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For Immediate Release

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**Amendment of Forecasts Concerning Operating Status and Distribution
for the Fiscal Periods Ending February 28, 2022 and Ending August 31, 2022**

GLP J-REIT announces today an amendment to its forecast for the fiscal periods ending February 28, 2022 (from September 1, 2021 to February 28, 2022) and ending August 31, 2022 (from March 1, 2022 to August 31, 2022), announced on October 13, 2021. The details are as follows.

1. Amendment of Forecasts Concerning Operating Status and Distribution

(1) Amendment to the forecast concerning operating status and distribution for the fiscal period ending February 28, 2022

	Operating revenue (million yen)	Operating income (million yen)	Ordinary income (million yen)	Net income (million yen)	Distributions per unit (yen) (including optimal payable distributions)	Distributions per unit (yen) (excluding optimal payable distributions)	Optimal payable distributions per unit (yen)
Previous forecast (A)	23,332	12,347	11,025	11,023	2,748	2,454	294
Amended forecast (B)	24,819	13,788	12,466	12,464	3,069	2,775	294
Increase or decrease (B – A)	+1,486	+1,441	+1,441	+1,441	+321	+321	+0
Rate of increase or decrease	+6.4%	+11.7%	+13.1%	+13.1%	+11.7%	+13.1%	+0.0%

(2) Amendment to the forecast concerning operating status and distribution for the fiscal period ending August 31, 2022

	Operating revenue (million yen)	Operating income (million yen)	Ordinary income (million yen)	Net income (million yen)	Distributions per unit (yen) (including optimal payable distributions)	Distributions per unit (yen) (excluding optimal payable distributions)	Optimal payable distributions per unit (yen)
Previous forecast (A)	23,286	12,167	10,812	10,810	2,703	2,407	296
Amended forecast (B)	24,650	13,477	12,121	12,120	2,995	2,699	296
Increase or decrease (B – A)	+1,364	+1,310	+1,309	+1,309	+292	+292	+0
Rate of increase or decrease	+5.9%	+10.8%	+12.1%	+12.1%	+10.8%	+12.1%	+0.0%

(Notes)

1. The forecasts are calculated based on the assumptions stated in Attachment: "Assumptions Underlying the Forecasts for the Fiscal Periods Ending February 28, 2022 and August 31, 2021." The actual operating revenue, operating income, ordinary income, net income, distributions per unit and optimal payable distributions per unit may vary due to future acquisition or sale of real estate and other assets, trends in the real estate and other markets, additional issuance of new investment units, changes in other circumstances surrounding GLP J-REIT and other factors. In addition, the forecasts are not intended to guarantee the amount of distributions or optimal payable distributions.
2. GLP J-REIT may revise its forecasts in the event that it expects discrepancies beyond a certain level from the forecast above.
3. Figures are rounded down and percentages are rounded to the nearest decimal place.

2. Reasons for the Amendment

Due to the sale of asset (GLP Fukusaki) announced today in the "Sale of Asset" which generates 3,024 million yen of gain on sale, the assumptions underlying the forecasts for the fiscal periods ending February 28, 2022 and ending August 31, 2022 disclosed in the Financial Summary titled "SUMMARY OF FINANCIAL RESULTS (REIT) For the 19th Fiscal Period Ended August 31, 2021" dated October 13, 2021 have been changed and there is a 5% or more change in distribution per unit for the fiscal periods ending February 28, 2022 and ending August 31, 2022. Therefore, the forecasts for such fiscal periods have been amended at this point.

As separately announced, the fire occurred at GLP Maishima II on November 29, 2021. The fire has been extinguished as of December 4, 2021, thanks to the efforts of the firefighters who worked around the clock to extinguish the fire, as well as all other people involved. The property is insured by fire and profit insurance, but as of today, the exact extent of the damage is unknown, and it is expected to take a considerable amount of time to determine the scope of compensation and the timing of payment of insurance claims. Therefore, the impact of the fire has not been factored into the forecasts, but we will make an announcement when the details become clear and it becomes necessary to revise the forecasts.

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

**Assumptions Underlying the Forecasts for
the Fiscal Periods Ending February 28, 2022 and Ending August 31, 2022**

Item	Assumption
Calculation period	20 th Fiscal Period (from September 1, 2021 to February 28, 2022) (181 days) 21 st Fiscal Period (from March 1, 2022 to August 31, 2022) (184 days)
Portfolio assets	<ul style="list-style-type: none"> It is assumed that GLP J-REIT will transfer trust beneficiary interests in GLP Fukuzaki in two separate transactions on December 28, 2021 and March 1, 2022, from the trust beneficiary interests in real estate (86 properties) held by GLP J-REIT as of August 31, 2021, to bring the total number of assets held by GLP J-REIT to 85 properties, after which there will be no change in the assets under management (acquisition of new property, disposition of property held, etc.) until the end of August 2022. However, in reality, there is the possibility of fluctuation due to acquisition of new properties other than those mentioned above or disposal of properties.
Number of outstanding investment units	<ul style="list-style-type: none"> It is assumed to be 4,490,369 units, which is the number of investment units issued and outstanding as of today.
Interest-bearing liabilities	<ul style="list-style-type: none"> The outstanding of interest-bearing liabilities of GLP J-REIT is 346,520 million yen as of today. It is assumed that the following amounts of the loans payable will be repaid with cash on hand or refinanced with borrowings in the 20th Fiscal Period or 21st Fiscal Period: 9,200 million yen with the repayment date of December 20, 2021; 980 million yen, 850 million yen and 610 million yen with the repayment date of January 14, 2022; 10,050 million yen and 5,000 million yen with the repayment date of February 28, 2022; and 300 million yen with the repayment date within the 21st Fiscal Period. It is assumed that LTV as of the end of the 20th Fiscal Period will be 44.1% (the estimated LTV as of October 13, 2021: 44.2%) and LTV as of the end of the 21st Fiscal Period will be 44.3% (the estimated LTV as of October 13, 2021: 44.4%). <p>The following formula is used to compute LTV. $\text{LTV} = (\text{Balance of interest-bearing liabilities} / \text{Total assets}) \times 100 (\%)$</p>
Operating revenue	<ul style="list-style-type: none"> Due to the disposition of trust beneficiary interest in GLP Fukuzaki on December 28, 2021 and March 1, 2022, GLP J-REIT expects to recognize gains on sales of property of 1,511 million yen in the 20th Fiscal Period and 1,512 million yen in the 21st Fiscal Period, respectively. We assumed no impact on operating revenue from COVID-19 pandemic because of the absence of rent decreases related to the pandemic as of today. The lease of the solar panels installed on the properties employs variable rent calculated taking the effect of seasonal factors into consideration. We assumed the operating revenue from the solar panels is 424 million yen for the 20th Fiscal Period and 667 million yen for the 21st Fiscal Period. Operating revenue is premised on the assumption that there will be no delay or failure in the payment of rents by lessees.

Item	Assumption
Operating expense	<ul style="list-style-type: none"> • With respect to taxes on property and equipment (fixed asset tax, city planning tax and depreciable asset tax on real estate, etc. hereinafter “property-related taxes”) held by GLP J-REIT, of the tax amounts assessed and determined, the amounts corresponding to the relevant accounting period are recognized as rental expenses. However, if property and equipment is newly acquired and adjusted amounts of property-related taxes for the year under the same accounting period (the “amounts equivalent to property-related taxes”) arise between GLP J-REIT and the transferor, the relevant adjusted amounts are capitalized as part of the acquisition cost of the relevant property. Accordingly, as to four properties (GLP Zama, GLP Niiza, GLP Sayama Hidaka I and GLP Rokko IV) acquired in July 2021, the corresponding property-related taxes, in the amount of 105 million yen, are assumed to be accounted for as expenses in the 21st Fiscal Period instead of the 20th Fiscal Period. The amount of property-related taxes capitalized as part of the acquisition cost is 98 million yen. • Taxes and dues are expected to be 1,821 million yen for the 20th Fiscal Period and 1,934 million yen for the 21st Fiscal Period. • Repair and maintenance expenses are expected to be 123 million yen for the 20th Fiscal Period and 96 million yen for the 21st Fiscal Period. • Property and facility management fees are expected to be 883 million yen for the 20th Fiscal Period and 872 million yen for the 21st Fiscal Period. • Depreciation is expected to be 4,412 million yen for the 20th Fiscal Period and 4,445 million yen for the 21st Fiscal Period. • Of rental expenses, which are the main operating expenses, expenses (excluding depreciation) have been calculated based on previous actual figures and reflect the variable factors of expenses. • Please note that repair costs for each calculation period may differ significantly from the forecast amounts because 1) repair costs may be urgently required due to damage, etc. to buildings based on factors that are difficult to predict, 2) the amount for each fiscal period generally differs significantly, and 3) repair costs are not incurred periodically. • Depreciation, including incidental expenses and future additional capital expenditure, is calculated using the straight-line method.
Net Operating Income (NOI)	<ul style="list-style-type: none"> • NOI (the amount calculated by deducting rental expenses, excluding depreciation and loss on retirement of noncurrent assets, from operating revenues excluding gain on sales of property and equipment) is expected to be 19,562 million yen for the 20th Fiscal Period and 19,246 million yen for the 21st Fiscal Period.
Non-operating expenses	<ul style="list-style-type: none"> • The total amount of interest expenses on loans, interest expenses on investment corporation bonds, amortization of investment corporation bonds issuance expenses and other finance-related expenses are expected to be 1,275 million yen for the 20th Fiscal Period and 1,308 million yen for the 21st Fiscal Period. Investment corporation bonds issuance expenses are amortized monthly for the period from issuance to redemption. • Investment unit issuance expenses are amortized monthly for three years from occurrence, and amortization expenses are expected to 45 million yen for the 20th Fiscal Period and 45 million yen for the 21st Fiscal Period.

Item	Assumption
Distributions per unit (excluding optimal payable distributions)	<ul style="list-style-type: none"> • This amount is calculated based on the policy on cash distributions that is stipulated in the internal regulations of GLP J-REIT. • There is a possibility that the amount of distributions per unit (excluding optimal payable distributions) will vary due to various factors such as changes in assets under management, fluctuation in rental revenues owing to changes in tenants, unexpected repairs, fluctuation in interest rates, and the issuance of new investment units.
Optimal payable distributions per unit	<ul style="list-style-type: none"> • All of the amount of optimal payable distributions per unit for the 20th Fiscal Period fiscal period and 21st Fiscal Period are assumed to be the refund of its investment categorized as a distribution from unitholders' capital for tax purposes. • We intend to continuously distribute optimal payable distributions, taking into consideration the assumed amount of capital expenditure for each fiscal period based on our long-term repair plan, as a cash distribution in excess of earnings (a refund of investment categorized as a distribution from unitholders' capital for tax purposes) to the extent that it does not affect our long-term repair plan or adversely affect our financial condition, in an amount equal to approximately 30% of depreciation expense recorded in the fiscal period immediately preceding the fiscal period in which the distribution will be implemented. Optimal payable distributions per unit (continuous optimal payable distributions) is calculated in accordance with the policy on cash distributions in excess of earnings, which is provided in the Management Guidelines, the internal rules of our asset management company. It is calculated by assuming distributions (continuous optimal payable distributions) of around 30% of depreciation expected to be recorded in the 20th Fiscal Period, and 30% of depreciation to be recorded in the 21st Fiscal Period, respectively. • Depreciation may differ from the currently assumed amount due to changes in assets under management, incurred amount of incidental expenses, etc. and capital expenditure, etc. There is, therefore, a possibility that the total amount of optimal payable distributions, which is calculated based on depreciation, will change due to various factors including those mentioned above. GLP J-REIT has set the upper limit of optimal payable distributions at the amount obtained by deducting capital expenditure incurred in the calculation period when depreciation was recorded from the depreciation, in order to preserve the value of the assets held by GLP J-REIT. Accordingly, if capital expenditure is urgently required due to damage, etc. to buildings based on factors that are difficult to predict, there is a possibility that the amount of optimal payable distributions per unit (continuous optimal payable distributions) will decrease. • If the amount generated by the following formula exceeds 60%, GLP J-REIT will not pay out optimal payable distributions. <ul style="list-style-type: none"> Appraisal LTV (%) = $A/B \times 100$ (%) A = the balance of interest-bearing liabilities at the end of the fiscal period (including the balance of investment corporation bonds and the balance of short-term investment corporation bonds) + amount of security deposits released as of the end of the fiscal period B = total amount of appraisal value or investigated value of assets under management as of the end of the fiscal period + cash on hand as of the end of the fiscal period – total amount of expected distributions of earnings – total amount of expected optimal payable distributions <p>The total amount of expected distributions of earnings and the total amount of expected optimal payable distributions are based on the actual amount for the latest fiscal period.</p>

Item	Assumption
Others	<ul style="list-style-type: none"> • The forecasts assume that there will be no revision of laws and regulations, tax systems, accounting standards, listing regulations prescribed by the Tokyo Stock Exchange, and the rules, etc. established by the Investment Trusts Association, Japan that will influence the above forecasts. • The forecasts assume that there will be no unforeseen material changes in general economic trends and real estate market conditions, etc.

* We have not factored in the impact of the fire that occurred at GLP Maishima II on November 29, 2021 in the above assumption. We will make a further announcement when the details are known, and it becomes necessary to revise the forecast.