

September 1, 2021

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: Hisatake Miki, CFO
 (TEL: +81-3-3289-9630)

Obtainment of BELS and ZEB Certifications

GLP J-REIT announces that its five properties (GLP Kawajima, GLP Sayama Hidaka II, GLP Kashiwa II, GLP Rokko III and GLP Kiyama) have received Building -Housing Energy-efficiency Labeling System (BELS) certifications and four of the properties (GLP Kawajima, GLP Sayama Hidaka II, GLP Kashiwa II and GLP Rokko III) received the highest BELS ratings of five stars and "ZEB Ready" evaluations, as stated below.

1. Property that newly obtained BELS and ZEB Certifications

No.	Tokyo-38	Tokyo-41	Tokyo-44
Property Name	GLP Kawajima	GLP Sayama Hidaka II	GLP Kashiwa II
Location	Hiki, Saitama	Hidaka, Saitama	Kashiwa, Chiba
Certification Rank	 <p>この建物のエネルギー消費量 64%削減 <small>2021年8月31日交付 国土交通省告示に基づく第三者認証</small> BELS: Five stars ZEB: ZEB Ready</p>	 <p>この建物のエネルギー消費量 50%削減 <small>2021年8月31日交付 国土交通省告示に基づく第三者認証</small> BELS: Five stars ZEB: ZEB Ready</p>	 <p>この建物のエネルギー消費量 64%削減 <small>2021年8月31日交付 国土交通省告示に基づく第三者認証</small> BELS: Five stars ZEB: ZEB Ready</p>
Photo			

No.	Osaka-22	Other-8
Property Name	GLP Rokko III	GLP Kiyama
Location	Kobe, Hyogo	Miyaki, Saga
Certification Rank	 <p>この建物のエネルギー消費量 59%削減 2021年8月31日交付 国土交通省告示に基づく第三者認証 BELS: Five stars ZEB: ZEB Ready</p>	 <p>BELS: Four stars ZEB: -</p>
Photo		

(Note) Evaluator: JAPAN ERI CO., LTD.

2. Overview of BELS and ZEB

BELS is a third party certification system in Japan that displays the energy saving performance of buildings. From April 2016, real estate companies (and others) are required to strive to display the energy-saving performance of buildings based on the Act on the Improvement of Energy Consumption Performance of Buildings (“Building Energy Efficiency Act”). The concrete display method is stipulated in the guidelines for energy saving performance display of buildings, BELS is evaluated based on the same guideline, and the evaluation result is represented by a number of stars (one star “★” to five stars “★★★★★”).

A Net Zero Energy Building (“ZEB”) is a building that aims at zero energy balance with considerably reduced annual energy consumption by saving as much energy as possible via better heat insulation, solar shading, natural energy and high-efficiency equipment, coupled with creating energy by photovoltaic power generation (or other energy generating methods), while maintaining a comfortable environment. Since the Building Energy Index (BEI), which is used for BELS evaluation, is also used for ZEB evaluation, it is possible to display ZEB evaluation in BELS evaluation. ZEB evaluation can be indicated with four levels, "ZEB," "Nearly ZEB," "ZEB Ready," and "ZEB Oriented," depending on the zero energy achievement status.

For details about BELS and ZEB, please refer to the URL below.

* BELS (Japanese only): <https://www.hyoukakyukai.or.jp/bels/bels.html>

* ZEB (Japanese only): <http://www.env.go.jp/earth/zeb/index.html>

3. GLP J-REIT’s Future Initiatives

GLP J-REIT and GLPJA together in collaboration with our sponsor group, the GLP Group, give the utmost consideration to environmental protection, and fulfill their social responsibilities in ensuring the health and safety of our customers and local communities as well as employees.

As a key confirmation of our overarching commitment to integrating such social responsibilities for the sustainability of the society into our core business practices, we have established various policies including our Environmental, Social and Governance (ESG) policies, and have taken various individual initiatives on a company as well as investment property basis.

This stance toward sustainability is also underpinned by the stated mission of GLP Group, which is to “create best-in-class logistics facilities by maximizing value for all stakeholders including our investors, customers and communities in which we live and operate”, and the BELS and ZEB certifications granted to the above property is part of its execution. Furthermore, GLP J-REIT has set a goal of "Aim to obtain more than 80% of environmental certification by 2024" and with the obtainment of the above certifications, the said ratio is expected to increase from 61% to 67%.

GLP J-REIT and GLPJA will continuously and actively make efforts to contribute for realizing sustainable society through its investment and asset management of logistic properties.

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