

December 13, 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.

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Sale of Asset

GLP Japan Advisors Inc. (hereinafter “GLPJA”), to which GLP J-REIT entrusts management of its assets, has determined the sale of an asset shown below in the form of trust beneficiary interest (hereinafter, “the Sale”) today.

1. Overview of the Sale

Property number	Property name	Type of specified asset	Appraisal value (Note 1)	Scheduled sale price (Note 2)	Book value (Note 3)	Difference between scheduled sale price and book value
Osaka-13	GLP Fukusaki	Domestic real estate trust beneficiary interest	4,920 million yen	6,450 million yen	3,387 million yen	3,063 million yen

(1) Delivery Date: December 13, 2021

(2) Scheduled Delivery Date: 1st: December 28, 2021/ 2nd: March 1, 2022

The beneficiary interest is scheduled to be disposed at two timings in the form of quasi co-ownership (50% quasi co-ownership each), and the scheduled delivery dates are as above.

(3) Buyer: Please refer to “4. Buyer Profile”

(4) Method of Payment: Full payment at the time of delivery

(5) Use of funds from the Sale of the asset:

The gain on sale will be returned to unitholders of GLP J-REIT as dividends, and the remaining amount will be kept as cash on hand, mainly to be used as funds to acquire properties in the future.

(Note 1) The figure represents the values that were investigated by a real estate appraiser as of the time of pricing at the end of August 2021.

(Note 2) The “sale price” excludes miscellaneous expenses of the sale, property tax, urban planning tax, consumption tax and local consumption tax.

The beneficiary interest is scheduled to be disposed at two timings in the form of quasi-co-ownership, and the scheduled sale price on each scheduled delivery date is as follows.

- 1st (December 28, 2021): 3,225 million yen (50% quasi co-ownership interests)

- 2nd (March 1, 2022): 3,225 million yen (50% quasi co-ownership interests)

(Note 3) Figures for “book value” represent the reference value as of December 28, 2021 rounded down to the nearest million yen and are different from the value as of the sale date.

(Note 4) The broker for the sale does not fall under the category of a related party, etc. as defined in the Law Concerning Investment Trusts and Investment Corporations.

2. Reason for the Sale

GLP J-REIT aims to consistently return the gain on sale of assets to investors as dividends by comprehensively taking into account the size and specifications of the property, the lease agreement status and the location of the property and by selling assets at the appropriate timing and price.

In terms of stability and growth potential, the focus on logistics real estate is increasing more than ever in Coronation. Capturing the robust demand for logistics real estate, the Sale was implemented at a sale price that is 31% higher than the appraisal value, and the gain on sale is expected to be 3,024 million yen (Note 1). The proceeds from the Sale will be used to return the gain on sale to unitholders as dividends, as well as in various measures that will enhance value for unitholders in response to market conditions, such as funds to acquire properties in the future.

GLP J-REIT will continue to return unrealized gains to its unitholders through strategic and timely property sales that take advantage of our abundant unrealized gain of 209 billion yen (Note 2) and the number of properties.

In order to equalize the impact of this transfer on the performance of GLP J-REIT, it has decided the sale of the property in the form of quasi-co-ownership in two separate transactions.

(Note 1) Calculated by deducting expenses related to the Sale from the difference between the sales price and the reference value as of December 28, 2021.

(Note 2) Unrealized gain=Appraisal value as of Aug-end 2021-Book value as of Aug-end 2021

3. Details of the Assets for Sale

The following tables provide an overview of the property in trust and the associated trust beneficiary rights, which are the Assets for Sale.

Furthermore, explanations of the items described in the respective columns of the tables are as follows:

- (1) "Type of specified asset" indicates the type of the Assets for Sale at the time of the sale.
- (2) "Location" of "Land" indicates the residential address. For the property that has no residential address, the building address on the registry is indicated. For that property that has multiple addresses, one of the addresses on the registry is indicated.
- (3) "Land area" of "Land" is based on what is described in the registry, and may not necessarily be identical with the actual figure.
- (4) "Zoning" of "Land" indicates the type of zoning as depicted in Article 8-1-1 of the City Planning Act (Act No. 100 of 1968).
- (5) "FAR" of "Land" represents the ratio of the total floor area of building to the site area, as depicted in Article 52 of the Building Standards Act (Act No. 201 of 1950), and indicates the upper limit of the floor area ratio as determined in city planning in accordance with zoning regulations.
- (6) "BCR" of "Land" represents the ratio of the building area of building to the site area, as depicted in Article 53 of the Building Standards Act, and indicates the upper limit of the building coverage ratio as determined in city planning in accordance with the zoning regulations.
- (7) "Type of ownership" of "Land" and "Building" indicates the type of right owned by the trustee.
- (8) "Date constructed" of "Building" indicates, as a rule, the registered date when the main building was newly completed.
- (9) "Construction / No. of floors" and "Use" of "Building" is based on the description of the main building on the registry.
- (10) "Gross floor area" of "Building" is based on the description on the registry, and does not include annex buildings.
- (11) "Appraisal value" indicates the values that were appraised or investigated by a real estate appraiser as of the time of pricing at August 31, 2021 based on the asset valuation method and standards, which are provided in GLP J-REIT regulations, and the regulations of the Investment Trusts Association, Japan.
- (12) "Number of tenants" of "Details of tenants" indicates the sum of the number of lease contracts for the buildings described in the respective lease contracts for each real estate. Furthermore, when master lease contract is concluded for the real estate, the number of end tenants is indicated.
- (13) "Leased area" of "Details of tenants" indicates the sum of the leased area of the buildings described in the respective lease contracts related to each real estate as of the date of this press release.
- (14) "Remarks" indicates items believed to be important in consideration of their impact on the rights and duties, use and safety, as well as the appraisal value, profitability and possibility of disposal of the real estate, as of the date of this press release, and includes the following items:
 - Major restrictions or regulations under laws and other rules
 - Major burdens or restrictions related to rights and duties
 - Major matters concerning leases agreed with tenants or end tenants, or major status information, etc. regarding property use by tenants or end tenants
 - Major matters when there are structures that cross the real estate borders or when there are problems in confirming the real estate borders.

(Osaka-13) GLP Fukusaki

Property name		GLP Fukusaki ((1) Warehouse building; (2) Hazardous materials warehouse building)
Type of specified asset		Domestic real estate trust beneficiary interest
Date of acquisition		September 2, 2014
Acquisition price		3,928 million yen
Trust start date		October 23, 2003
Trustee		Mitsubishi UFJ Trust and Banking Corporation
Trust expiration date		September 30, 2024
Land	Location (Residential address)	1714-14, Saiji, Fukusaki-cho, Kanzaki, Hyogo
	Land area	40,466.90 m ²
	Zoning	Exclusively industrial district
	FAR / BCR	200% / 60%
	Type of ownership	Ownership
Building	Date constructed	(1) (2) July 30, 2004
	Construction / No. of floors	(1) Two-story steel-frame building with alloy coated steel sheet roof (2) One-story steel-frame building with alloy coated steel sheet roof
	Gross floor area	(1) 23,419.97 m ² (2) 696.52 m ²
	Use	(1) Warehouse/Office (2) Warehouse
	Type of ownership	Ownership
Appraisal value		4,920 million yen
Date of appraisal		August 31, 2021
Real estate appraiser		Japan Real Estate Institute
Details of tenants		
	Number of tenants	1
	Tenant	NIPPON EXPRESS CO., LTD. (3PL)
	Annual contracted rent	Not disclosed (Note 2)
	Leasehold and security deposits	Not disclosed (Note 2)
	Leased area	24,167.83 m ²
	Leasable area	24,167.83 m ²
	Occupancy rate	100.0%
Remarks		—
(Note 1) The acquisition price of 288 million yen for the solar power generation facility acquired on March 1, 2018 is included.		
(Note 2) Unable to disclose as consent has not been obtained from the tenant.		



4. Buyer Profile

We have not obtained permission to disclose the buyer. As of today, there are no capital, personnel or business relationships between the buyer and GLP J-REIT or GLPJA that must be disclosed. In addition, the buyer does not fall under the category of a related party of GLP J-REIT or GLPJA.

5. Future outlook

For the outlook of GLP J-REIT's asset management status in the fiscal periods ending February 28, 2022 (from September 1, 2021 to February 28, 2022) and ending August 31, 2022, please refer to the press release titled "Amendment of Forecasts concerning Operating Status and Distribution for the Fiscal Periods Ending February 28, 2022 and Ending August 31, 2022" as of today.

7. Outline of appraisal

(Osaka-13) GLP Fukusaki

Appraisal value	4,920 million yen
Real estate appraiser	Japan Real Estate Institute
Date of appraisal	August 31, 2021

Item	Details	Outline
Income approach value	4,920 million yen	
Direct capitalization approach	4,980 million yen	
Operating revenues	Not disclosed (Note)	
Total potential revenue	Not disclosed (Note)	
Loss such as vacancy	Not disclosed (Note)	
Operating expenses	Not disclosed (Note)	
Maintenance	Not disclosed (Note)	
Utilities expenses	Not disclosed (Note)	
Repairs	Not disclosed (Note)	
Property management fee	Not disclosed (Note)	
Expenses for recruiting tenants	Not disclosed (Note)	
Real estate taxes	Not disclosed (Note)	
Casualty insurance premium	Not disclosed (Note)	
Other expenses	Not disclosed (Note)	
Net operating income	256 million yen	
Profit on the investment of a lump sum	Not disclosed (Note)	
Capital expenditure	Not disclosed (Note)	
Net cash flow	249 million yen	
Capitalization rate	5.0%	Assessed mainly based on capitalization rate of logistics facilities in precedent market transactions, supported by regional characteristics and uniqueness as well as stability of net operating income of the property
DCF method	4,850 million yen	
Discount rate	4.6%	Assessed by considering regional characteristics and uniqueness of the property
Terminal cap rate	5.3%	Assessed based on capitalization rate adjusted by future uncertainly risks etc.

(Note) GLP J-REIT has not disclosed these items because it has judged the disclosure may cause disadvantage to investors.

Points of attention in the determination of appraisal value	In deciding the appraisal value of this property, the appraiser used an income approach that appropriately reflects investors' investment profitability as a standard, after verifying the value indicated by the cost approach. The appraiser chose this approach by taking into account the following factors; 1) the fact that the real estate investors tend to use income approach for real estate valuation, 2) the reason for GLP J-REIT as a real estate investor to obtain the appraisal of this property, and 3) the fact that the property is classified as a rental asset for investment. Although this appraisal sought a value that represents the investment profitability value, which takes the management method based on the investment corporation regulations as given, the type of the price will be the normal value since the price matches the fair value that represents the market value (normal value).
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*GLP J-REIT website address: <https://www.glpjreit.com/en/>

<APPENDIX>

Appendix list of portfolio after the Sale

Region	Property number	Property name	Acquisition price (million yen) (Note 1)	Share (%) (Note 2)	Appraisal value (million yen) (Note 3)	Date of acquisition
Tokyo	Tokyo-1	GLP Tokyo	22,700	2.9	32,100	January 4, 2013
Tokyo	Tokyo-2	GLP Higashi-Ogishima	4,980	0.6	7,270	January 4, 2013
Tokyo	Tokyo-3	GLP Akishima	7,555	1.0	10,400	January 4, 2013
Tokyo	Tokyo-4	GLP Tomisato	4,990	0.6	6,510	January 4, 2013
Tokyo	Tokyo-5	GLP Narashino II	15,220	1.9	20,200	January 4, 2013
Tokyo	Tokyo-6	GLP Funabashi	1,720	0.2	2,250	January 4, 2013
Tokyo	Tokyo-7	GLP Kazo	11,500	1.5	15,900	January 4, 2013
Tokyo	Tokyo-8	GLP Fukaya	2,380	0.3	3,090	January 4, 2013
Tokyo	Tokyo-9	GLP Sugito II	19,000	2.4	27,500	January 4, 2013
Tokyo	Tokyo-10	GLP Iwatsuki	6,940	0.9	10,500	January 4, 2013
Tokyo	Tokyo-11	GLP Kasukabe	4,240	0.5	5,800	January 4, 2013
Tokyo	Tokyo-12	GLP Koshigaya II	9,780	1.2	14,900	January 4, 2013
Tokyo	Tokyo-13	GLP Misato II	14,868	1.9	23,500	January 4, 2013
Tokyo	Tokyo-14	GLP Tatsumi	4,960	0.6	7,070	February 1, 2013
Tokyo	Tokyo-15	GLP Hamura	7,660	1.0	10,400	October 1, 2013
Tokyo	Tokyo-16	GLP Funabashi III	3,050	0.4	4,760	October 1, 2013
Tokyo	Tokyo-17	GLP Sodegaura	6,150	0.8	8,210	October 1, 2013
Tokyo	Tokyo-18	GLP Urayasu III	18,760	2.4	23,800	March 3, 2014
Tokyo	Tokyo-19	GLP Tatsumi Ila	6,694	0.9	8,960	April 1, 2014
Tokyo	Tokyo-21	GLP Tokyo II	36,373	4.6	49,800	September 2, 2014
Tokyo	Tokyo-23	GLP Shinkiba	11,540	1.5	13,300	September 1, 2015
Tokyo	Tokyo-24	GLP Narashino	5,320	0.7	5,890	September 1, 2015
Tokyo	Tokyo-26	GLP Sugito	8,481	1.1	10,400	September 1, 2015
Tokyo	Tokyo-27	GLP Matsudo	2,356	0.3	3,440	January 15, 2016
Tokyo	Tokyo-28	GLP-MFLP Ichikawa Shiohama (Note 4)	15,500	2.0	18,500	September 1, 2016
Tokyo	Tokyo-29	GLP Atsugi II	21,100	2.7	27,000	September 1, 2016
Tokyo	Tokyo-30	GLP Yoshimi	11,200	1.4	12,700	September 1, 2016
Tokyo	Tokyo-31	GLP Noda-Yoshiharu	4,496	0.6	5,750	September 1, 2017
Tokyo	Tokyo-32	GLP Urayasu	7,440	0.9	8,260	March 1, 2018
Tokyo	Tokyo-33	GLP Funabashi II	7,789	1.0	8,910	March 1, 2018
Tokyo	Tokyo-34	GLP Misato	16,939	2.2	19,200	March 1, 2018
Tokyo	Tokyo-35	GLP Shinsuna	18,300	2.3	20,000	September 3, 2018
Tokyo	Tokyo-36	GLP Shonan	5,870	0.7	6,460	September 3, 2018
Tokyo	Tokyo-37	GLP Yokohama	40,420	5.2	44,500	July 1, 2020
Tokyo	Tokyo-38	GLP Kawajima	12,150	1.5	12,700	July 1, 2020
Tokyo	Tokyo-39	GLP Funabashi IV	7,710	1.0	8,660	July 1, 2020
Tokyo	Tokyo-40	GLP Higashi-Ogishima II	2,365	0.3	2,680	July 1, 2020

Region	Property number	Property name	Acquisition price (million yen) (Note 1)	Share (%) (Note 2)	Appraisal value (million yen) (Note 3)	Date of acquisition
Tokyo	Tokyo-41	GLP Sayama Hidaka II	21,630	2.8	23,300	December 11, 2020
Tokyo	Tokyo-42	GLP Higashi Ogishima III	6,320	0.8	6,810	December 11, 2020
Tokyo	Tokyo-43	GLP Urayasu II	16,885	2.2	17,600	December 11, 2020
Tokyo	Tokyo-44	GLP Kashiwa II	8,106	1.0	8,930	December 11, 2020
Tokyo	Tokyo-45	GLP Yachiyo II	13,039	1.7	14,500	December 11, 2020
Tokyo	Tokyo-46	GLP Zama (Note 4)	29,653	3.8	30,100	July 15, 2021
Tokyo	Tokyo-47	GLP Niiza	7,191	0.9	8,590	July 15, 2021
Tokyo	Tokyo-48	GLP Sayama Hidaka I	10,300	1.3	11,900	July 15, 2021
Osaka	Osaka-1	GLP Hirakata	4,750	0.6	6,650	January 4, 2013
Osaka	Osaka-2	GLP Hirakata II	7,940	1.0	10,900	January 4, 2013
Osaka	Osaka-3	GLP Maishima II	9,288	1.2	12,900	January 4, 2013
Osaka	Osaka-4	GLP Tsumori	1,990	0.3	2,920	January 4, 2013
Osaka	Osaka-5	GLP Rokko	5,160	0.7	6,560	January 4, 2013
Osaka	Osaka-6	GLP Amagasaki	24,963	3.2	32,700	January 4, 2013
Osaka	Osaka-7	GLP Amagasaki II	2,040	0.3	2,760	January 4, 2013
Osaka	Osaka-8	GLP Nara	2,410	0.3	2,990	January 4, 2013
Osaka	Osaka-9	GLP Sakai	2,000	0.3	2,380	February 1, 2013
Osaka	Osaka-10	GLP Rokko II	3,430	0.4	4,470	October 1, 2013
Osaka	Osaka-11	GLP Kadoma	2,430	0.3	3,500	September 2, 2014
Osaka	Osaka-14	GLP Kobe-Nishi	7,150	0.9	7,980	May 1, 2015
Osaka	Osaka-15	GLP Fukaehama	4,798	0.6	5,070	September 1, 2016
Osaka	Osaka-16	GLP Maishima I	19,390	2.5	20,300	March 1, 2018
Osaka	Osaka-17	GLP Osaka	36,000	4.6	42,400	September 3, 2018
Osaka	Osaka-18	GLP Settsu	7,300	0.9	7,970	September 3, 2018
Osaka	Osaka-19	GLP Nishinomiya	2,750	0.4	2,940	September 3, 2018
Osaka	Osaka-20	GLP Shiga	4,550	0.6	4,810	September 3, 2018
Osaka	Osaka-21	GLP Neyagawa	8,100	1.0	9,080	September 3, 2018
Osaka	Osaka-22	GLP Rokko III	7,981	1.0	8,750	December 11, 2020
Osaka	Osaka-23	GLP Rokko IV	2,175	0.3	2,780	July 15, 2021
Other	Other-1	GLP Morioka	808	0.1	868	January 4, 2013
Other	Other-2	GLP Tomiya	3,102	0.4	4,040	January 4, 2013
Other	Other-3	GLP Koriyama I	4,100	0.5	4,770	January 4, 2013
Other	Other-4	GLP Koriyama III	2,620	0.3	2,890	January 4, 2013
Other	Other-5	GLP Tokai	6,210	0.8	8,750	January 4, 2013
Other	Other-6	GLP Hayashima	1,190	0.2	1,760	January 4, 2013
Other	Other-7	GLP Hayashima II	2,460	0.3	3,060	January 4, 2013
Other	Other-8	GLP Kiyama	5,278	0.7	6,490	January 4, 2013
Other	Other-10	GLP Sendai	5,620	0.7	7,200	February 1, 2013
Other	Other-11	GLP Ebetsu	1,580	0.2	2,420	October 1, 2013
Other	Other-12	GLP Kuwana	3,650	0.5	4,470	October 1, 2013
Other	Other-14	GLP Komaki	10,748	1.4	15,500	March 3, 2014
Other	Other-15	GLP Ogimachi	1,460	0.2	1,690	September 2, 2014

Region	Property number	Property name	Acquisition price (million yen) (Note 1)	Share (%) (Note 2)	Appraisal value (million yen) (Note 3)	Date of acquisition
Other	Other-16	GLP Hiroshima	3,740	0.5	4,590	September 2, 2014
Other	Other-19	GLP Tosu I	9,898	1.3	11,100	September 1, 2015
Other	Other-20	GLP Tomiya IV	5,940	0.8	6,720	September 1, 2016
Other	Other-21	GLP Soja I	12,800	1.6	13,400	March 1, 2018
Other	Other-22	GLP Soja II	12,700	1.6	13,200	March 1, 2018
Other	Other-23	GLP Fujimae	1,980	0.3	2,110	September 3, 2018
Total			784,099	100.0	958,838	—

(Note 1) The acquisition price is the trading value for each real estate or trust beneficiary right included in sales agreements (excludes acquisition-related expenses and consumption tax, etc.).

(Note 2) Share is the ratio of the acquisition price of each real estate or real estate in trust to the total price and is rounded to the first decimal place.

(Note 3) As for appraisal values of existing assets at the end of August 2021, values that were appraised or investigated by a real estate appraiser as of the end of August 2021 and in accordance with the asset valuation method and standards which are provided in GLP J-REIT regulations and the regulations of the Investment Trusts Association, Japan are indicated.

(Note 4) The appraisal values of “GLP-MFLP Ichikawa Shiohama” and “GLP Zama” are based on the value of 50% and 70% trust beneficiary co-ownership interests, respectively.