GLP J-REIT

August 18, 2026

For Immediate Release

Real Estate Investment Trust Securities Issuer:
GLP J-REIT

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Obtainment of the Preferential Negotiation Right

GLP J-REIT hereby announces that GLP Japan Advisors Inc. (hereinafter "GLP JA"), the asset management company to which GLP J-REIT entrusts the management of its assets, has obtained the preferential negotiation right (hereinafter, the "Preferential Negotiation Right") with respect to the potential acquisition of Marq Hayashima 4 (hereinafter, the "Property") from a major leasing company[1], the provider of the bridge scheme, by submitting Letters of Intent as of August 17, 2026. The obtainment of the preferential negotiation right does not constitute a decision by GLP J-REIT to acquire the Property, nor does it obligate GLP J-REIT to acquire the Property. If GLP J-REIT determines to acquire the Property in the future, GLP J-REIT will make a separate announcement in accordance with applicable laws, regulations and rules. GLP J-REIT's basic policy is to enhance unitholder value through asset management that appropriately monitors capital market conditions while maintaining a strong focus on capital efficiency. Under this policy, the obtainment of the Preferential Negotiation Right is intended to secure an opportunity to acquire a high-quality, modern logistics facility that balances stability and growth. As of the date of this announcement, GLP J-REIT has not decided to acquire the Property, and there can be no assurance that GLP J-REIT will acquire the Property.

[1] The provider of the bridge scheme (not disclosed, as consent for disclosure has not been obtained) has no capital relationship or personnel relationship with GLP J-REIT, GLP JA or the sponsor group. Effective March 1, 2025, the sponsor group changed following the change in the parent company of GLP J-REIT's sponsor to Ares Management Corporation (NYSE: ARES). The bridge scheme does not constitute a forward commitment, meaning a contract for sale or purchase at a later date where settlement and transfer of the asset occur one month or more after execution of the contract, as defined in the Comprehensive Guidelines for Supervision of Financial Instruments Business Operators established by the Financial Services Agency.

1. Outline of the Property

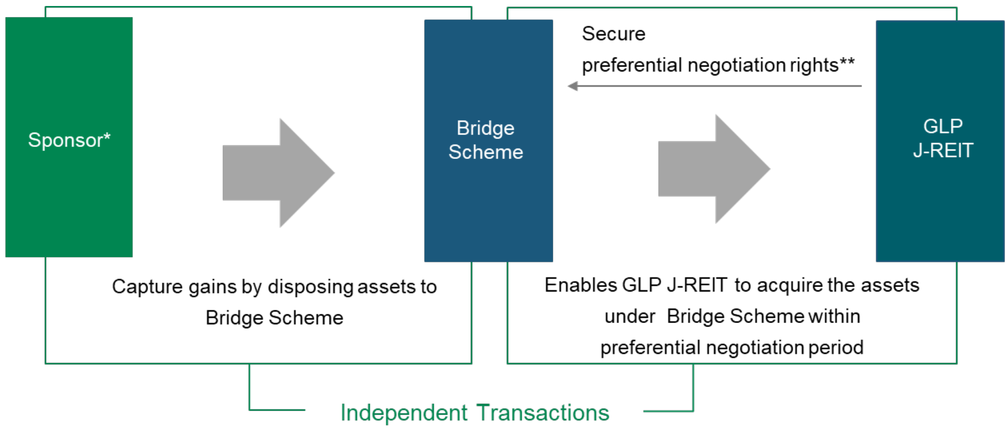
Property name		Marq Hayashima 4	
Type of specified asset		Real estate trust beneficiary rights	
Land	Location	4644 Hataoka, Hayashima, Hayashima-cho, Tsukubo-gun, Okayama	
	Land area	33,195.95 sqm	
Building	Completion date	May 2026	
	Gross floor area	37,693.72 sqm	
Property Characteristics		■ Located approximately four minutes, or 2.1 km, from Hayashima IC, which provides access to the Sanyo Expressway and the Seto-Chuo Expressway, two key regional transportation arteries. The property is well positioned not only for local deliveries within Okayama and Kurashiki cities, but also for wide-area distribution across the Chugoku, Shikoku, Kansai, and Kyushu areas ■ Located adjacent to the Okayama General Distribution Center, one of Western Japan's leading logistics hubs, which accommodates approximately 110 companies engaged in logistics, food-related businesses, manufacturing and wholesale operations, supporting strong demand for modern logistics facilities. The surrounding residential areas also provide advantages in securing a local workforce ■ A BTS facility developed for repeat customer Yamato Transport Co., Ltd., featuring a rampway that provides direct access to each floor of the three-story building and is the only ramp-equipped logistics facility in the Hayashima area ■ Serving as Yamato Transport's largest integrated logistics hub in the Chugoku and Shikoku areas, the property is a strategically important facility providing inventory management and distribution processing functions, as well as sorting, transportation and delivery functions connecting Yamato Group logistics hubs nationwide ■ In addition to strong tenant retention driven by the tenant's investment in refrigeration and cold storage equipment, the property benefits from a 20-year long-term lease contract and CPI-linked rent revision clauses, providing high revenue stability and resilience to an inflationary environment ■ No new supply is expected in the surrounding area from the following year onward[2], and continued scarcity in this prime location is expected to support sustained strong demand in the area ■ CASBEE A Rank for Buildings (New Construction) and BELS 6-Star certification obtained		

[1] Based on the views of the GLP JA as of August 17, 2026, unless otherwise noted. As such, these views are subject to change at any time. There is no guarantee or assurance investment objectives will be achieved.
[2] Based on a survey conducted by GLP JA of rentable logistics facilities located in Hayashima-cho, Okayama. The information is as of the end of July 2026 and is subject to change.

2. Background and Purpose of Obtainment of Preferential Negotiation Right

GLP J-REIT's basic policy is to enhance unitholder value through asset management that appropriately monitors capital market conditions while maintaining a strong focus on capital efficiency. Under its external growth strategy, GLP J-REIT aims to enhance both portfolio quality and profitability through acquisitions of properties developed by the sponsor group as well as third-party properties. In line with this growth strategy, GLP JA has newly obtained a Preferential Negotiation Right to purchase the Property developed by the sponsor group by utilizing the bridge scheme as described below. The obtainment of this Preferential Negotiation Right is intended to secure an opportunity to acquire a high-quality, modern logistics facility that balances stability and growth.

(Reference) Property acquisitions by GLP J-REIT utilizing the bridge scheme. Preferential Negotiation Right may be exercised at any time during its preferential negotiation period by utilizing the bridge scheme described below:
The Preferential Negotiation Right provides GLP J-REIT / GLP JA with the opportunity to negotiate preferentially with respect to the acquisition of the Property during the applicable preferential negotiation period. The obtainment of the Preferential Negotiation Right does not constitute a decision by GLP J-REIT to acquire the Property, nor does it obligate GLP J-REIT to acquire the Property. The acquisition price, acquisition timing and other terms and conditions will be determined through future negotiations, subject to internal approvals and applicable procedures.



* Includes the Development Funds managed by the sponsor group
** Retains preferential negotiation rights while no obligation to acquire the assets under the Bridge Scheme

3. Future Outlook

The obtainment of Preferential Negotiation Right will have no impact on GLP J-REIT's operation or on the distribution forecasts of dividend payments as of the date of this announcement. GLP J-REIT has not decided to acquire the Property. If GLP J-REIT determines to acquire the Property in the future, GLP J-REIT will make a separate announcement in accordance with applicable laws, regulations and rules.

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