

June 9, 2023

For Immediate Release

Real Estate Investment Trust Securities Issuer:  
 GLP J-REIT  
 Representative: Yoshiyuki Miura, Executive Director  
 (Security Code: 3281)

Asset Management Company:  
 GLP Japan Advisors Inc.  
 Representative: Yoshiyuki Miura, President  
 Contact: Shinji Yagiba, CFO  
 (TEL: +81-3-6897-8810)

### Early Repayment of Borrowings

GLP J-REIT hereby announces today early repayment of its outstanding borrowings (hereinafter, the “Early Repayment”) have been determined as follows.

#### 1. Summary of the Early Repayment

##### (1) Details of the borrowings to be repayed

Lender	Loan amount	Interest rate	Drawdown date	Borrowing method	Repayment date	Repayment method	Security
Sumitomo Mitsui Banking Corporation	11,925 million yen	Base rate plus 0.170% (Note)	June 1, 2023	Borrowing based on the respective credit line agreements dated September 27, 2021 (including extended agreements) with the lenders shown to the left as lenders	May 16, 2024	Lump-sum repayment on repayment date	Unsecured Not guaranteed
MUFG Bank, Ltd.	7,950 million yen						
Mizuho Bank, Ltd.	6,625 million yen						

(Note) Please refer to the press releases titled “Borrowing of Funds” dated May 30, 2023 for the details of the borrowings above.

##### (2) Details of the Early Repayment

Lender	Balance of loans before the Early Repayment	Amount of the Early Repayment	Balance of loans after the Early Repayment	Planned Early Repayment date	Borrowing date	Original repayment date
Sumitomo Mitsui Banking Corporation	11,925 million yen	11,925 million yen	-	June 16, 2023	June 1, 2023	May 16, 2024
MUFG Bank, Ltd	7,950 million yen	7,950 million yen	-			
Mizuho Bank, Ltd.	6,625 million yen	6,625 million yen	-			

##### (3) Reason for the Early Repayment

GLP J-REIT has decided to make the Early Repayment of its outstanding borrowings by utilizing cash on funds procured through the refinance of the existing borrowings, which is expected on June 16, 2023.

(4) Loan status after the Early Repayment (Note 1)

(million yen)

	Before the Early Repayment	After the Early Repayment (Note 1)	Increase (Decrease)
Short-term loans (Note 2)	63,970	37,470	▲ 26,500
Long-term loans (Note 2)	278,440	304,590	+26,150
Total loans	342,410	342,060	▲ 350
Investment corporation bonds	54,500	54,500	-
Total of loans and investment corporation bonds	396,910	396,560	▲ 350

(Note 1) "After the Early Repayment" is based on the assumption which are the borrowings through the refinance of the outstanding borrowings which is due on May 16, 2024 to be completed on June 16, 2023

(Note 2) "Short-term loans" refers to loans with a maturity period of one year or less from today for "Before the Early Repayment", and as of June 16, 2023 for "After the Early Repayment", and "Long-term loans" refers to loans with a maturity period of more than one year from today for "Before the Early Repayment", and as of June 16, 2023 for "After the Early Repayment"

2. Future Outlook

The financial impact of the Early Repayment etc. has already been reflected in, and GLP J-REIT makes no change in the future outlook of earnings forecast for the fiscal period ending August 2023 (March 1, 2023 to August 31, 2023) and February 2024 (September 1, 2023 to February 29, 2024) disclosed in the press release titled "Amendment of Forecast Concerning Operating Status and Distributions for the Fiscal Period Ending August 31, 2023 and Ending February 29, 2024" dated May 15, 2023.

3. Other matters necessary for investors' appropriate understanding / judgment of the concerned information

With respect to the risks associated with the Early Repayment, there has been no important changes to the content of "Investment Risks" stated in the registration statement submitted on May 15, 2023.

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