs (thousand yen) ^(Note 1, 2)	Medium- to long-term repair and maintenance costs (thousand yen) ^(Note 1, 3)	PML (%) ^(Note 4)
Osaka-26	GLP Rittokonan	Tokiomarine DR Co., Ltd.	30 September, 2025	-	124,345	9.1
Portfolio PML (Note 4)						1.3

(Note 1) "Emergency and short-term repair and maintenance costs" and "medium- to long-term repair and maintenance costs" are as set forth in the Engineering Report of each property.

(Note 2) "Emergency and short-term repair and maintenance costs" are the repair and maintenance costs that are expected to be required within one year from the date of the report.

(Note 3) "Medium- to long-term repair and maintenance costs" are the repair and maintenance costs that are expected to be required within 12 years from the date of the report.

(Note 4) PML of the property and the portfolio are based on the Portfolio Seismic Review Report dated 8 October, 2025 and are rounded to the first decimal place.

<Appendix 2> List of portfolio after acquisition of assets planned for acquisition

Region	Property Number	Property Name	(Planned) Acquisition Price (million yen) (Note 1)	Share (%) (Note 2)	(Planned) Acquisition Date
Tokyo	Tokyo-1	GLP Tokyo	22,700	2.6	January 4, 2013
Tokyo	Tokyo-2	GLP Higashi-Ogishima	4,980	0.6	January 4, 2013
Tokyo	Tokyo-3	GLP Akishima	7,555	0.9	January 4, 2013
Tokyo	Tokyo-4	GLP Tomisato	4,990	0.6	January 4, 2013
Tokyo	Tokyo-5	GLP Narashino II (Land) (Note 3)	8,340	1.0	January 4, 2013
Tokyo	Tokyo-7	GLP Kazo	11,500	1.3	January 4, 2013
Tokyo	Tokyo-9	GLP Sugito II	19,000	2.2	January 4, 2013
Tokyo	Tokyo-10	GLP Iwatsuki	6,940	0.8	January 4, 2013
Tokyo	Tokyo-12	GLP Koshigaya II	9,780	1.1	January 4, 2013
Tokyo	Tokyo-13	GLP Misato II	14,868	1.7	January 4, 2013
Tokyo	Tokyo-14	GLP Tatsumi	4,960	0.6	February 1, 2013
Tokyo	Tokyo-15	GLP Hamura	7,660	0.9	October 1, 2013
Tokyo	Tokyo-16	GLP Funabashi III	3,050	0.4	October 1, 2013
Tokyo	Tokyo-17	GLP Sodegaura	6,150	0.7	October 1, 2013
Tokyo	Tokyo-18	GLP Urayasu III	18,760	2.2	March 3, 2014
Tokyo	Tokyo-19	GLP Tatsumi IIa	6,694	0.8	April 1, 2014
Tokyo	Tokyo-21	GLP Tokyo II	36,373	4.2	September 2, 2014
Tokyo	Tokyo-23	GLP Shinkiba	11,540	1.3	September 1, 2015
Tokyo	Tokyo-24	GLP Narashino	5,320	0.6	September 1, 2015
Tokyo	Tokyo-26	GLP Sugito	8,481	1.0	September 1, 2015
Tokyo	Tokyo-27	GLP Matsudo	2,356	0.3	January 15, 2016
Tokyo	Tokyo-28	GLP-MFLP Ichikawa Shiohama (Note 4)	15,500	1.8	September 1, 2016
Tokyo	Tokyo-29	GLP Atsugi II	21,100	2.4	September 1, 2016
Tokyo	Tokyo-30	GLP Yoshimi	11,200	1.3	September 1, 2016
Tokyo	Tokyo-31	GLP Noda-Yoshiharu	4,496	0.5	September 1, 2017
Tokyo	Tokyo-32	GLP Urayasu	7,440	0.9	March 1, 2018
Tokyo	Tokyo-33	GLP Funabashi II	7,789	0.9	March 1, 2018
Tokyo	Tokyo-34	GLP Misato	16,939	1.9	March 1, 2018
Tokyo	Tokyo-35	GLP Shinsuna	18,300	2.1	September 3, 2018
Tokyo	Tokyo-36	GLP Shonan	5,870	0.7	September 3, 2018
Tokyo	Tokyo-37	GLP Yokohama	40,420	4.6	July 1, 2020
Tokyo	Tokyo-39	GLP Funabashi IV	7,710	0.9	July 1, 2020
Tokyo	Tokyo-40	GLP Higashi-Ogishima II	2,365	0.3	July 1, 2020
Tokyo	Tokyo-41	GLP Sayama Hidaka II	21,630	2.5	December 11, 2020
Tokyo	Tokyo-42	GLP Higashi Ogishima III	6,320	0.7	December 11, 2020
Tokyo	Tokyo-43	GLP Urayasu II	16,885	1.9	December 11, 2020
Tokyo	Tokyo-45	GLP Yachiyo II	13,039	1.5	December 11, 2020
Tokyo	Tokyo-46	GLP Zama	43,113	5.0	July 15, 2021

Tokyo	Tokyo-47	GLP Niiza	7,191	0.8	July 15, 2021
Tokyo	Tokyo-48	GLP Sayama Hidaka I	10,300	1.2	July 15, 2021
Tokyo	Tokyo-49	GLP Joso	16,350	1.9	November 1, 2022
Tokyo	Tokyo-50	GLP Kitamoto	15,649	1.8	November 1, 2022
Tokyo	Tokyo-51	GLP ALFALINK Sagamihara 4 (Note 5)	19,350	2.2	June 1, 2023
Tokyo	Tokyo-52	GLP Kazo II	7,700	0.9	April 1, 2024
Osaka	Osaka-1	GLP Hirakata	4,750	0.6	January 4, 2013
Osaka	Osaka-2	GLP Hirakata II	7,940	0.9	January 4, 2013
Osaka	Osaka-3	GLP Maishima II (Note 6)	3,283	0.4	January 4, 2013
Osaka	Osaka-4	GLP Tsumori	1,990	0.2	January 4, 2013
Osaka	Osaka-5	GLP Rokko	5,160	0.6	January 4, 2013
Osaka	Osaka-6	GLP Amagasaki	24,963	2.9	January 4, 2013
Osaka	Osaka-7	GLP Amagasaki II	2,040	0.2	January 4, 2013
Osaka	Osaka-9	GLP Sakai	2,000	0.2	February 1, 2013
Osaka	Osaka-10	GLP Rokko II	3,430	0.4	October 1, 2013
Osaka	Osaka-11	GLP Kadoma	2,430	0.3	September 2, 2014
Osaka	Osaka-14	GLP Kobe-Nishi	7,150	0.8	May 1, 2015
Osaka	Osaka-15	GLP Fukaehama	4,798	0.6	September 1, 2016
Osaka	Osaka-16	GLP Maishima I	19,390	2.2	March 1, 2018
Osaka	Osaka-17	GLP Osaka	36,000	4.1	September 3, 2018
Osaka	Osaka-18	GLP Settsu	7,300	0.8	September 3, 2018
Osaka	Osaka-19	GLP Nishinomiya	2,750	0.3	September 3, 2018
Osaka	Osaka-20	GLP Shiga	4,550	0.5	September 3, 2018
Osaka	Osaka-21	GLP Neyagawa	8,100	0.9	September 3, 2018
Osaka	Osaka-22	GLP Rokko III	7,981	0.9	December 11, 2020
Osaka	Osaka-23	GLP Rokko IV	2,175	0.3	July 15, 2021
Osaka	Osaka-24	GLP Amagasaki III	6,665	0.8	November 1, 2022
Osaka	Osaka-25	GLP Yasu	5,820	0.7	November 1, 2022
Other	Other-2	GLP Tomiya	3,102	0.4	January 4, 2013
Other	Other-5	GLP Tokai	6,210	0.7	January 4, 2013
Other	Other-6	GLP Hayashima	1,190	0.1	January 4, 2013
Other	Other-7	GLP Hayashima II	2,460	0.3	January 4, 2013
Other	Other-8	GLP Kiyama	5,278	0.6	January 4, 2013
Other	Other-10	GLP Sendai	5,620	0.6	February 1, 2013
Other	Other-12	GLP Kuwana	3,650	0.4	October 1, 2013
Other	Other-14	GLP Komaki	10,748	1.3	March 3, 2014
Other	Other-15	GLP Ogimachi	1,460	0.2	September 2, 2014
Other	Other-16	GLP Hiroshima	3,740	0.4	September 2, 2014
Other	Other-19	GLP Tosu I	9,898	1.1	September 1, 2015
Other	Other-20	GLP Tomiya IV	5,940	0.7	September 1, 2016
Other	Other-21	GLP Soja I	12,800	1.5	March 1, 2018
Other	Other-22	GLP Soja II	12,700	1.5	March 1, 2018
Other	Other-24	GLP Suzuka	5,030	0.6	November 1, 2022

Other	Other-25	GLP Soja III	6,980	0.8	June 1, 2023
Other	Other-26	GLP Fukuoka Kasuya	14,000	1.6	June 1, 2023
Other	Other-27	GLP Okinawa Urasoe	17,900	2.1	June 1, 2023
Subtotal			858,029	98.7	-
Asset planned for acquisition					
Osaka	Osaka-26	GLP Rittokonan	11,500	1.3	October 31, 2025
Portfolio Total			869,529	100.0	—

(Note 1) The acquisition price is the trading value for each real estate or trust beneficiary right included in sales agreements or price agreements (excludes acquisition-related expenses and consumption tax, etc.).

(Note 2) Share represents the ratio of the acquisition price of each real estate or real estate in trust to the total acquisition price and is rounded to the first decimal place.

(Note 3) “GLP Narashino II (Land)” only includes the land in trust, as the building portion was transferred in the fiscal period ending February 2024.

(Note 4) GLP J-REIT owns 50% co-ownership interests in GLP-MFLP Ichikawa Shiohama.

(Note 5) GLP J-REIT owns 30% co-ownership interests in GLP ALFALINK Sagamihara 4.

(Note 6) GLP Maishima II suffered a loss of tangible fixed assets excluding land in trust due to a fire in the fiscal period ended February 28, 2022. “Acquisition price” and “Share” for this property are stated only for the land portion in trust.

(Note 7) GLP kashiwa II which is to be disposed on October 31, 2025 is excluded from the table.