



**2020 ANNUAL MEETING OF STOCKHOLDERS
June 4, 2020 at 1:00 p.m. Eastern Standard Time**

RULES OF CONDUCT AND PROCEDURES

In the interest of a productive and orderly Annual Meeting of Stockholders (“Annual Meeting”), we ask for your cooperation in observing the following rules and procedures:

1. As provided in the Company’s By-Laws, Paul Cooper, the Chairman of the Board, will preside over the Annual Meeting and may make any and all determinations with respect to the rules on conduct and procedure for the Annual meeting. The Chairman will have the sole discretion to rule on procedures and on all other matters incident to the conduct of the Annual Meeting.
2. The only business matters to be conducted at the Annual Meeting are the matters set forth in the 2020 Notice of Annual Meeting and Proxy Statement, dated May 1, 2020.
3. Because this is a meeting of our stockholders, only stockholders as of the close of business on April 20, 2020, the record date, are entitled to attend, submit questions and vote at the Annual Meeting.
4. The Annual Meeting is scheduled for June 4, 2020 at 1:00 p.m., Eastern time, with online check-in available approximately 15 minutes before the meeting starts. To access the meeting, go to **<http://web.lumiagm.com/254738394>**; **passcode: gtj2020** and log in using the [11]-digit control number provided with your proxy materials. If you encounter any technical difficulties with check-in or during the meeting, please call the technical support number that will be posted on the virtual stockholder meeting log-in page. In the event that technical issues delay or disrupt the Company’s ability to host the meeting for longer than 30 minutes, and accordingly the Annual Meeting has not convened by 1:30 p.m., Eastern time, the Company will make an announcement on its website (www.gtjreit.com) regarding a later date and time for convening the Annual Meeting.
5. If you wish to vote during the Annual Meeting, or change your previously submitted vote, you may do so while the polls are open by following the instructions on the meeting website. The polls will be open from the beginning of the meeting and will close immediately after the Question & Answer portion of the meeting. If you have voted your shares in advance of the Annual Meeting, your vote will be recorded by the Company’s inspector of elections and there is no need to vote those shares during the Annual Meeting, unless you wish to revoke or change your vote.

6. Questions and comments are welcome from all stockholders. However, conducting the business set out in the Agenda for the benefit of all stockholders will be paramount. Out of fairness and respect to all of our stockholders attending the Annual Meeting, the Company does not intend to address any questions that are, among other things:
 - not pertinent to the business of the Company or to the business of the Annual Meeting;
 - related to personal grievances or individual personnel matters;
 - derogatory references to individuals or that are otherwise in bad taste;
 - repetitious questions or statements already submitted or made by another stockholder;
 - related to pending or threatened litigation;
 - in furtherance of the stockholder's personal or business interests and not otherwise a matter of interest to stockholders generally;
 - proposals or director nominations that were not previously submitted properly or in accordance with the Company's advance notice or proxy access By-Law provisions, as applicable; or
 - out of order or not otherwise suitable for the conduct of the Annual Meeting as determined by the Chairman or Corporate Secretary in their reasonable judgment.
7. To allow the Company to answer questions from as many stockholders as possible, please keep questions succinct and related to a single topic. Questions from multiple stockholders on the same topic or that are otherwise related may be grouped, summarized and answered together.
8. Questions or comments can be submitted before or during the Annual Meeting, as described below.
 - Stockholders may submit a question in advance by email to Stuart Blau at SBlau@gjtreit.com (stockholders are asked to include the full name of the account holder so we can confirm your status as a stockholder).
 - Questions may be submitted online during the meeting, beginning shortly after it starts by following the instructions on the meeting website.
 - We will post on our website (www.gjtreit.com) after the meeting a document that summarizes and answers the questions received. If multiple questions raise the same topic, we will provide representative examples. If a question violates these rules of conduct, it will not be summarized or answered.
9. Questions or comments unrelated to the Annual Meeting or of individual stockholder concerns rather than of concern to all stockholders may be submitted by contacting Stuart Blau at (516) 693-5500.
10. In the event of disorder, technical malfunction, or other significant problem that disrupts the meeting, the Chairman may adjourn, recess or expedite the Annual

Meeting or take such other action that the Chairman or Corporate Secretary determines is appropriate in light of the circumstances. Accordingly, if you are planning to vote by casting a ballot electronically during the meeting, be prepared to vote as soon as the polls open.

11. Recording of the Annual Meeting is strictly prohibited. A replay of the webcast [and transcript] will be available on the Company's website at www.gtjreit.com within a few days following the close of the Annual Meeting.

We appreciate your participation. Your fellow stockholders will appreciate your courtesy in observing these procedures.