

September 20, 2022

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: Shinji Yagiba, CFO  
(TEL: +81-3-3289-9630)

### **Obtainment of the Preferential Negotiation Rights**

GLP J-REIT hereby announces that GLP Japan Advisors Inc. (hereinafter “GLPJA”), to which GLP J-REIT entrusts the management of its assets, has obtained preferential negotiation rights (hereinafter, the “Preferential Negotiation Rights”) for the acquisitions by the bridge scheme of GLP Fukuoka Kasuya (hereinafter, the “Property”) by submitting Letters of Intent to SMFL MIRAI Partners Company, Limited, the provider<sup>1</sup> of the bridge scheme, as of today.

#### 1. Outline of the Property

Property name		GLP Fukuoka Kasuya	
Type of specified asset		Real estate trust beneficiary rights	
Land	Location	Kasuya Town, Kasuya County, Fukuoka	
	Land area	20,525 sqm	
Building	Date constructed	April 2022	
	Gross floor area	41,236 sqm	
Property Characteristics		<ul style="list-style-type: none"> <li>■ Located approximately 1.5 km from the Fukuoka Interchange on the Kyushu Expressway</li> <li>■ 4-story building, steel frame with earthquake-resistant structure</li> <li>■ Implemented double-sided truck berth to improve operating efficiency, flexibility on designing fire protection compartments for installation of advanced material handling systems, and equipped large power supply capacity</li> <li>■ Developed as a build-to-suit facility for the major domestic logistics company, which location and building specifications are suitable for both wide area and local area distributions for EC operation</li> </ul>	

<sup>1</sup> The provider of the bridge scheme (SMFL MIRAI Partners Company, Limited) has no capital relationships nor personnel relationships with GLP J-REIT, GLPJA, and GLP Group. “GLP Group” presents GLP Holdings Limited, the parent company of the sponsor of GLP J-REIT and its group companies.

## 2. Background and Purpose of Obtainment of the Preferential Negotiation Rights

In terms of external growth strategy, GLP J-REIT aims to expand its assets through the acquisition of properties developed by its sponsor, GLP Capital Partners Japan and properties acquired from third parties to achieve the enhancement of both portfolio quality and profitability.

By utilizing a bridge scheme<sup>23</sup> based on the Optimal Takeout Arrangement (OTA), GLPJA newly obtained the Preferential Negotiation Rights for the Property developed by GLP Capital Partners Japan.

Through the obtainment of the Preferential Negotiation Rights for the Property, GLPJA aims to secure opportunities to acquire modern logistics facilities that can generate stable revenues for GLP J-REIT.

The property with Preferential Negotiation Rights under the bridge scheme has increased to ten assets including the Property.

## 3. Future Outlook

There is no impact from obtainment of the Preferential Negotiation Rights on GLP J-REIT's operation nor on the forecast of dividend payments.

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

---

<sup>2</sup> GLP J-REIT refers to a strategy to retain the opportunity for acquiring properties at a lower acquisition price depending on the acquisition timing designated by GJPJA during the preferential negotiation right period as an "Optimal Takeout Arrangement (OTA)," positioning it as one of bridge schemes. While GLPJA can exercise the Preferential Negotiation Rights to obtain the Property at any time during the Preferential Negotiation Right periods, GLPJA plans to exercise the Preferential Negotiation Rights by taking into account market environment, etc. such as J-REIT unit price at that time when deciding to acquire the Property by exercising the Preferential Negotiation Rights. Therefore, GJPJA may not exercise the Preferential Negotiation Rights at the end.

<sup>3</sup> OTA adopted this time is for obtaining a preferential negotiation right without entering into a sales and purchase contract to acquire asset. Therefore, it does not constitute a forward commitment (contract for sale or purchase at a later date, being contracts and the like for the settlement and transfer of goods no less than one month after the signing of the contract) as defined in the Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc. set by the Financial Services Agency.