

SHARE REDEMPTION REQUEST

To accompany certificates of common stock, \$0.0001 par value per share, of GTJ REIT, Inc.

The undersigned represents that I (we) have full authority to surrender without restriction the certificate(s) for redemption. You are hereby authorized and instructed to prepare in the name of and deliver to the address indicated below a check representing a cash payment in accordance with the GTJ REIT, Inc. ("GTJ REIT" or the "Company") Share Redemption Program (the "Share Redemption Program") for the shares tendered pursuant to this Share Redemption Request.

Method of delivery of the certificate(s) is at the option and risk of the owner thereof.

It is recommended that this Share Redemption Request and any attached stock certificates be sent to American Stock Transfer & Trust Company, LLC (the "Redemption Agent"), at the address below, via overnight courier, certified mail, or other means of guaranteed delivery:



If delivering by mail:

American Stock Transfer & Trust Company, LLC
 Operations Center
 Attn: Reorganization Department
 P.O. Box 2042
 New York, New York 10272-2042

If delivering by hand or courier:

American Stock Transfer & Trust Company, LLC
 Operations Center
 Attn: Reorganization Department
 6201 15th Avenue
 Brooklyn, New York 11219

For assistance call (877) 248-6417 or (718) 921-8317

The undersigned stockholder of the Company hereby requests that, pursuant to the Company's Share Redemption Program, the Company redeem the number of shares of Company Common Stock (the "Shares") indicated below:

| |
|--|
| <p>Name(s) and Address of Registered Holder(s) If there is any error in the name or address shown below, please make the necessary corrections</p> |
| Empty space for name and address |

DESCRIPTION OF SHARES SURRENDERED
(Please fill in. Attach separate schedule if needed)

| Certificated Shares | | | |
|---------------------|---|---|--|
| Certificate No(s)* | Total Number of Shares Represented by Certificate(s)* | Number of Shares Surrendered for Redemption** | Book Entry Shares Surrendered for Redemption |
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| | | | |
| | | | |
| | | | |
| TOTAL SHARES | | | |

* Need not be completed by book-entry stockholders.
 ** Unless otherwise indicated, it will be assumed that all Shares represented by certificates described above are being surrendered hereby.

The redemption of Shares is subject to all limitations and restrictions contained in the Company's Amended and Restated Articles of Incorporation, Bylaws, and the Share Redemption Program and must comply with applicable state and federal securities laws. For the terms and conditions of redemption, please refer to the full text of the Share Redemption Program available at <https://www.gtjreit.com> under the "Investor Relations" tab.

Type of Redemption (check one)

- Ordinary
- Death* (Date of Death: _____)
- Disability*

* If submitting due to death, please attach a copy of the death certificate. If submitting due to disability, please provide the appropriate documentation from one of the following agencies: Social Security Administration, U.S. Office of Personnel Management or Department of Veterans Affairs. The Company reserves the right to request additional documentation to confirm any redemption request due to death or disability. If this section is left blank or treatment as a priority redemption request is not granted, the request will be treated as an ordinary redemption.

Book-Entry Form

All Shares evidenced by a certificate that are surrendered pursuant to this Share Redemption Request will be promptly converted to book-entry form upon receipt by the Redemption Agent.

Partial Requests. If fewer than all the Shares evidenced by any Share Certificate delivered to the Redemption Agent are to be redeemed, fill in the number of Shares which are to be redeemed in the column titled "Number of Shares Surrendered for Redemption" in the box titled "Description of Shares Surrendered" above. In such cases, the remainder of the Shares that were evidenced by the old certificate(s) but not surrendered for redemption will be issued to the registered holder in book-entry form, and new certificate(s) will not be sent to the registered owner unless specifically provided by checking the box immediately below:

- Check here if (i) fewer than all the Shares evidenced by any Share Certificate delivered to the Redemption Agent are to be redeemed and (ii) the undersigned requests new certificate(s) (instead of book-entry issuance) for the remainder of the Shares that were evidenced by the old certificate(s) but not surrendered for redemption.

Withdrawal Requests. If a request to redeem Shares is timely withdrawn in accordance with the terms of the Share Redemption Program, the Shares that are withdrawn will remain in book-entry form, and new certificate(s) will not be sent to the registered owner, unless specifically requested in the written withdrawal request.

Representations

By signing and submitting this form, the undersigned hereby acknowledges and represents to each of the Company and the Redemption Agent the following:

1. The undersigned is the owner (or duly authorized agent of the owner) of the Shares presented for redemption and, thus, is authorized to present the Shares for redemption.
2. The Shares presented for redemption are eligible for redemption pursuant to the Share Redemption Program. The Shares are fully transferable and have not been assigned, pledged or otherwise encumbered in any way.
3. The undersigned hereby indemnifies and holds harmless the Company, the Redemption Agent, and each of their respective officers, directors and employees from and against any liabilities, damages, expenses, including reasonable attorneys' fees, arising out of or in connection with any misrepresentation made herein.

All signatures on this Share Redemption Request must be medallion-stamped guaranteed by a financial institution (including most commercial banks, savings and loan associations and brokerage houses) that is a member in good standing of a recognized Medallion Program approved by the Securities Transfer Association, Inc., including the Security Transfer Agents Medallion Program, the New York Stock Exchange Medallion Signature Program and the Stock Exchanges Medallion Program (each, an "Eligible Institution"). Stock certificates for the Shares presented for redemption (if applicable) are enclosed, properly endorsed with signature guaranteed.

Check this box if your certificate(s) has been lost, stolen, misplaced or mutilated. See Instruction 5.

SPECIAL PAYMENT INSTRUCTIONS

Complete **ONLY** if the check is to be issued in a name which differs from the name on the surrendered certificate(s). Additional documentation may be required regarding the "Type of Redemption" selected above. Issue to:

Name: _____

Address: _____

(Please also complete Substitute Form W-9 on the reverse AND see instructions regarding signature guarantee. See Instructions 3, 4, 6 and 7)

SPECIAL DELIVERY INSTRUCTIONS

Complete **ONLY** if check is to be mailed to some address other than the address reflected above. See Instructions 4. Mail to:

Name: _____

Address: _____

Please check here if address change is permanent.

YOU MUST SIGN IN THE BOX BELOW AND FILL OUT AND SIGN THE SUBSTITUTE FORM W-9 ATTACHED HERETO

SIGNATURE(S) REQUIRED
 Signature(s) of Registered Holder(s) or Agent

Must be signed by the registered holder(s) EXACTLY as name(s) appear(s) on stock certificate(s). If signature is by a trustee, executor, administrator, guardian, attorney-in-fact, officer for a corporation acting in a fiduciary or representative capacity, or other person, please set forth full title. See Instructions 2, 3 and 7.

 Registered Holder

 Registered Holder

 Title, if any

Date: _____

Phone No.: _____

SIGNATURE(S) GUARANTEED REQUIRED

Each signature must be guaranteed by an Eligible Institution.

 Authorized Signature

 Name of Firm

 Address of Firm - Please Print

Place medallion guarantee stamp in space below:

INSTRUCTIONS FOR SURRENDERING CERTIFICATES

(Please read carefully the instructions below)

1. **Method of Delivery:** Your old certificate(s) and the Share Redemption Request must be sent or delivered to the Redemption Agent. *Do not send your certificates to GTJ REIT, Inc.* The method of delivery of certificates to be surrendered to the Redemption Agent at the address set forth on the front of this Share Redemption Request is at the option and risk of the surrendering stockholder. Delivery will be deemed effective only when received. **If the certificate(s) are sent by mail, registered mail with return receipt requested and proper insurance is suggested.**

2. **Payment in the Same Name:** If the check and stock certificate (if applicable) are issued in the same name as the surrendered certificate is registered, the Share Redemption Request should be completed and signed exactly as the surrendered certificate is registered. *Do not sign the stock certificate(s).* If any of the Shares surrendered hereby are owned by two or more joint owners, all such owners must sign this Share Redemption Request exactly as written on the face of the certificate(s). If any Shares are registered in different names on several certificates, it will be necessary to complete, sign and submit as many separate Share Redemption Requests as there are different registrations. Share Redemption Requests executed by trustees, executors, administrators, guardians, attorneys-in-fact, officers of corporations, or others acting in a fiduciary capacity who are not identified as such in the registration must be accompanied by proper evidence of the signer's authority to act.

3. **Payment in Different Name:** If the surrendered certificates are registered in the name of a person other than the signer of this Share Redemption Request, or if payment is to be made to a person other than the signer of this Share Redemption Request, or if the payment is to be made to a person other than the registered owner(s), then the surrendered certificates must be endorsed or accompanied by duly executed stock powers, in either case signed exactly as the name(s) of the registered owners appear on such certificate(s) or stock power(s), with the signatures on the certificate(s) or stock power(s) guaranteed by an Eligible Institution as provided herein.

4. **Special Payment and Delivery Instructions:** Indicate the name in which, and address to which, the check and stock certificate (if applicable) are to be sent if different from the name and/or address of the person(s) signing this Share Redemption Request. If Special Payment Instructions have been completed, a Substitute Form W-9 must also be completed for the person named therein, and that person will be considered the record owner.

5. **Lost Certificate(s):** **If your certificate(s) has been lost, stolen, misplaced or destroyed, contact the Redemption Agent for instructions at (877) 248-6417 or (718) 921-8317 prior to submitting your Share Redemption Request.** Any GTJ REIT stockholder who has lost certificates should make arrangements (which may include the posting of a bond or other satisfactory indemnification and an affidavit of loss) to replace lost certificates. Such arrangements should be made with Redemption Agent.

6. **Substitute Form W-9:** Under the federal income tax law, a non-exempt stockholder is required to provide the Redemption Agent with such stockholder's correct Taxpayer Identification Number ("TIN") on the enclosed Substitute Form W-9. If the certificate(s) are in more than one name or are not in the name of the actual owner, consult the enclosed Substitute Form W-9 guidelines for additional guidance on which number to report. *Failure to provide the information on the form may subject the surrendering stockholder to 28% backup withholding on the payment of any cash.* The surrendering stockholder must check the box in Part 5 if a TIN has not been issued and the stockholder has applied for a number or intends to apply for a number in the near future. If a TIN has been applied for and the Redemption Agent is not provided with a TIN before payment is made, the Redemption Agent will withhold 28% on all payments to such surrendering stockholders of any cash consideration due for their former Shares. Please review the enclosed Guidelines for Certification of Taxpayer Identification Number on Substitute Form W-9 for additional details on what Taxpayer Identification Number to give the Redemption Agent.

7. **Stock Transfer Taxes.** If payment is to be made to any person other than the registered holder, or if surrendered certificates are registered in the name of any person other than the person(s) signing the Share Redemption Request, the amount of any stock transfer taxes (whether imposed on the registered holder or such person) payable as a result of the transfer to such person will be deducted from the payment for such securities if satisfactory evidence of the payment of such taxes, or exemption therefrom, is not submitted. Except as provided in this Instruction 7, it will not be necessary for transfer tax stamps to be affixed to the certificates listed in the Share Redemption Request.

All questions as to the validity, form and eligibility of any surrender of certificates will be determined by the Redemption Agent in consultation with GTJ REIT and such determination by GTJ REIT shall be final and binding. The Company reserves the right to waive any irregularities or defects in the surrender of any certificates. A surrender will not be deemed to have been made until all irregularities have been cured or waived.

PAYER'S NAME: American Stock Transfer & Trust Company, LLC

| | | |
|--|---|---|
| SUBSTITUTE FORM W-9 Department of the Treasury Internal Revenue Service Payer's Request for Taxpayer Identification Number (TIN) and Certification | Part 1 — PLEASE PROVIDE YOUR TIN IN THE BOX AT RIGHT AND CERTIFY BY SIGNING AND DATING BELOW | Social Security Number OR Employer Identification Number |
| | Part 2 — Check appropriate box for federal tax classification; check only one: <input type="checkbox"/> Individual/Sole Proprietor <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited Liability Company: _____ <input type="checkbox"/> Other (please specify) _____ | For Limited Liability Companies, please enter the appropriate tax classification on the line provided next to the phrase "Limited Liability Company": C = C Corporation S = S Corporation P =Partnership |
| | Part 3 — FOR PAYEES EXEMPT FROM BACKUP WITHHOLDING If you are exempt from backup withholding, please write "Exempt" in the box to the right (see Page 2 of the Enclosed Guidelines). | _____ |
| | Part 4 — Certification Under Penalties of Perjury, I certify that: (1) The number shown on this form is my current taxpayer identification number (or I am waiting for a number to be issued to me), (2) I am not subject to backup withholding either because I have not been notified by the Internal Revenue Service (the "IRS") that I am subject to backup withholding as a result of failure to report all interest or dividends, or the IRS has notified me that I am no longer subject to backup withholding, (3) I am a U.S. person (including a U.S. resident alien) (as defined in the official IRS instructions to Form W-9), and (4) The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct. | Part 5 — Awaiting TIN <input type="checkbox"/> |
| | Certification instructions — You must cross out item (2) in Part 4 above if you have been notified by the IRS that you are subject to backup withholding because of underreporting interest or dividends on your tax return. However, if after being notified by the IRS that you are subject to backup withholding you receive another notification from the IRS stating that you are no longer subject to backup withholding, do not cross out item (2). SIGNATURE _____ DATE _____ NAME _____ ADDRESS _____ CITY _____ STATE _____ ZIP CODE _____ | |

IMPORTANT TAX INFORMATION

Under current U.S. federal income tax law, a Stockholder who tenders GTJ REIT, Inc. stock certificates that are accepted for redemption may be subject to backup withholding. In order to avoid such backup withholding, the Stockholder must provide the Redemption Agent with such Stockholder's correct taxpayer identification number and certify that such Stockholder is not subject to such backup withholding by completing the Substitute Form W-9 provided herewith. In general, if a Stockholder is an individual, the taxpayer identification number is the Social Security number of such individual. If the Redemption Agent is not provided with the correct taxpayer identification number, the Stockholder may be subject to a \$50 penalty imposed by the Internal Revenue Service. For further information concerning backup withholding and instructions for completing the Substitute Form W-9 (including how to obtain a taxpayer identification number if you do not have one and how to complete the Substitute Form W-9 if the GTJ REIT, Inc. stock certificates are held in more than one name), consult the enclosed Guidelines for Certification of Taxpayer Identification Number on Substitute Form W-9.

Certain Stockholders (including, among others, all corporations and certain foreign individuals) are not subject to these backup withholding and reporting requirements. In order to satisfy the Redemption Agent that a foreign individual qualifies as an exempt recipient, such Stockholder must submit a statement, signed under penalties of perjury, attesting to that individual's exempt status, on a properly completed Form W-8BEN, or successor form. Such statements can be obtained from the Redemption Agent.

Failure to complete the Substitute Form W-9 will not, by itself, cause the GTJ REIT, Inc. stock certificates to be deemed invalidly tendered, but may require the Redemption Agent to withhold a portion of the amount of any payments made pursuant to the Share Redemption Program. Backup withholding is not an additional federal income tax. Rather, the federal income tax liability of a person subject to backup withholding will be reduced by the amount of tax withheld. If withholding results in an overpayment of taxes, a refund may be obtained provided that the required information is furnished to the Internal Revenue Service.

NOTE: FAILURE TO COMPLETE AND RETURN THE SUBSTITUTE FORM W-9 MAY RESULT IN BACKUP WITHHOLDING OF A PORTION OF ANY PAYMENTS MADE TO YOU PURSUANT TO THE SHARE REDEMPTION PROGRAM. PLEASE REVIEW THE ENCLOSED GUIDELINES FOR CERTIFICATION OF TAXPAYER IDENTIFICATION NUMBER ON SUBSTITUTE FORM W-9 FOR ADDITIONAL DETAILS.

**GUIDELINES FOR CERTIFICATION OF TAXPAYER IDENTIFICATION
NUMBER ON SUBSTITUTE FORM W-9**

Guidelines for Determining the Proper Identification Number to Give the Payer — Social Security Numbers have nine digits separated by two hyphens: i.e., 000-00-0000. Employer Identification Numbers have nine digits separated by only one hyphen: i.e., 00-0000000. The table below will help determine the number to give the payer.

| For this type of account: | Give the SOCIAL SECURITY number of — | For this type of account: | Give the EMPLOYER IDENTIFICATION number of — |
|---|---|---|---|
| 1. An individual's account | The individual | 8. Sole proprietorship account | The owner(4) |
| 2. Two or more individuals (joint account) | The actual owner of the account or, if combined funds, the first individual on the account(1) | 9. A valid trust, estate or pension trust | The legal entity(5) |
| 3. Husband and wife (joint account) | The actual owner of the account or, if joint funds, the first individual on the account (1) | 10. Corporate account | The corporation |
| 4. Custodian account of a minor (Uniform Gift to Minors Act) | The minor(2) | 11. Religious, charitable, or educational organization account | The organization |
| 5. Adult and minor (joint account) | The adult or, if the minor is the only contributor, the minor(1) | 12. Partnership account held in the name of the business | The partnership |
| 6. Account in the name of guardian or committee for a designated ward, minor, or incompetent person | The ward, minor, or incompetent person(3) | 13. Association, club, or other tax-exempt organization | The organization |
| 7. a. The usual revocable savings trust account (grantor is also trustee) | The grantor-trustee(1) | 14. A broker or registered nominee | The broker or nominee |
| b. So-called trust account that is not a legal or valid trust under state law | The actual owner(1) | 15. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments | The public entity |

- (1) List first and circle the name of the person whose number you furnish. If only one person on a joint account has a social security number, that person's number must be furnished.
- (2) Circle the minor's name and furnish the minor's social security number.
- (3) Circle the ward's, minor's or incompetent person's name and furnish such person's social security number.
- (4) You must show your individual name, but you may also enter your business or "doing business as" name. You may use either your social security number or employer identification number (if you have one).
- (5) List first and circle the name of the legal trust, estate, or pension trust. Do not furnish the taxpayer identification number of the personal representative or trustee unless the legal entity itself is not designated in the account title.

Note: *If no name is circled when there is more than one name, the number will be considered to be that of the first name listed.*

**GUIDELINES FOR CERTIFICATION OF TAXPAYER IDENTIFICATION
NUMBER ON SUBSTITUTE FORM W-9
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Obtaining a Number

If you do not have a taxpayer identification number or if you do not know your number, obtain Form SS-5, Application for Social Security Card, or Form SS-4, Application for Employer Identification Number, at the local office of the Social Security Administration or the Internal Revenue Service (the "IRS") and apply for a number. Section references in these guidelines refer to sections under the Internal Revenue Code of 1986, as amended.

Payees specifically exempted from backup withholding include:

- An organization exempt from tax under Section 501(a), an individual retirement account (IRA), or a custodial account under Section 403(b)(7), if the account satisfies the requirements of Section 401(f)(2).
- The United States or a state thereof, the District of Columbia, a possession of the United States, or a political subdivision or wholly-owned agency or instrumentality of any one or more of the foregoing.
- An international organization or any agency or instrumentality thereof.
- A foreign government or any political subdivision, agency or instrumentality thereof.

Payees that may be exempt from backup withholding include:

- A corporation.
- A financial institution.
- A dealer in securities or commodities required to register in the United States, the District of Columbia, or a possession of the United States.
- A real estate investment trust.
- A common trust fund operated by a bank under Section 584(a).
- An entity registered at all times during the tax year under the Investment Company Act of 1940, as amended.
- A middleman known in the investment community as a nominee or custodian.
- A futures commission merchant registered with the Commodity Futures Trading Commission.
- A foreign central bank of issue.
- A trust exempt from tax under Section 664 or described in Section 4947.

Payments of dividends and patronage dividends not generally subject to backup withholding include the following:

- Payments to nonresident aliens subject to withholding under Section 1441.
- Payments to partnerships not engaged in a trade or business in the U.S. and which have at least one nonresident alien partner.
- Payments of patronage dividends where the amount received is not paid in money.
- Payments made by certain foreign organizations.
- Section 404(k) payments made by an ESOP.

Payments of interest not generally subject to backup withholding include the following:

- Payments of interest on obligations issued by individuals. Note: You may be subject to backup withholding if this interest is \$600 or more and is paid in the course of the payer's trade or business and you have not provided your correct taxpayer identification number to the payer.
- Payments of tax-exempt interest (including exempt-interest dividends under Section 852).
- Payments described in Section 6049(b)(5) to nonresident aliens.
- Payments on tax-free covenant bonds under Section 1451.
- Payments made by certain foreign organizations.
- Mortgage or student loan interest paid to you.

Exempt payees described above should file Form W-9 to avoid possible erroneous backup withholding. FILE THIS FORM WITH THE PAYER, FURNISH YOUR TAXPAYER IDENTIFICATION NUMBER, WRITE "EXEMPT" IN PART 3 OF THE FORM, SIGN AND DATE THE FORM AND RETURN IT TO THE PAYER.

Certain payments other than interest, dividends, and patronage dividends, which are not subject to information reporting are also not subject to backup withholding. For details, see the regulations under Sections 6041, 6041A, 6045, 6050A and 6050N.

Privacy Act Notice. — Section 6109 requires most recipients of dividend, interest, or certain other income to give taxpayer identification numbers to payers who must report the payments to the IRS. The IRS uses the numbers for identification purposes and to help verify the accuracy of tax returns. The IRS may also provide this information to the Department of Justice for civil and criminal litigation and to cities, states and the District of Columbia to carry out their tax laws. The IRS may also disclose this information to other countries under a tax treaty, or to Federal and state agencies to enforce Federal nontax criminal laws and to combat terrorism. Payers must be given the numbers whether or not recipients are required to file tax returns. Payers must generally withhold a portion of taxable interest, dividend, and certain other payments to a payee who does not furnish a taxpayer identification number to a payer. Certain penalties may also apply.

Penalties

(1) Penalty for Failure to Furnish Taxpayer Identification Number. — If you fail to furnish your taxpayer identification number to a payer, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

**GUIDELINES FOR CERTIFICATION OF TAXPAYER IDENTIFICATION
NUMBER ON SUBSTITUTE FORM W-9**

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(2) Civil Penalty for False Information With Respect to Withholding. — If you make a false statement with no reasonable basis which results in no imposition of backup withholding, you are subject to a penalty of \$500.

(3) Criminal Penalty for Falsifying Information. — Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

(4) Misuse of Taxpayer Identification Numbers.—If the requester discloses or uses taxpayer identification numbers in violation of federal law, the requester may be subject to civil and criminal penalties.

FOR ADDITIONAL INFORMATION CONTACT YOUR TAX CONSULTANT OR THE INTERNAL REVENUE SERVICE.