

February 20, 2026

For Immediate Release

Real Estate Investment Trust Securities Issuer:  
GLP J-REIT

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**Acquisition of the Sixth Preferred Securities issued by  
Acacia Special Purpose Company**

GLP J-REIT has decided today to acquire the sixth preferred securities which investment was described in the press release titled "Partial Amendment on Business Plan of Redevelopment Project (GLP Narashino II)" announced on January 27<sup>th</sup>, 2025 (hereinafter "Announcement"). Please note each projected investment amount on and after the sixth preferred securities is amended due to the changes on the payment schedule for a part of the construction work while no changes on the total amount of the preferred securities.

1. Details of the acquisition

- (1) Newly acquired assets : The sixth preferred securities issued by Acacia Special Purpose Company (the SPC)
- (2) Acquisition price : 158 million yen
- (3) Projected acquisition date : February 26, 2026
- (4) Acquiring entity : the SPC
- (5) Source of capital : Cash on hand

Please refer to the Announcement for the details of the preferred securities.

2. Future Outlook

There is no impact from the acquisition of the sixth preferred securities on GLP J-REIT's operation nor on the forecast of dividend payments.

3. Details for the acquisition of the preferred securities

Updated information (Note 1)

- (1) Newly acquired assets : Preferred securities issued by the SPC
- (2) Assets scheduled to be acquired (Note 2)
  - : No. 1 issuance of preferred securities 233 million yen
  - : No. 2 issuance of preferred securities 23 million yen
  - : No. 3 issuance of preferred securities 5 million yen

	securities	
	: No. 4 issuance of preferred securities	60 million yen
	: No. 5 issuance of preferred securities	112 million yen
	: No. 6 issuance of preferred securities	131 million yen (planned) → <u>158 million yen</u>
	: No. 7 issuance of preferred securities	1,355 million yen (planned) → <u>1,328 million yen</u> (planned)
	(Total balance of No.1 - <u>No.5</u> preferred securities are equivalent to approximately 19.3% of the total balance of the first, second, third, fourth and <u>fifth</u> round of preferred securities issued by the SPC. The total amount of No.1 to No.7 preferred securities (1.92 billion yen as maximum) is expected to be approximately 20.1% of the total amount of the preferred securities issued and to be issued by the SPC).	
(3) Acquisition date scheduled	: No. 1 issuance September 28, 2023	
	: No. 2 issuance November 29, 2023	
	: No. 3 issuance June 27, 2024	
	: No. 4 issuance January 30, 2025	
	: No. 5 issuance March 28, 2025	
	: No. 6 issuance February 26, 2026	
	: No. 7 issuance December 29, 2026	
(4) Issuer	Refer to “5. Summary of transferee and acquirer” in the announcement as of September 2023	
(5) Underlying real estate	GLP Narashino II (the building of the asset)	

(Note 1) Updated information from the Announcement is highlighted with underline

(Note 2) The underwriting and payment for the preferred securities is established in the investor agreement between GLP J-REIT and other preferred investors. GLP J-REIT has no obligation on underwriting or payment on and after No.6 preferred security issuance and has own discretion on participation with consent separately executed. The amount of each preferred security after No.7 issuance is estimated based on the business plan as of today and may vary within the upper limit of the total amount (1,920 million yen).

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