

## SUMMARY OF FINANCIAL RESULTS (REIT) For the 21st Fiscal Period Ended August 31, 2022

< Under Japanese GAAP >

October 12, 2022

Name of REIT Issuer: GLP J-REIT Stock Exchange Listing: TSE  
 Securities Code: 3281 URL <https://www.glpireit.com/>  
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Scheduled date to file securities report: November 29, 2022

Scheduled date to commence distribution payments: November 18, 2022

Supplementary materials for financial results:  Yes • No (Japanese / English)

Holding of financial results briefing session:  Yes • No (For institutional investors and analysts, in both Japanese and English)

(Amounts are rounded down to the nearest million yen)

### 1. Financial Results for the Fiscal Period Ended August 31, 2022 (From March 1, 2022 to August 31, 2022)

#### (1) Operating Results

[Percentages indicate period-on-period changes]

	Operating revenues		Operating income		Ordinary income		Net income	
	Million yen	%	Million yen	%	Million yen	%	Million yen	%
Period ended								
August 31, 2022	24,875	0.4	13,090	(8.1)	11,760	(9.1)	16,456	93.2
February 28, 2022	24,786	3.9	14,249	9.1	12,937	10.0	8,519	(27.6)

(Note) The increase in net income for the period ended August 31, 2022 is mainly due to recognition of insurance income for fire damage to GLP Maishima II under extraordinary income. The decrease in net income for the period ended February 28, 2022 is due to recognition of the extraordinary loss on fire at GLP Maishima II, in the amount equivalent to the book value of assets destroyed in the fire.

	Net income per unit	Return on unitholders' equity	Ordinary income to total assets	Ordinary income to operating revenues
Period ended	Yen	%	%	%
August 31, 2022	3,664	4.0	1.5	47.3
February 28, 2022	1,897	2.1	1.7	52.2

#### (2) Distributions

	Distributions (excluding OPDs*)		Optimal payable distributions (OPDs)		Distributions (including OPDs)		Payout ratio	Distributions to net assets
	Per Unit	Total	Per Unit	Total	Per Unit	Total		
Period ended	Yen	Million yen	Yen	Million yen	Yen	Million yen	%	%
August 31, 2022	2,681	12,038	370	1,661	3,051	13,700	73.1	2.9
February 28, 2022	1,898	8,522	1,271	5,707	3,169	14,229	100.0	2.1

\* The "OPDs" stand for "Optimal Payable Distributions" that mean distributions in excess of retained earnings.

(Note 1) Payout ratio is rounded down to the first decimal place.

(Note 2) Payout ratio and distributions to net assets ratio are calculated on the basis of excluding OPDs. The payout ratio for the period ended August 31, 2022 results in 100.0% after taking into account the reversal of allowance for temporary difference adjustments.

(Note 3) All of the amounts of OPDs for the period ended August 31, 2022 are the refund of investment categorized as a distribution from unitholders' capital for tax purposes. The OPDs for the period ended August 31, 2022 includes a temporary OPD of 86 yen per unit.

The amount of OPDs for the period ended February 28, 2022 consists of 4,414 million yen of a distribution from allowance for temporary difference adjustments and 1,293 million yen of a refund of investment categorized as a distribution from unitholders' capital for tax purposes. Please see "(iv) Overview of Financial Results and Cash Distributions" on page 3.

(Note 4) Retained earnings have decreased at a rate of 0.005 for the period ended August 31, 2022 and 0.004 for the period ended February 28, 2022, respectively, due to OPDs (a refund of investment categorized as a distribution from unitholders' capital for tax purposes). These rates are calculated based on Article 23, Paragraph 1, Item 4 of the Order for Enforcement of the Corporation Tax Act.

(3) Financial Position

	Total assets	Net assets	Unitholders' equity to total assets	Net assets per unit
Period ended	Million yen	Million yen	%	Yen
August 31, 2022	784,470	412,602	52.6	91,886
February 28, 2022	781,668	410,375	52.5	91,390

(4) Cash Flows

	Net cash provided by (used in) operating activities	Net cash provided by (used in) investing activities	Net cash provided by (used in) financing activities	Cash and cash equivalents at the end of the period
Period ended	Million yen	Million yen	Million yen	Million yen
August 31, 2022	22,935	(860)	(14,228)	38,764
February 28, 2022	20,229	(1,476)	(13,739)	30,917

2. Earnings Forecast for the Fiscal Periods Ending February 28, 2023 (From September 1, 2022 to February 28, 2023) and August 31, 2023 (From March 1, 2023 to August 31, 2023)

[Percentages indicate period-on-period changes]

	Operating revenues		Operating income		Ordinary income		Net income		Distributions per unit (excluding OPDs)	OPDs per unit	Distributions per unit (including OPDs)
	Million yen	%	Million yen	%	Million yen	%	Million yen	%	Yen	Yen	Yen
Period ending February 28, 2023	24,132	(3.0)	12,252	(6.4)	10,868	(7.6)	11,099	(32.6)	2,355	359	2,714
August 31, 2023	24,824	2.9	12,376	1.0	10,937	0.6	11,168	0.6	2,370	332	2,702

(Reference) Estimated net income per unit: For the fiscal period ending February 28, 2023 2,387 yen  
For the fiscal period ending August 31, 2023 2,370 yen

\* Other

(1) Changes in accounting policies, changes in accounting estimates and retroactive restatement

- (a) Changes in accounting policies due to revisions to accounting standards and other regulations: None
- (b) Changes in accounting policies due to other reasons: None
- (c) Changes in accounting estimates: None
- (d) Retroactive restatement: None

(2) Number of investment units issued and outstanding

- (a) Number of investment units issued and outstanding, including treasury units:  
As of August 31, 2022 4,490,369 Units As of February 28, 2022 4,490,369 Units
- (b) Number of treasury units:  
As of August 31, 2022 0 Units As of February 28, 2022 0 Units

(Note) Please refer to "Per Unit Information" on page 35 for the number of investment units used as the basis for calculating the net income per unit.

\* The financial information on this report is not included in the scope of the external audit.

\* Other special matters

The forward-looking statements in this material are based on the information currently available to us and certain assumptions we believe reasonable. Actual operating performance may differ substantially due to various factors. Furthermore, those statements do not guarantee the amounts of future distributions and distributions in excess of retained earnings. Please refer to “Assumptions Underlying Earnings Forecasts for the 22nd Fiscal Period Ending February 28, 2023 (From September 1, 2022 to February 28, 2023) and the 23rd Fiscal Period Ending August 31, 2023 (From March 1, 2023 to August 31, 2023)” on page 8 – 11 for assumptions regarding the forward-looking statements.

This is an English language translation of the original Japanese announcement of the financial statements (“*Kessan Tanshin*”). This translation is provided for information purpose only. Should there be any discrepancy between this translation and the Japanese original, the Japanese original shall prevail.

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## 1. Operating Conditions

### (1) Operating Conditions

#### [Overview of the Current Fiscal Period]

##### (i) Brief Background of GLP J-REIT

GLP J-REIT is a real estate investment corporation (“J-REIT”) specializing in logistics facilities, and it primarily invests in modern logistics facilities. GLP J-REIT was founded in accordance with the Act on Investment Trusts and Investment Corporations (hereinafter the “Investment Trust Act”) with GLP Japan Advisors Inc. (hereinafter the “Asset Manager”) as the founder. It had its units listed on the Real Estate Investment Trust Market of the Tokyo Stock Exchange on December 21, 2012 (securities code: 3281).

Having the GLP Group (Note) as the sponsor group and investing in highly functional modern logistics facilities while taking advantage of the wealth of experience and management resources, GLP J-REIT aims to earn stable income and achieve steady growth in assets under management over the medium and long term. Since starting its operation as a listed J-REIT with 30 properties (total acquisition price of 208,731 million yen) in January 2013, GLP J-REIT has been steadily expanding its assets through the continuous acquisition of properties. As of the end of the current fiscal period, GLP J-REIT owns 85 properties (total acquisition price of 778,098 million yen).

(Note) The GLP Group consists of GLP Holdings Limited, the holding company of the Sponsor of GLP J-REIT, and its group companies.

##### (ii) Investment Environment and Business Performance

During the current fiscal period, the Japanese economy is gradually beginning to revitalize, following a pause in the spread of COVID-19. While the policy measures such as accepting more foreign tourists are expected to support the economy, there are concerns about the emergence of downside risks to the economy such as a slowdown in the pace of economic recovery due to rising resource prices and upward pressure on prices from the Japanese yen’s depreciation together with tighter monetary policies in the U.S. and other countries against a backdrop of such rising prices. As for the future, it is expected that restrictions on economic and social activities due to the spread of COVID-19 will be largely resolved and a gradual recovery trend in the economy, especially in personal consumption, will become clearer. On the other hand, it is also assumed that the situation will continue to require close monitoring of the economic impact of price hikes and monetary policies of various countries.

In the logistics facilities leasing market, we believe demand remains strong, reflecting logistics industry business concerns such as labor shortage and supply chain optimization, in addition to a trend of new expansion, consolidation and integration of logistics facilities among e-commerce service and third-party logistics (3PL) companies. Under these circumstances, the vacancy rate for large multi-tenant logistics facilities remains low at 4.4% in the Tokyo metropolitan area and 2.1% in the Greater Osaka area as of the end of June 2022 (Note 1).

In the logistics real estate market, reflecting continuing monetary easing in Japan, steady demand for properties and the prospect of stable rental income, both Japanese and overseas institutional investors remain eager to invest in the market, and their funds continue to flow in. As a result, capitalization rates continue to trend low while real estate prices stay high.

Under these circumstances, taking advantage of the strong demand for logistics properties, GLP J-REIT sold 50% Joint co-ownership interests of its trust beneficiary right of GLP Fukusaki on March 1, 2022, in

order to return the gain on sale to unitholders as distributions (sales price: 3,225 million yen, gain on sale: 1,516 million yen (Note 2)).

As to internal growth, in collaboration with the leasing team of the GLP Group, the sponsor group, GLP J-REIT has achieved rent increases for 20 consecutive fiscal periods since its listing on the TSE, by closely monitoring tenant demand.

As a result of the above initiatives and the proper management and operation of its portfolio with strong support from the GLP Group, which provides modern logistics facilities on a global basis, GLP J-REIT operates 85 properties (total acquisition price of 778,098 million yen) while maintaining its portfolio occupancy rate at a high level of 99.2% as of August 31, 2022. The total appraisal value is 1,014,247 million yen with a total unrealized gain of 273,519 million yen and an unrealized gain ratio (Note 3) of 36.9 % as of August 31, 2022.

(Note 1) Source: CBRE K.K.

(Note 2) The amount is calculated by deducting selling expenses from the difference between the sales price and the book value.

(Note 3)  $\text{Unrealized gain ratio} = \frac{\text{Unrealized gain (Appraisal value or research price at the fiscal period end)} - \text{Book value}}{\text{Book value}}$

### (iii) Overview of Financing

GLP J-REIT operates by pursuing the optimal balance between financial stability and the enhancement of investor value. With strong relationships with financial institutions, GLP J-REIT delivers cost efficiency by lengthening debt maturities, proactively using or converting to fixed interest rates and diversifying repayment dates, and maintains an appropriate Loan-To-Value ratio (hereinafter “LTV”).

None of outstanding borrowings or investment corporation bonds was matured or refinanced in the current fiscal period.

As a result of the above, outstanding interest-bearing liabilities as of the end of the current fiscal period totaled 346,520 million yen (outstanding loans 292,520 million yen, outstanding investment corporation bonds 54,000 million yen) and the ratio of interest-bearing liabilities to total assets (LTV) was 44.2 %.

GLP J-REIT was assigned the following credit ratings as of the end of the current fiscal period.

Credit Rating Agency	Type	Rating	Outlook
JCR (Japan Credit Rating Agency, Ltd.)	Long-term issuer rating	AA	Stable
	Bond rating (Note)	AA	—

(Note) This is the rating for GLP J-REIT 2nd, 4th to 6th and 8th to 20th Unsecured Bonds.

### (iv) Overview of Financial Results and Cash Distributions

As a result of these management efforts, GLP J-REIT reported total operating revenues of 24,875 million yen, operating income of 13,090 million yen, ordinary income of 11,760 million yen and net income of

16,456 million yen for the current fiscal period.

As for a cash distribution for the current fiscal period, in accordance with the distribution policy set forth in its Articles of Incorporation, GLP J-REIT decided to distribute 12,038,679,289 yen. This cash distribution is eligible for the special tax treatment on investment corporations (Section 67.15 of the Special Taxation Measures Act) and represents the multiple of the number of investment units issued and outstanding (4,490,369 units) from unappropriated retained earnings. Accordingly, the distribution per unit for the current fiscal period was 2,681 yen.

In addition, GLP J-REIT intends to distribute funds in excess of the amount of retained earnings (OPD) for each fiscal period on a continuous basis (hereinafter, “continuous OPD”), in accordance with the distribution policy set forth in the Articles of Incorporation (Note). Furthermore, when it is anticipated that the amount of a distribution per unit would temporarily decrease to certain level as a result of the issuance of new investment units, the issuance of investment corporation bonds, financing through borrowings, disposal of buildings and facilities, major repairs or other matters, the distribution policy allows GLP J-REIT to make a temporary cash distribution in excess of retained earnings (hereinafter, “temporary OPD”), in addition to a continuous OPD, for the purposes of maintaining a stable level of distributions. Further, in addition to the continuous OPD and temporary OPD, GLP J-REIT can make a cash distribution in excess of retained earnings from allowance for temporary difference adjustments in accordance with laws and regulations including rules prescribed by the Investment Trusts Association, Japan.

Based on this, GLP J-REIT decided to distribute 1,275,264,796 yen as a continuous OPD, a refund of investment categorized as a distribution from unitholders’ capital for tax purposes, in an amount almost equivalent to 30% of the depreciation (4,252 million yen) for the current fiscal period. In addition, GLP J-REIT decided to distribute 386,171,734 yen as a temporary OPD, which is the amount roughly equivalent to the restoration of property damage sustained in the earthquake occurred off the coast of Fukushima in March 2022 and the lost earnings due to the fire at GLP Maishima II, after deducting the difference between fire insurance claim proceeds and reversal of allowance for temporary difference adjustments. Thus, the total amount of OPDs per unit is 370 yen.

(Note) GLP J-REIT intends to distribute funds in excess of the amount of retained earnings (a refund of investment categorized as a distribution from unitholders’ capital for tax purposes) that do not exceed the amount obtained by deducting capital expenditure for the accounting period immediately before the period in which the distribution is made from an amount equal to depreciation expenses for the corresponding period. The amount obtained by deducting 1,349 million yen of capital expenditure for the current fiscal period from 4,252 million yen of depreciation expenses for the period is 2,902 million yen.

For the time being, GLP J-REIT intends to make an OPD (a refund of investment categorized as a distribution from unitholders’ capital for tax purposes) in the amount equal to approximately 30% of depreciation expenses for the accounting period immediately before the period in which the distribution is made, unless GLP J-REIT determines that the OPD payment (a refund of investment categorized as a distribution from unitholders’ capital for tax purposes) would have a negative impact on its long-term repair and maintenance plan or financial conditions in light of the estimated amount of capital expenditure for each fiscal period based on the plan.

With respect to all 85 properties held as of the end of the current fiscal period, the six-month period average of the total amount of the emergency repair and maintenance expenses and the medium-to long-term repair and maintenance expenses, which are set forth in the Engineering Reports, is 814 million yen.

[Outlook of Next Fiscal Period]

(i) Future Management Policy and Matters to be Addressed

GLP J-REIT is committed to implementing the following measures to advance growth over the medium to long term:

- (A) In terms of its internal growth strategy, while enjoying the stable cash flows that characterize its portfolio of assets, GLP J-REIT will aim to maintain both the profitability and high occupancy rate of its facilities. In particular, when renewing leases upon the expirations of lease periods, GLP J-REIT will collaborate with the in-house leasing team from the GLP Group, the sponsor group, with consideration of the market rents and market trends of modern logistics facilities. At the same time, GLP J-REIT will seek to enhance the value of existing assets through appropriate maintenance of such assets and capital expenditures.
- (B) With regard to its external growth strategy, while utilizing the bridge approach through the Optimal Takeout Arrangement (“OTA”) (Note), GLP J-REIT will pursue further expansion of its portfolio focusing on both the improvement of profitability and portfolio quality by acquiring both properties developed by the GLP Group as well as third-party properties. GLP J-REIT will seek acquisition opportunities through the sponsor pipeline, which consists of properties held by a joint venture partnership formed by the GLP Group with a third party, in addition to the properties subject to the Rights-of-First-Look agreement.
- (C) With regard to property sales strategy, GLP J-REIT will continue its activities to sell properties at the appropriate timing based on trends in the logistics real estate market.
- (D) As to financial strategy, GLP J-REIT will examine such financing activities as extending debt maturities through refinancing, issuing investment corporation bonds and raising funds through public offerings of units, while closely monitoring trends in the financing environment. By doing so, GLP J-REIT will work to achieve an optimal balance of financing methods and financing costs.

(Note) Optimal Takeout Arrangement (“OTA”) refers to the arrangement under which GLP J-REIT acquires an asset at the timing designated by GLP J-REIT within the scheduled acquisition period, and with an acquisition price which may be reduced to some degree depending on the timing of acquisition. The assets subject to the OTA are referred to as the OTA assets.

(ii) Significant Subsequent Events

1. Issuance of new investment units

At the Board of Directors’ Meeting held on October 12, 2022, GLP J-REIT resolved to issue the following new investment units and conduct the secondary offering of investment units.



Details such as offer price will be determined in the Board of Directors' Meeting to be held in the future.

[Issuance of new investment units through domestic public offering and overseas offering]

Number of investment units to be issued: 215,962 units (maximum) (Note 1)  
Issue amount (amount to be paid in): To be determined (Note 2)  
Payment date: Any day from October 21, 2022 to October 25, 2022 (Note 3)

(Note 1) Total of 211,210 units to be underwritten and 4,752 units subject to the right to purchase additional units to be issued which is granted to the overseas underwriters.

(Note 2) The issue amount will be determined on any day between October 17, 2022 and October 19, 2022 (the Offer Price Determination Date).

(Note 3) The date shall be the date which is four (4) business days after the Offer Price Determination Date.

[Secondary offering of investment units (Offering through over-allotment)]

Number of investment units to be offered: 5,809 units

(Note) As to domestic public offering described in "Issuance of new investment units through domestic public offering and overseas offering," Nomura Securities Co., Ltd., the lead managing underwriter for the domestic offering, may conduct a secondary offering in Japan of investment units borrowed from GLP J-REIT's unitholders ("Borrowed Investment Units"), after taking into consideration the demand for the offering and other conditions. The number of investment units to be offered in the secondary offering through over-allotment is the maximum number and may decrease depending on demand and other conditions, or the secondary offering through over-allotment itself may be cancelled.

[Issuance of new investment units through a third-party allotment] (Note 1)

Number of investment units to be issued: 5,809 units (maximum)  
Issue amount (amount to be paid in): To be determined (Note 2)  
Payment date: November 21, 2022  
Underwriter: Nomura Securities Co., Ltd.

(Note 1) In connection with the "Secondary offering of investment units (Offering through over-allotment)" described above, this issuance is being made to allow Nomura Securities Co., Ltd. to acquire the investment units necessary to return the Borrowed Investment Units. The number of units to be issued may not be subscribed in whole or in part, which may result in the final number of units to be issued under the third-party allotment being reduced to that extent or the issuance itself not taking place at all due to forfeiture.

(Note 2) This will be the same amount as issue amount in "Issuance of new investment units through domestic public offering and overseas offering."

[Purpose of funding]

The fund raised through the public offering will be partially applied to the acquisition of beneficiary rights of real estate in trust as described in "2. Acquisition of assets" below. The fund raised through the third-party allotment will be held as cash on hand and will be applied to a part of funds for the future repayment of borrowings, redemption of investment corporation bonds or acquisition of specified assets.

(Note) The fund will be deposited in financial institutions until disbursed.

## 2. Acquisition of assets

On October 12, 2022, GLP J-REIT decided to acquire trust beneficiary rights of the following six properties (“Assets to Be Acquired”) effective November 1, 2022 and concluded the Purchase and Sales Contracts of Beneficiary Rights of Real Estate in Trust (“Purchase and Sales Contracts”). The planned acquisition price below presents the price stated in each Purchase and Sales Contract, which is the amount excluding incidental expenses (acquisition expenses, property taxes, city planning taxes, consumption taxes, etc.).

(Unit: Million yen)

Name of property	Planned acquisition date	Location	Seller	Planned acquisition price
GLP Zama (30% joint co-ownership ratio)	November 1, 2022	Zama, Kanagawa	Reo GK	13,460
GLP Joso	November 1, 2022	Joso, Ibaraki	Reo GK	16,350
GLP Kitamoto	November 1, 2022	Kitamoto, Saitama	Reo GK	15,649
GLP Amagasaki III	November 1, 2022	Amagasaki, Hyogo	Reo GK	6,665
GLP Yasu	November 1, 2022	Yasu, Shiga	Reo GK	5,820
GLP Suzuka	November 1, 2022	Suzuka, Mie	Suzuka Holdings GK	5,030
Total	—	—	—	62,974

## 3. Additional borrowings

GLP J-REIT decided to borrow funds as follows to partially cover acquisition costs of beneficiary rights of real estate in trust as stated in “2. Acquisition of assets” and its related expenses.

(Unit: Million yen)

Lender	Planned amount (Note 2)	Interest rate	Repayment date (Note 3)	Repayment method	Use	Collateral
Sumitomo Mitsui Banking Corporation	10,994	Base rate + 0.170% (Note 4)	October 31, 2023	Lump-sum	Part of acquisition costs of the Assets to Be Acquired and its related expenses	No collateral or guarantee
MUFG Bank, Ltd.	7,329	Base rate + 0.170% (Note 4)	October 31, 2023			
Mizuho Bank, Ltd.	6,107	Base rate + 0.170% (Note 4)	October 31, 2023			

(Note 1) The above borrowings are subject to the fulfillment of all lending preconditions stipulated in the individual revolving loan agreements concluded with respective lenders.

(Note 2) The actual amount of borrowings will be determined after taking into consideration the amount raised through the aforementioned offering. Therefore, the amount stated in the “Planned amount” may differ from the actual amount of borrowings.

(Note 3) The “Repayment date” above is the scheduled date as of the date of this document and is subject to change prior to the final drawdown of the borrowings.

(Note 4) The base rate is the one-month Japanese Yen TIBOR (Tokyo Interbank Offered Rate) published by the JBA TIBOR Administration as of two business days prior to the drawdown date. Such base rate will be reviewed every interest payment date.

(iii) Earnings Forecast

GLP J-REIT has made the following earnings forecasts for the fiscal period ending February 28, 2023 (From September 1, 2022 to February 28, 2023) and the fiscal period ending August 31, 2023 (From March 1, 2023 to August 31, 2023). Please refer the forecast assumptions to “Assumptions Underlying Earnings Forecasts for the 22nd Fiscal Period Ending February 28, 2023 (From September 1, 2022 to February 28, 2023) and the 23rd Fiscal Period Ending August 31, 2023 (From March 1, 2023 to August 31, 2023)” below.

[Percentages indicate period-on-period changes]

Period ending	Operating revenues		Operating income		Ordinary income		Net income		Distributions per unit (excluding OPDs)	OPDs per unit	Distributions per unit (including OPDs)
	Million yen	%	Million yen	%	Million yen	%	Million yen	%	Yen	Yen	Yen
February 28, 2023	24,132	(3.0)	12,252	(6.4)	10,868	(7.6)	11,099	(32.6)	2,355	359	2,714
August 31, 2023	24,824	2.9	12,376	1.0	10,937	0.6	11,168	0.6	2,370	332	2,702

(Note) The forecast figures are the current figures calculated based on certain assumptions, and the actual net income, distributions per unit, OPDs per unit and other figures may vary due to changes in circumstances surrounding GLP J-REIT. In addition, the forecasts are not a guarantee of the amount of distributions or OPDs.

**Assumptions Underlying Earnings Forecasts for:**

**The 22nd Fiscal Period Ending February 28, 2023 (From September 1, 2022 to February 28, 2023) and the 23rd Fiscal Period Ending August 31, 2023 (From March 1, 2023 to August 31, 2023)**

Item	Assumptions
Accounting period	The 22nd Fiscal Period: From September 1, 2022 to February 28, 2023 (181 days) The 23rd Fiscal Period: From March 1, 2023 to August 31, 2023 (184 days)
Portfolio assets	<ul style="list-style-type: none"> <li>The forecasts assume that, in addition to the trust beneficiary rights of 85 properties held as of the end of the 21st Fiscal Period, GLP J-REIT will acquire new properties (the Assets to Be Acquired) on November 1, 2022, using the proceeds from the issuance of new investment units resolved at the Board of Directors’ Meeting held on October 12, 2022, borrowings to be drawdown in November 2022 (see “Interest-bearing liabilities” below) and cash on hand. Thus, it is assumed that the portfolio assets will consist of the trust beneficiary rights of 90 properties and there will be no changes to the portfolio assets (acquisition of new assets, disposal of portfolio assets, etc.) until the end of the 23rd Fiscal Period. In practice, however, changes in assets may occur due to new acquisition or disposal of assets other than above.</li> </ul>
Number of investment units issued and outstanding	<ul style="list-style-type: none"> <li>The forecasts assume that, in addition to 4,490,369 units issued and outstanding as of the date of this report, all 221,771 units of new investment units will be issued, which consist of (i) 215,962 units (maximum) to be issued through a public offering resolved at the Board of Directors’ Meeting held on October 12, 2022 (the number of new investment units to be underwritten by domestic and overseas underwriters in domestic and overseas offerings and the number of units to be granted to the overseas underwriters to purchase additionally issued units) and (ii) 5,809 units (maximum) to be issued through a third-party allotment.</li> </ul>
Interest-bearing liabilities	<ul style="list-style-type: none"> <li>The outstanding interest-bearing liabilities of GLP J-REIT as of the date of this report are 346,520 million yen.</li> <li>The forecasts assume that GLP J-REIT will borrow a total of 24,430 million yen in short-term loans (hereinafter the “ST Loans to be Executed in November 2022”) on November 1, 2022. The forecasts also assume that 760 million yen of the ST Loans to be Executed in November 2022 will be early repaid on December 20, 2022, using proceeds from the issuance of new investment units through a third-party allotment in connection with the secondary offering through domestic over-allotment (the point in time when such early repayment is completed is referred to as “after the Offering”).</li> <li>The remaining balance of 23,670 million yen, after the aforementioned early repayment of the ST Loans to be Executed in November 2022, is assumed to be early repaid by refinancing with investment corporation bonds or borrowings in the 22nd Fiscal Period.</li> <li>It is assumed that the following amounts of loans payable will be refinanced with investment corporation bonds or borrowings in the 22nd Fiscal Period or 23rd Fiscal Period: 500 million yen to be matured in December 2022, 10,130 million yen to be matured in February 2023, and 8,000</li> </ul>

Item	Assumptions
Interest-bearing liabilities	<p>million yen to be matured in July 2023.</p> <ul style="list-style-type: none"> <li>• It is assumed that the following investment corporation bonds will be refinanced with investment corporation bonds or borrowings on respective redemption dates: 1,500 million yen to be redeemed in December 2022 and 2,000 million yen to be redeemed in July 2023.</li> <li>• As a result of above, it is assumed that LTV at the end of the 22nd Fiscal Period will be around 44.2% (the LTV forecast at the end of 22nd Fiscal Period announced on April 13, 2022: 44.5%) and LTV at the end of the 23rd Fiscal Period will be around 44.2% and 43.9% after the Offering. The following formula is used to compute LTV. LTV = (Balance of interest-bearing liabilities / Total assets) x 100</li> </ul>
Operating revenues	<ul style="list-style-type: none"> <li>• The impact of the COVID-19 pandemic is not assumed to estimate operating revenues since there is no impact from the pandemic, such as decrease in rents, as of the date of this report.</li> <li>• The forecasts assume seasonal effects on rent revenues since solar panels attached to properties are leased under variable-rent leases. Rental income from solar panel leasing is assumed to be 410 million yen for the 22nd Fiscal Period and 663 million yen for the 23rd Fiscal Period.</li> <li>• Concerning operating revenues, the forecasts assume that there is no delinquent rent payment by tenants.</li> </ul>
Operating expenses	<ul style="list-style-type: none"> <li>• 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 the Assets to Be Acquired, the corresponding property-related taxes are accounted for as expenses not in the 22nd Fiscal Period but in the 23rd Fiscal Period and thereafter. The amount of property-related taxes capitalized as part of the acquisition cost of the Assets to Be Acquired is assumed to be 53 million yen.</li> <li>• Taxes and dues are assumed to be 1,918 million yen for the 22nd Fiscal Period and 2,079 million yen for the 23rd Fiscal Period.</li> <li>• Repair and maintenance expenses are assumed to be 88 million yen for the 22nd Fiscal Period and 95 million yen for the 23rd Fiscal Period.</li> <li>• Property and facility management fees are assumed to be 910 million yen for the 22nd Fiscal Period and 937 million yen for the 23rd Fiscal Period.</li> <li>• Depreciation is assumed to be 4,421 million yen for the 22nd Fiscal Period and 4,483 million yen for the 23rd Fiscal Period.</li> <li>• Of rental expenses that are the main operating expenses, expenses other than depreciation are estimated based on the historical experiences and fluctuation factors.</li> <li>• Please be aware that actual amount of repair and maintenance expenses of each accounting period may be significantly different from the estimated amount due to the following reasons: repair and maintenance (i) may emergently arise due to property damages occurred by unpredictable incidents; (ii) generally varies in amount from period to period and (iii) may not arise regularly.</li> <li>• Depreciation is estimated using the straight-line method based on acquisition costs including incidental expenses assumed and additional capital expenditure in the future.</li> </ul>
NOI (Net Operating Income)	<ul style="list-style-type: none"> <li>• NOI (the amount calculated by deducting rental expenses, excluding depreciation and loss on retirement of noncurrent assets, from operating revenues excluding gain on sale of property and equipment) is assumed to be 19,481 million yen for the 22nd Fiscal Period and 19,783 million yen for the 23rd Fiscal Period.</li> </ul>

Item	Assumptions
Non-operating expenses	<ul style="list-style-type: none"> <li>• 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 assumed to be 1,296 million yen for the 22nd Fiscal Period and 1,384 million yen for the 23rd Fiscal Period. Investment corporation bonds issuance expenses are amortized monthly for the period from issuance to redemption, and the amounts are assumed to be 19 million yen for the 22nd Fiscal Period and 19 million yen for the 23rd Fiscal Period.</li> <li>• Investment unit issuance expenses are amortized monthly for three years from occurrence, and amortization expenses are assumed to be 52 million yen for the 22nd Fiscal Period and 50 million yen for the 23rd Fiscal Period.</li> <li>• Furthermore, temporary expenditures related to the issuance of new investment units are assumed to be 30 million yen for the 22nd Fiscal Period.</li> </ul>
Extraordinary income	<ul style="list-style-type: none"> <li>• It is assumed that insurance claim proceeds of 231 million yen, which is to be received under the profit insurance policy on GLP Maishima II, will be recognized as extraordinary income for the 22nd Fiscal Period and 23rd Fiscal Period.</li> </ul>
Distributions per unit (excluding OPDs)	<ul style="list-style-type: none"> <li>• It is calculated in accordance with the distribution policy set forth in the Articles of Incorporation of GLP J-REIT.</li> <li>• The amount of distributions per unit (excluding OPDs) may change due to various factors including changes in portfolio assets, changes in rental revenues in connection with changes in tenants, unexpected repair, changes in interest rates and additional issuance of investment units.</li> </ul>
Optimal payable distributions (OPDs) per unit	<ul style="list-style-type: none"> <li>• The forecasts assume that all of the amounts of OPDs for the 22nd Fiscal Period and the 23rd Fiscal Period will be the refund of its investment categorized as a distribution from unitholders' capital for tax purposes.</li> <li>• For the time being, GLP J-REIT intends to make a continuous OPD (a refund of its investment categorized as a distribution from unitholders' capital for tax purposes) in the amount equal to approximately 30% of the depreciation expenses for the accounting period immediately before the period in which the distribution is made, unless GLP J-REIT determines that the OPD payment would have a negative impact on its long-term repair and maintenance plan or financial conditions in light of the estimated amount of capital expenditure for each fiscal period based on the plan. The OPD per unit (continuous OPD) is calculated in accordance with the policy on cash distributions in excess of retained earnings provided in the Management Guidelines, the internal policy of the Asset Manager. It is calculated by assuming distributions of approximately 30% of respective depreciation arising in the 22nd Fiscal Period and the 23rd Fiscal Period.</li> <li>• Depreciation may vary from the current assumed amount due to change in portfolio assets, the amount of incidental expenses incurred and the amount of capital expenditure. Therefore, the total amount of the OPD calculated on the basis of depreciation may also vary due to these and other various factors. In addition, in order to maintain the value of assets held by GLP J-REIT, in the event that GLP J-REIT is to pay out the OPD, GLP J-REIT sets the maximum as the amount of depreciation less capital expenditure incurred in the accounting period in which the concerned depreciation was recognized. Therefore, when urgent capital expenditure arises from unforeseen factors causing building damage and other, the amount of the OPD (continuous OPD) per unit may decrease.</li> <li>• When it is assumed that certain events, such as the issuance of new investment units and/or investment corporation bonds, borrowings of funds and other financing, disposal of buildings and equipment and major repairs, may result in a temporary decrease in the amount of a distribution per unit to a certain level, the distribution policy allows GLP J-REIT to make a temporary distribution of funds in excess of retained earnings for the purpose of maintaining a stable level of distributions in addition to a continuous OPD. Since the temporary decrease in the amount of a distribution per unit is expected due to the issuance of new investment units and borrowings of funds in addition to the increase in utilities and insurance premiums in the 22nd Fiscal Period, the forecasts assume a temporary OPD of 78 yen per unit will be made in addition to a continuous OPD. Similarly, since the temporary decrease in the amount of a distribution per unit is expected due to the increase in utilities and insurance premiums in the 23rd Fiscal Period, the forecasts assume a temporary OPD of 47 yen per unit will be made in addition to a continuous OPD.</li> <li>• These OPDs shall not exceed the amount prescribed in the rules of the Investment Trusts Association, Japan.</li> <li>• Moreover, when the appraisal LTV provided below exceeds 60%, GLP J-REIT will not pay out OPDs.</li> </ul>

Item	Assumptions
Optimal payable distributions (OPDs) per unit	<ul style="list-style-type: none"> <li>• Appraisal LTV (%) = <math>A/B \times 100</math> (%)                      A= Interest-bearing liabilities balance (including investment corporation bonds balance and short-term investment corporation bonds balance) at the end of the period + Deposit release amount at the end of the period                      B= Total amount of appraisal value or research price of portfolio assets at the end of the period + Cash and deposits balance at the end of the period – Scheduled total amount of distributions of earnings – Scheduled total amount of OPDs                      The scheduled total amount of distributions of earnings and scheduled total amount of OPDs are assumed to be the same as the actual figures of the most recent fiscal period.</li> </ul>
Other	<ul style="list-style-type: none"> <li>• The forecasts assume that there will be no revision of laws and regulations, tax systems, accounting standards, listing regulations of the Tokyo Stock Exchange, Inc., rules of the Investment Trusts Association, Japan, (“JITA”), etc. that will impact the forecast figures above.</li> <li>• The forecasts assume that there will be no unforeseen material change in general economic trends and real estate market conditions, etc.</li> </ul>

## 2. Financial Statements

### (1) Balance Sheets

	(Unit: Thousand yen)	
	Prior Period As of February 28, 2022	Current Period As of August 31, 2022
<b>Assets</b>		
Current assets		
Cash and deposits	19,457,679	27,259,200
Cash and deposits in trust	11,459,939	11,505,573
Operating accounts receivable	1,719,392	1,753,375
Prepaid expenses	813,722	669,089
Other current assets	2,075	8,891
Total current assets	33,452,808	41,196,130
Noncurrent assets		
Property and equipment		
Vehicles	1,016	1,016
Accumulated depreciation	(1,016)	(1,016)
Vehicles, net	—	—
Buildings in trust	310,805,601	310,611,794
Accumulated depreciation	(49,298,911)	(53,033,782)
Buildings in trust, net	261,506,689	257,578,011
Structures in trust	6,857,065	6,960,974
Accumulated depreciation	(2,771,692)	(2,947,925)
Structures in trust, net	4,085,372	4,013,048
Machinery and equipment in trust	62,988	64,234
Accumulated depreciation	(54,222)	(54,948)
Machinery and equipment in trust, net	8,765	9,285
Tools, furniture and fixtures in trust	304,538	311,495
Accumulated depreciation	(191,856)	(205,907)
Tools, furniture and fixtures in trust, net	112,681	105,588
Land in trust	476,733,980	476,148,359
Total property and equipment, net	742,447,490	737,854,294
Intangible assets		
Land leasehold interests in trust	2,872,902	2,872,902
Total intangible assets	2,872,902	2,872,902
Investments and other assets		
Investment securities	1,600	1,600
Long-term prepaid expenses	2,484,072	2,198,713
Deferred tax assets	1	27
Security deposits	10,646	10,646
Other	1,400	1,400
Total investments and other assets	2,497,720	2,212,386
Total noncurrent assets	747,818,113	742,939,583
Deferred assets		
Investment unit issuance expenses	154,302	109,751
Investment corporation bond issuance costs	243,662	224,839
Total deferred assets	397,964	334,590
<b>Total Assets</b>	<b>781,668,886</b>	<b>784,470,304</b>

(Unit: Thousand yen)

	Prior Period As of February 28, 2022	Current Period As of August 31, 2022
<b>Liabilities</b>		
Current liabilities		
Operating accounts payable	342,863	536,063
Current portion of investment corporation bonds	1,500,000	3,500,000
Current portion of long-term loans payable	34,200,000	42,200,000
Accounts payable	3,000,026	4,285,005
Accrued expenses	171,589	212,511
Income taxes payable	615	1,148
Consumption taxes payable	1,926,255	573,186
Advances received	3,875,820	3,987,764
Current portion of tenant leasehold and security deposits	474,388	429,018
Total current liabilities	45,491,558	55,724,698
Noncurrent liabilities		
Investment corporation bonds	52,500,000	50,500,000
Long-term loans payable	258,320,000	250,320,000
Tenant leasehold and security deposits	14,408,438	14,704,482
Tenant leasehold and security deposits in trust	572,891	618,751
Total noncurrent liabilities	325,801,329	316,143,233
Total Liabilities	371,292,888	371,867,932
Net Assets		
Unitholders' equity		
Unitholders' capital	419,126,862	419,126,862
Deduction from unitholders' capital		
Allowance for temporary difference adjustments *2	—	(4,414,032)
Other deduction from unitholders' capital	(17,273,823)	(18,567,050)
Total deduction from unitholders' capital	(17,273,823)	(22,981,082)
Unitholders' capital, net	401,853,039	396,145,780
Retained earnings		
Unappropriated retained earnings	8,522,958	16,456,591
Total retained earnings	8,522,958	16,456,591
Total unitholders' equity	410,375,998	412,602,372
Total Net Assets *3	410,375,998	412,602,372
Total Liabilities and Net Assets	781,668,886	784,470,304



(2) Statements of Income

	(Unit: Thousand yen)	
	Prior Period	Current Period
	From September 1, 2021 To February 28, 2022	From March 1, 2022 To August 31, 2022
<b>Operating revenues</b>		
Rental revenues *1	21,941,161	21,660,096
Other rental revenues *1	1,333,891	1,698,769
Gain on sale of property and equipment *2	1,511,937	1,516,239
<b>Total operating revenues</b>	<b>24,786,990</b>	<b>24,875,105</b>
<b>Operating expenses</b>		
Rental expenses *1	8,017,034	8,371,735
Asset management fee	2,352,885	3,242,029
Asset custody fee	9,859	9,825
Administrative service fees	29,198	30,013
Directors' remuneration	3,960	4,950
Audit fee	13,000	13,000
Taxes and dues	11,371	13,418
Other operating expenses	99,878	99,887
<b>Total operating expenses</b>	<b>10,537,187</b>	<b>11,784,859</b>
<b>Operating income</b>	<b>14,249,802</b>	<b>13,090,245</b>
<b>Non-operating income</b>		
Interest income	130	157
Reversal of distributions payable	954	554
Miscellaneous income	420	17
<b>Total non-operating income</b>	<b>1,504</b>	<b>729</b>
<b>Non-operating expenses</b>		
Interest expense	744,792	743,322
Interest expenses on investment corporation bonds	160,382	169,733
Amortization of investment corporation bond issuance costs	16,732	18,823
Borrowing related expenses	344,995	351,027
Amortization of investment unit issuance expenses	44,551	44,551
Others	2,836	2,759
<b>Total non-operating expenses</b>	<b>1,314,291</b>	<b>1,330,217</b>
<b>Ordinary income</b>	<b>12,937,016</b>	<b>11,760,757</b>
<b>Extraordinary income</b>		
Insurance income *3	—	4,876,080
<b>Total extraordinary income</b>	<b>—</b>	<b>4,876,080</b>
<b>Extraordinary losses</b>		
Loss on disaster *4	—	179,337
Loss on fire *4	4,417,096	—
<b>Total extraordinary losses</b>	<b>4,417,096</b>	<b>179,337</b>
<b>Income before income taxes</b>	<b>8,519,919</b>	<b>16,457,500</b>
Income taxes-current	635	1,172
Income taxes-deferred	51	(25)
<b>Total income taxes</b>	<b>687</b>	<b>1,146</b>
<b>Net income</b>	<b>8,519,232</b>	<b>16,456,353</b>
Accumulated earnings brought forward	3,726	238
<b>Unappropriated retained earnings</b>	<b>8,522,958</b>	<b>16,456,591</b>

(3) Statements of Changes in Net Assets

Prior period (From September 1, 2021 to February 28, 2022)

(Unit: Thousand yen)

	Unitholders' equity						Total Net Assets
	Unitholders' capital	Deduction from unitholders' capital	Unitholders' capital, net	Retained earnings		Total unitholders' equity	
				Unappropriated retained earnings	Total retained earnings		
Balance at the beginning of the period	419,126,862	(15,347,455)	403,779,407	11,764,002	11,764,002	415,543,410	415,543,410
Changes of items during the period							
Distributions in excess of retained earnings		(1,926,368)	(1,926,368)			(1,926,368)	(1,926,368)
Distributions of earnings				(11,760,276)	(11,760,276)	(11,760,276)	(11,760,276)
Net income				8,519,232	8,519,232	8,519,232	8,519,232
Total changes of items during the period	—	(1,926,368)	(1,926,368)	(3,241,043)	(3,241,043)	(5,167,412)	(5,167,412)
Balance at the end of the period *1	419,126,862	(17,273,823)	401,853,039	8,522,958	8,522,958	410,375,998	410,375,998

Current period (From March 1, 2022 to August 31, 2022)

(Unit: Thousand yen)

	Unitholders' equity				
	Unitholders' capital	Deduction from unitholders' capital			Unitholders' capital, net
		Allowance for temporary difference adjustments	Other deduction from unitholders' capital	Total deduction from unitholders' capital	
Balance at the beginning of the period	419,126,862	—	(17,273,823)	(17,273,823)	401,853,039
Changes of items during the period					
Distributions in excess of retained earnings from allowance for temporary difference adjustments		(4,414,032)		(4,414,032)	(4,414,032)
Other distributions in excess of retained earnings			(1,293,226)	(1,293,226)	(1,293,226)
Distributions of earnings					
Net income					
Total changes of items during the period	—	(4,414,032)	(1,293,226)	(5,707,258)	(5,707,258)
Balance at the end of the period *1	419,126,862	(4,414,032)	(18,567,050)	(22,981,082)	396,145,780

	Unitholders' equity			Total Net Assets
	Retained earnings		Total unitholders' equity	
	Unappropriated retained earnings	Total retained earnings		
Balance at the beginning of the period	8,522,958	8,522,958	410,375,998	410,375,998
Changes of items during the period				
Distributions in excess of retained earnings from allowance for temporary difference adjustments			(4,414,032)	(4,414,032)
Other distributions in excess of retained earnings			(1,293,226)	(1,293,226)
Distributions of earnings	(8,522,720)	(8,522,720)	(8,522,720)	(8,522,720)
Net income	16,456,353	16,456,353	16,456,353	16,456,353
Total changes of items during the period	7,933,633	7,933,633	2,226,374	2,226,374
Balance at the end of the period *1	16,456,591	16,456,591	412,602,372	412,602,372

(4) Statements of Distributions

(Unit: Yen)		
	Prior Period	Current Period
	From September 1, 2021	From March 1, 2022
	To February 28, 2022	To August 31, 2022
I Unappropriated retained earnings	8,522,958,915	16,456,591,969
II Distributions in excess of retained earnings	5,707,258,999	1,661,436,530
Of which, allowance for temporary difference adjustments	4,414,032,727	—
Of which, other deduction from unitholders' capital	1,293,226,272	1,661,436,530
III Amounts included in unitholders' capital	—	4,414,032,727
Of which, reversal of allowance for temporary difference adjustments	—	4,414,032,727
IV Distributions	14,229,979,361	13,700,115,819
[Distributions per unit]	[3,169]	[3,051]
Of which, distributions of earnings	8,522,720,362	12,038,679,289
[Of which, distributions of earnings per unit]	[1,898]	[2,681]
Of which, distributions in excess of retained earnings from allowance for temporary difference adjustments	4,414,032,727	—
[Of which, distributions in excess of retained earnings from allowance for temporary difference adjustments per unit]	[983]	[—]
Of which, other distributions in excess of retained earnings	1,293,226,272	1,661,436,530
[Of which, other distributions in excess of retained earnings per unit]	[288]	[370]
V Retained earnings carried forward	238,553	3,879,953

Calculation method of distribution amount

In accordance with Section 34.1 of the Article of Incorporation set forth by GLP J-REIT for distributions of cash dividends, the amount of the distributions shall be more than 90% of income available for dividends defined in Section 67.15 of the Special Taxation Measures Act.

Accordingly, GLP J-REIT declared a distribution amount of 8,522,720,362 yen, which was the amount equivalent to the maximum integral multiples of the number of investment units issued and outstanding as of the end of the period but not exceeding the amount of unappropriated retained earnings.

In accordance with Section 34.1 of the Article of Incorporation set forth by GLP J-REIT for distributions of cash dividends, the amount of the distributions shall be more than 90% of income available for dividends defined in Section 67.15 of the Special Taxation Measures Act.

Accordingly, GLP J-REIT declared a distribution amount of 12,038,679,289 yen, which was the amount equivalent to the maximum integral multiples of the number of investment units issued and outstanding as of the end of the period but not exceeding the amount of unappropriated retained earnings after deducting 4,414,032,727 yen of reversal of allowance for temporary difference adjustments.

(Continued)

(Continued)

*(Continued)*

Furthermore, based on the distribution policy as defined in Section 34.2 of its Article of Incorporation, GLP J-REIT will make an Optimal Payable Distribution (the “OPD”), which represents a distribution of funds in excess of retained earnings in each fiscal period on a continuous basis (“continuous OPD”). In addition, when the amount of a distribution per unit temporarily decreases to certain level, the distribution policy allows GLP J-REIT to make a temporary distribution of funds in excess of retained earnings (“temporary OPD”) for the purpose of maintaining a stable level of distributions. In addition, for the purpose of minimizing the burden of taxation that would be incurred due to a difference between accounting income and taxable income, GLP J-REIT can make a cash distribution in excess of retained earnings from allowance for temporary difference adjustments in accordance with laws and regulations including rules prescribed by the Investment Trusts Association, Japan.

Thus, GLP J-REIT declared a continuous OPD (a refund of investment categorized as a distribution from unitholders’ capital for tax purposes) amounting to 1,293,226,272 yen, which was determined as follows: (1) the amount not exceeding the upper limit of 2,710,479,350 yen calculated by deducting capital expenditure of 1,612,340,660 yen from depreciation expense of 4,322,820,010 yen, and (2) approximately 30% of the depreciation expense of 4,322,820,010 yen for the period.

*(Continued)*

*(Continued)*

Furthermore, based on the distribution policy as defined in Section 34.2 of its Article of Incorporation, GLP J-REIT will make an Optimal Payable Distribution (the “OPD”), which represents a distribution of funds in excess of retained earnings in each fiscal period on a continuous basis (“continuous OPD”). In addition, when the amount of a distribution per unit temporarily decreases to certain level, the distribution policy allows GLP J-REIT to make a temporary distribution of funds in excess of retained earnings (“temporary OPD”) for the purpose of maintaining a stable level of distributions. In addition, for the purpose of minimizing the burden of taxation that would be incurred due to a difference between accounting income and taxable income, GLP J-REIT can make a cash distribution in excess of retained earnings from allowance for temporary difference adjustments in accordance with laws and regulations including rules prescribed by the Investment Trusts Association, Japan.

Thus, GLP J-REIT declared a continuous OPD (a refund of investment categorized as a distribution from unitholders’ capital for tax purposes) amounting to 1,275,264,796 yen, which was determined as follows: (1) the amount not exceeding the upper limit of 2,902,811,789 yen calculated by deducting capital expenditure of 1,349,502,856 yen from depreciation expense of 4,252,314,645 yen, and (2) approximately 30% of the depreciation expense of 4,252,314,645 yen for the period.

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*(Continued)*

In addition, GLP J-REIT decided to distribute 4,414,032,727 yen, calculated by excluding fractions of less than one yen per unit, as a distribution from allowance for temporary difference adjustments (as prescribed in Article 2, Paragraph 2, Item 30 of the Ordinance on Accountings of Investment Corporations), in an amount almost equivalent to the difference between accounting income and taxable income in connection with recognizing the loss on fire at GLP Maishima II for the financial accounting purposes.

*(Continued)*

In addition, for the current period, GLP J-REIT declared a temporary OPD (a refund of investment categorized as a distribution from unitholders' capital for tax purposes) of 386,171,734 yen, which is the amount roughly equivalent to the restoration of property damage sustained in the earthquake occurred off the coast of Fukushima in March 2022 and the lost earnings due to the fire at GLP Maishima II.

(Note) For the time being, GLP J-REIT intends to make an OPD (a refund of its investment categorized as a distribution from unitholders' capital for tax purposes) in the amount equal to approximately 30% of the depreciation expenses for the accounting period immediately before the period in which the distribution is made, unless GLP J-REIT determines that the OPD payment (a refund of its investment categorized as a distribution from unitholders' capital for tax purposes) would have a negative impact on its long-term repair and maintenance plan or financial conditions in light of the estimated amount of capital expenditure for each fiscal period based on the plan ("continuous OPD"). Furthermore, when it is anticipated that the amount of a distribution per unit would temporarily decrease to certain level as a result of the issuance of new investment units, the issuance of investment corporation bonds, financing through borrowings, disposal of buildings and facilities, major repairs or other matters, the distribution policy allows GLP J-REIT to make a temporary cash distribution in excess of retained earnings ("temporary OPD," a refund of its investment categorized as a distribution from unitholders' capital for tax purposes), in addition to a continuous OPD, for the purposes of maintaining a stable level of distributions.

(5) Statements of Cash Flows

	Prior Period From September 1, 2021 To February 28, 2022	Current Period From March 1, 2022 To August 31, 2022
(Unit: Thousand yen)		
<b>Operating activities:</b>		
Income before income taxes	8,519,919	16,457,500
Depreciation	4,322,820	4,252,314
Loss on retirement of noncurrent assets	2,231	—
Amortization of investment corporation bond issuance costs	16,732	18,823
Amortization of investment unit issuance expenses	44,551	44,551
Interest income	(130)	(157)
Reversal of distributions payable	(954)	(554)
Interest expense	905,175	913,056
Insurance income	—	(4,876,080)
Loss on disaster	—	179,337
Loss on fire	4,417,096	—
Decrease (increase) in operating accounts receivable	85,442	(33,983)
Decrease (increase) in prepaid expenses	(112,561)	144,632
Decrease (increase) in other current assets	16,046	(6,815)
Decrease (increase) in long-term prepaid expenses	2,694	285,359
Increase (decrease) in operating accounts payable	(63,251)	193,199
Increase (decrease) in accounts payable	(322,369)	911,680
Increase (decrease) in consumption taxes payable	1,898,292	(1,353,069)
Increase (decrease) in advances received	(181,881)	111,944
Increase (decrease) in deposits received	(105,930)	—
Decrease in property and equipment in trust due to sale	1,693,643	1,690,384
Subtotal	21,137,566	18,932,123
Interest received	130	157
Interest paid	(906,797)	(872,134)
Income taxes paid	(1,584)	(639)
Proceeds from insurance income	—	4,876,080
Net cash provided by (used in) operating activities	20,229,314	22,935,587
<b>Investing activities:</b>		
Purchase of property and equipment in trust	(1,555,585)	(1,156,803)
Proceeds from tenant leasehold and security deposits	159,635	545,920
Repayments of tenant leasehold and security deposits	(80,589)	(249,386)
Net cash provided by (used in) investing activities	(1,476,539)	(860,269)
<b>Financing activities:</b>		
Repayments of short-term loans payable	(6,300,000)	—
Proceeds from long-term loans payable	26,860,000	—
Repayments of long-term loans payable	(29,860,000)	—
Proceeds from issuance of investment corporation bonds	9,300,000	—
Payments of investment corporation bond issuance costs	(51,012)	—
Payment of distributions of earnings	(11,761,846)	(8,521,161)
Payment of distributions in excess of retained earnings	(1,926,428)	(5,707,001)
Net cash provided by (used in) financing activities	(13,739,287)	(14,228,162)
Net increase (decrease) in cash and cash equivalents	5,013,488	7,847,155
Cash and cash equivalents at beginning of period	25,904,130	30,917,618
Cash and cash equivalents at end of period *1	30,917,618	38,764,774

(6) Notes Concerning Going Concern Assumption

None

(7) Notes Concerning Significant Accounting Policies

1. Basis and method of valuation of assets	<p>Securities</p> <p>Available-for-sale securities with no readily determinable market price are stated at cost. Cost of securities sold is determined by the moving-average method.</p>										
2. Depreciation of noncurrent assets	<p>Property and equipment including trust assets</p> <p>Property and equipment are stated at cost, which includes the original purchase price and related acquisition costs and expenses. Depreciation of property and equipment, including property and equipment in trust, is calculated by the straight-line method over the estimated useful lives as follows:</p> <table style="margin-left: 40px;"> <tr> <td>Buildings</td> <td style="text-align: right;">2 to 77 years</td> </tr> <tr> <td>Structures</td> <td style="text-align: right;">2 to 60 years</td> </tr> <tr> <td>Machinery and equipment</td> <td style="text-align: right;">6 to 12 years</td> </tr> <tr> <td>Vehicles</td> <td style="text-align: right;">4 years</td> </tr> <tr> <td>Tools, furniture and fixtures</td> <td style="text-align: right;">2 to 18 years</td> </tr> </table>	Buildings	2 to 77 years	Structures	2 to 60 years	Machinery and equipment	6 to 12 years	Vehicles	4 years	Tools, furniture and fixtures	2 to 18 years
Buildings	2 to 77 years										
Structures	2 to 60 years										
Machinery and equipment	6 to 12 years										
Vehicles	4 years										
Tools, furniture and fixtures	2 to 18 years										
3. Accounting treatment for deferred assets	<p>(1) Investment unit issuance expenses are amortized over three years using the straight-line method.</p> <p>(2) Investment corporation bond issuance costs are amortized over the respective terms of the bonds using the straight-line method.</p>										



<p>4. Revenue and expense recognition</p>	<p>(1) Taxes on property and equipment</p> <p>With respect to taxes on property and equipment held by GLP J-REIT, of the tax amounts assessed and determined, the amounts corresponding to the relevant accounting period are accounted for as rental expenses.</p> <p>Of the amounts paid for the acquisition of real estate or beneficiary right of real estate in trust, the amounts equivalent to property-related taxes are capitalized as part of the acquisition cost of the relevant property instead of being charged as expenses.</p> <p>(2) Revenue Recognition</p> <p>Details of major performance obligations related to revenue from contracts with customers and a typical point in time at which GLP J-REIT satisfies a performance obligation and recognizes revenue are as follows:</p> <p>(a) Sale of properties, etc.</p> <p>As to sale of properties, etc., GLP J-REIT recognizes revenue when a buyer, who is a customer, obtains control of a property by GLP J-REIT's satisfying the performance obligation to transfer the property as prescribed in the sales and purchase contract of the property.</p> <p>As for the presentation in the statements of income, "Gain on sale of property and equipment" or "Loss on sale of property and equipment" presents the amount calculated by subtracting "Costs of property and equipment sold," a book value of the property and equipment, and "Other selling expenses," direct expenses incurred for the sale, from the "Sales proceeds," sales proceeds received in connection with the sale of property and equipment.</p> <p>(b) Utilities charges revenue</p> <p>As to utilities charges revenue, GLP J-REIT recognizes revenue based on the supply amount of electricity, water, etc. to a tenant, who is a customer, in accordance with the property lease contract and related agreements.</p>
<p>5. Hedge accounting</p>	<p>GLP J-REIT enters into derivative transactions in order to hedge against risks defined in its Articles of Incorporation in compliance with their general risk management policy. GLP J-REIT uses interest rate swaps for the purpose of hedging its risk exposure associated with interests on floating rate loans payable. Where deferral accounting is generally adopted for hedge transactions, GLP J-REIT applies the special accounting treatment to interest rate swaps which qualify for hedge accounting and meet the specific matching criteria. Under the special accounting treatment, interest rate swaps are not measured at fair value, but the differential paid or received under the swap agreements is recognized and included in interest expense.</p> <p>The hedge effectiveness test for interest rate swaps is omitted since all interest rate swaps of GLP J-REIT meet the specific matching criteria for the special accounting treatment as permitted under the Japanese GAAP.</p>
<p>6. Cash and cash equivalents as stated in the Statements of Cash Flows</p>	<p>Cash and cash equivalents consist of cash on hand and cash in trust, readily-available bank deposits, readily-available bank deposits in trust and short-term investments that are liquid and realizable with a maturity of three months or less when purchased and that are subject to an insignificant risk of changes in value.</p>

7. Other significant matters which constitute the basis for preparation of financial statements	<p>Accounting treatment of beneficiary right of real estate in trust</p> <p>As to beneficiary rights of real estate in trust, all accounts of assets and liabilities for assets in trust as well as the related income generated and expenses incurred are recorded in the relevant balance sheet and statement of income accounts.</p> <p>The following significant trust assets are shown separately on the balance sheets.</p> <p>(1) Cash and deposits in trust</p> <p>(2) Buildings in trust, structures in trust, machinery and equipment in trust, tools, furniture and fixtures in trust, land in trust and land leasehold interests in trust</p> <p>(3) Tenant leasehold and security deposits in trust</p>
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**(Additional Information)**

(Matters regarding allowance for temporary difference adjustments and the reversal)

Prior Period (From September 1, 2021 to February 28, 2022)

1. Reasons for allowance, assets subject to allowance and amounts of allowance

Assets subject to allowance	Reasons for allowance	Allowance for temporary difference adjustments (Note)
Buildings in trust, facilities attached to buildings in trust (GLP Maishima II)	Loss on fire	4,414,032 thousand yen

(Note) Regarding the fire accident at GLP Maishima II, GLP J-REIT recognized the extraordinary loss on fire for the accounting purposes by writing down the book value of impaired assets, and it resulted in the difference between taxable income and accounting income. For the purpose of minimizing the burden of taxation that would be incurred due to such difference, GLP J-REIT will account for the difference as allowance for temporary difference adjustments and distribute the amount as distributions in excess of retained earnings.

2. Concrete procedures for reversal

Assets subject to allowance	Concrete procedures for reversal
Buildings in trust, facilities attached to buildings in trust (GLP Maishima II)	The allowance will be reversed when the receipt of fire insurance claim proceeds for the respective fire loss is confirmed.

Current Period (From March 1, 2022 to August 31, 2022)

1. Reasons for reversal, assets subject to reversal and amounts of reversal

Assets subject to reversal	Reasons for reversal	Allowance for temporary difference adjustments (Note)
Buildings in trust, facilities attached to buildings in trust (GLP Maishima II)	Insurance income	(4,414,032) thousand yen

(Note) Since the difference between taxable income and accounting income has been resolved in the current period, the total amount of allowance for temporary difference adjustments will be reversed and the same amount will be deducted from the distribution amount.

2. Concrete procedures for reversal

Assets subject to allowance	Concrete procedures for reversal
Buildings in trust, facilities attached to buildings in trust (GLP Maishima II)	The allowance will be reversed since the receipt of fire insurance claim proceeds for the respective fire loss has been confirmed.

(8) Notes to Financial Statements

**(Notes to Balance Sheets)**

\*1. Commitment line agreement

GLP J-REIT has entered into a commitment line agreement with three financial institutions.

(Unit: Thousand yen)

	Prior Period As of February 28, 2022	Current Period As of August 31, 2022
Total amount of commitment line	15,000,000	15,000,000
Balance executed as loans	—	—
Unused line of credit	15,000,000	15,000,000

\*2. Allowance for temporary difference adjustments

Prior Period (From September 1, 2021 to February 28, 2022)

None

Current Period (From March 1, 2022 to August 31, 2022)

(1) Reasons for allowance/ reversal, assets subject to allowance/ reversal and amounts of allowance/ reversal

(Unit: Thousand yen)

Assets	Reason	Amounts	Balance at beginning of the period	Amounts accounted for the period	Amounts reversed for the period	Balance at end of the period	Reason for reversal
Buildings in trust, facilities attached to buildings in trust (GLP Maishima II)	Loss on fire	4,414,032	—	4,414,032	—	4,414,032	—

(2) Concrete procedures for reversal

Item	Concrete procedures for reversal
Buildings in trust, facilities attached to buildings in trust (GLP Maishima II)	The allowance will be reversed when the receipt of fire insurance claim proceeds for the respective fire loss is confirmed.

\*3. Minimum net assets as required by Article 67, Paragraph 4 of the Act on Investment Trusts and Investment Corporations:

(Unit: Thousand yen)

Prior Period As of February 28, 2022	Current Period As of August 31, 2022
50,000	50,000

**(Notes to Statements of Income)**

\*1. Revenues and expenses generated from property leasing activities:

	(Unit: Thousand yen)	
	Prior Period From September 1, 2021 To February 28, 2022	Current Period From March 1, 2022 To August 31, 2022
<b>A. Property-related revenues</b>		
Rental revenues:		
Rental revenues	21,157,992	20,867,867
Common area charges	783,168	792,229
Total	21,941,161	21,660,096
Other revenues related to property leasing		
Utility charges	697,399	861,396
Parking lots	115,618	111,875
Solar panel leasing	457,224	641,843
Others	63,649	83,653
Total	1,333,891	1,698,769
<b>Total property-related revenues</b>	<b>23,275,053</b>	<b>23,358,866</b>
<b>B. Property-related expenses</b>		
Rental expenses:		
Taxes and dues	1,828,092	1,918,219
Property and facility management fees	863,528	874,903
Utilities	574,268	812,617
Repairs and maintenance	105,896	73,921
Casualty insurance	101,021	101,795
Depreciation	4,322,820	4,252,314
Others	221,406	337,964
Total property-related expenses	8,017,034	8,371,735
<b>C. Operating income from property leasing (A – B)</b>	<b>15,258,018</b>	<b>14,987,130</b>

\*2. Gain on sale of property and equipment:

Prior Period (From September 1, 2021 to February 28, 2022)

	(Unit: Thousand yen)
GLP Fukusaki (50% joint co-ownership ratio)	
Sales proceeds	3,225,000
Costs of property and equipment sold	1,693,643
Other selling expenses	19,419
Gain on sale of property and equipment	1,511,937

Current Period (From March 1, 2022 to August 31, 2022)

	(Unit: Thousand yen)
GLP Fukusaki (50% joint co-ownership ratio)	
Sales proceeds	3,225,000
Costs of property and equipment sold	1,690,384
Other selling expenses	18,376
Gain on sale of property and equipment	1,516,239

\*3. Extraordinary income:

Prior Period From September 1, 2021 To February 28, 2022	Current Period From March 1, 2022 To August 31, 2022
—	A fire accident occurred at GLP Maishima II for the prior period. GLP J-REIT received insurance proceeds for the damage and recognized an insurance income of 4,876,080 thousand yen as an extraordinary income.

\*4. Extraordinary losses:

Prior Period From September 1, 2021 To February 28, 2022	Current Period From March 1, 2022 To August 31, 2022
A fire accident occurred at GLP Maishima II and the buildings were significantly destroyed. GLP J-REIT recognized the loss on fire of 4,417,096 thousand yen, an amount equivalent to the book value of buildings in trust, etc. excluding land in trust.	GLP J-REIT recognized a loss on disaster of 179,337 thousand yen for the restoration of property damage sustained in the earthquake occurred off the coast of Fukushima in March 2022.

**(Notes to Statements of Changes in Net Assets)**

\*1. Number of investment units authorized and number of investment units issued and outstanding

	Prior Period From September 1, 2021 To February 28, 2022	Current Period From March 1, 2022 To August 31, 2022
Number of investment units authorized	16,000,000 units	16,000,000 units
Number of investment units issued and outstanding	4,490,369 units	4,490,369 units

**(Notes to Statements of Cash Flows)**

\*1. Reconciliation of cash and cash equivalents in the Statements of Cash Flows to accounts and amounts in the accompanying balance sheets

	(Unit: Thousand yen)	
	Prior Period From September 1, 2021 To February 28, 2022	Current Period From March 1, 2022 To August 31, 2022
Cash and deposits	19,457,679	27,259,200
Cash and deposits in trust	11,459,939	11,505,573
Cash and cash equivalents	30,917,618	38,764,774

**(Leases)**

Operating lease transactions (As Lessor)

Future minimum rental revenues

	(Unit: Thousand yen)	
	Prior Period As of February 28, 2022	Current Period As of August 31, 2022
Due within one year	38,751,893	38,632,774
Due after one year	87,431,926	91,325,401
Total	126,183,820	129,958,175

**(Financial Instruments)**

1. Status of financial instruments

(1) Policy for financial instruments

GLP J-REIT procures funds for acquisition of assets or repayment of debts through issuance of new investment units, bank loans and issuance of investment corporation bonds.

GLP J-REIT enters into derivative transactions solely for the purpose of reducing interest rate and other risks. GLP J-REIT does not use derivative transactions for speculative purposes.

GLP J-REIT generally invests surplus funds in deposits considering the safety and liquidity of the investment although surplus funds could be invested in securities and monetary claims as a matter of policy.

(2) Financial instruments, their risks and risk management system

Deposits are used for investment of GLP J-REIT's surplus funds. These deposits are exposed to credit risk, such as bankruptcy of the depository financial institution. GLP J-REIT limits credit risk by using only short-term deposits in financial institutions with high credit ratings.

Bank loans and investment corporation bonds are mainly made to procure funds for acquisition of properties and refinancing of bank loans or investment corporation bonds upon their maturities. GLP J-REIT mitigates the liquidity risk exposure upon repayment and redemption of loans by diversifying the maturities and lending institutions and by entering into commitment line agreements with financial institutions, and manages such liquidity risk by preparing and monitoring the forecasted cash flows.

Certain loans are floating rate and exposed to the risk of rising interest rates. GLP J-REIT mitigates such risk by maintaining a prudent loan-to-value ratio and stabilizing its financial costs with the use of derivative transactions (interest rate swaps) as a hedge. All interest rate swaps meet the specific matching criteria to qualify for the special accounting treatment, thus the hedge effectiveness test is omitted. Derivative transactions are executed and managed under the Management Guidelines of the Asset Manager.

Tenant leasehold and security deposits and tenant leasehold and security deposits in trust are deposits received from tenants. GLP J-REIT is obligated to repay the deposits upon the tenant's termination of the leased property, and is thus exposed to liquidity risk. GLP J-REIT generally minimizes and manages such risk by holding sufficient funds to make the repayments and monitoring its cash flows.

(3) Supplemental explanation regarding fair values of financial instruments

In estimating the fair value of financial instruments, various factors are considered; therefore, different assumptions and factors could result in a range of fair values.

2. Estimated fair value of financial instruments

Prior Period (As of February 28, 2022)

Book value, fair value and differences between the values as of February 28, 2022 are as stated below. The disclosure for “Cash and deposits” and “Cash and deposits in trust” is omitted since their fair value approximates their book value due to short maturity. The disclosure for “Current portion of tenant leasehold and security deposits,” “Tenant leasehold and security deposits” and “Tenant leasehold and security deposits in trust” is also omitted due to immateriality.

(Unit: Thousand yen)

	Book value	Fair value	Difference
(1) Current portion of investment corporation bonds	1,500,000	1,504,800	4,800
(2) Current portion of long-term loans payable	34,200,000	34,257,416	57,416
(3) Investment corporation bonds	52,500,000	52,309,090	(190,910)
(4) Long-term loans payable	258,320,000	258,371,545	51,545
Total liabilities	346,520,000	346,442,852	(77,147)
Derivative transactions	—	—	—

Current Period (As of August 31, 2022)

Book value, fair value and differences between the values as of August 31, 2022 are as stated below. The disclosure for “Cash and deposits” and “Cash and deposits in trust” is omitted since their fair value approximates their book value due to short maturity. The disclosure for “Current portion of tenant leasehold and security deposits,” “Tenant leasehold and security deposits” and “Tenant leasehold and security deposits in trust” is also omitted due to immateriality.

(Unit: Thousand yen)

	Book value	Fair value	Difference
(1) Current portion of investment corporation bonds	3,500,000	3,500,350	350
(2) Current portion of long-term loans payable	42,200,000	42,218,268	18,268
(3) Investment corporation bonds	50,500,000	49,784,870	(715,130)
(4) Long-term loans payable	250,320,000	249,217,496	(1,102,503)
Total liabilities	346,520,000	344,720,985	(1,799,014)
Derivative transactions	—	(28,498)	(28,498)

(Note 1) Methods to estimate fair value of financial instruments and matters regarding derivative transactions

(1) Current portion of investment corporation bonds and (3) Investment corporation bonds

The reference value published by the Japan Securities Dealers Association is used as the fair value.

(2) Current portion of long-term loans payable and (4) Long-term loans payable

With respect to long-term loans payable, interest rates of floating-rate loans are periodically adjusted or renewed by contract. Thus, the book value of these instruments is deemed a reasonable approximation of the fair value, and the book value is, therefore, used as the fair value. The fair value of fixed-rate loans is measured by discounting the total principal and interest amount at the current rates that are reasonably estimated to be applicable if GLP J-REIT enters into new similar loans. The fair value of interest rate swaps under the special accounting treatment is included in long-term loans payable designated as a hedged item.

Derivative transactions:

Please refer to “(Derivative Transactions)” described below.

(Note 2) Redemption schedules for investment corporation bonds and long-term loans payable

Prior Period (As of February 28, 2022)

(Unit: Thousand yen)

	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years
Investment corporation bonds	1,500,000	2,000,000	4,000,000	1,500,000	5,100,000	39,900,000
Long-term loans payable	34,200,000	29,320,000	33,860,000	36,250,000	32,180,000	126,710,000
Total	35,700,000	31,320,000	37,860,000	37,750,000	37,280,000	166,610,000

Current Period (As of August 31, 2022)

(Unit: Thousand yen)

	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years
Investment corporation bonds	3,500,000	2,000,000	3,500,000	—	5,100,000	39,900,000
Long-term loans payable	42,200,000	29,470,000	37,420,000	30,730,000	38,710,000	113,990,000
Total	45,700,000	31,470,000	40,920,000	30,730,000	43,810,000	153,890,000

**(Investment Securities)**

Prior Period (As of February 28, 2022) and Current Period (As of August 31, 2022)

None

**(Derivative Transactions)**

1. Derivative transactions for which hedge accounting is not applied

Prior Period (As of February 28, 2022) and Current Period (As of August 31, 2022)

None

2. Derivative transactions for which hedge accounting is applied

The contract amount or notional amount as of the balance sheet date by hedge accounting method is as follows:

Prior Period (As of February 28, 2022)

(Unit: Thousand yen)

Hedge accounting method	Type of derivative transaction	Primary hedged item	Contract amount and other		Fair value	Fair value measurement
				Due after one year		
Special treatment for interest rate swaps	Interest rate swaps Receive floating/ Pay fix	Long-term loans payable	258,500,000	224,800,000	(Note 1)	(Note 2)

(Note 1) Interest rate swaps under the special accounting treatment are accounted for as an integral component of long-term loans payable designated as hedged items. Thus, their fair value is included in that of long-term loans payable disclosed in aforementioned “(Financial Instruments), 2. Estimated fair value of financial instruments, (2) Current portion of long-term loans payable and (4) Long-term loans payable.”

(Note 2) Fair value is measured by the counterparty of the relevant transaction based on market rates.



Current Period (As of August 31, 2022)

(Unit: Thousand yen)

Hedge accounting method	Type of derivative transaction	Primary hedged item	Contract amount and other		Fair value	Fair value measurement
				Due after one year		
Special treatment for interest rate swaps	Interest rate swaps Receive floating/ Pay fix	Long-term loans payable	282,070,000 (Note 1)	240,370,000 (Note 1)	(28,498) (Note 2)	(Note 3)

(Note 1) The amount includes 23,570 million yen of the interest swap contract entered into on August 31, 2022. The execution date of long-term loans payable, its hedged item, is September 2, 2022.

(Note 2) Concerning the aforementioned interest rate swap entered into on August 31, 2022, the fair value as of the end of the fiscal period (August 31, 2022) is stated since it is not accounted for as an integral component of long-term loans payable under the special accounting treatment due to the fact that no such loans payable is recognized as of the fiscal period then ended. Interest rate swaps under the special accounting treatment, except for those aforementioned, are accounted for as an integral component of long-term loans payable designated as hedged items. Thus, their fair value is included in that of long-term loans payable disclosed in aforementioned “(Financial Instruments), 2. Estimated fair value of financial instruments, (2) Current portion of long-term loans payable and (4) Long-term loans payable.”

(Note 3) Fair value is measured by the counterparty of the relevant transaction based on market rates.

**(Retirement Benefit Plans)**

Prior Period (As of February 28, 2022) and Current Period (As of August 31, 2022)

None

**(Equity in Income)**

Prior Period (As of February 28, 2022) and Current Period (As of August 31, 2022)

No affiliate exists, thus, none to report.

**(Asset Retirement Obligation)**

Prior Period (As of February 28, 2022) and Current Period (As of August 31, 2022)

None

**(Deferred Tax Accounting)**

1. Significant components of deferred tax assets and liabilities

(Unit: Thousand yen)

	Prior Period As of February 28, 2022	Current Period As of August 31, 2022
Deferred tax assets		
Loss on fire, not deductible for tax purposes	1,389,618	—
Enterprise tax payable	1	27
Subtotal	1,389,619	27
Valuation allowance	(1,389,618)	—
Net deferred tax assets	1	27

2. Reconciliation between Japanese statutory tax rate and the effective income tax rate with respect to pre-tax income reflected in the accompanying statement of income for each period is as follows.

(Unit: %)

	Prior Period As of February 28, 2022	Current Period As of August 31, 2022
Statutory effective tax rate	31.46	31.46
(Adjustments)		
Distributions deductible for tax purposes	(47.77)	(23.01)
Valuation allowance	16.31	(8.44)
Other	0.01	0.00
Actual tax rate	0.01	0.01

**(Related Party Transactions)**

1. Transactions and account balances with the parent company and major unitholders

Prior Period (From September 1, 2021 to February 28, 2022) and Current Period (From March 1, 2022 to August 31, 2022)

None

2. Transactions and account balances with affiliates

Prior Period (From September 1, 2021 to February 28, 2022) and Current Period (From March 1, 2022 to August 31, 2022)

None

3. Transactions and account balances with companies under common control

Prior Period (From September 1, 2021 to February 28, 2022) and Current Period (From March 1, 2022 to August 31, 2022)

None

4. Transactions and account balances with directors and major individual unitholders

Prior Period (September 1, 2021 to February 28, 2022)

Classification	Name	Location	Stated capital (Thousand yen)	Type of business	% of voting rights (owned)	Type of transaction	Transaction amount (Thousand yen)	Account title	Balance (Thousand yen)
Director and his/her relatives	Yoshiyuki Miura	—	—	(Note 2)	—	Payment of asset management fee to GLP Japan Advisors Inc. (Note 2)	2,369,010	Accounts payable	2,200,426

(Note 1) Consumption taxes are not included in the transaction amount but included in the related balance at the end of the period.

(Note 2) It is the transaction executed by Yoshiyuki Miura as the President & CEO of GLP Japan Advisors Inc. The asset management fee was determined in accordance with the rules prescribed in the Articles of Incorporation of GLP J-REIT. The asset management fee includes 16,125 thousand yen of the management fee in connection with the disposition of the property, which was included in the calculation of gain on sale of property and equipment.

Current Period (March 1, 2022 to August 31, 2022)

Classification	Name	Location	Stated capital (Thousand yen)	Type of business	% of voting rights (owned)	Type of transaction	Transaction amount (Thousand yen)	Account title	Balance (Thousand yen)
Director and his/her relatives	Yoshiyuki Miura	—	—	(Note 2)	—	Payment of asset management fee to GLP Japan Advisors Inc. (Note 2)	3,258,154	Accounts payable	3,176,125

(Note 1) Consumption taxes are not included in the transaction amount but included in the related balance at the end of the period.

(Note 2) It is the transaction executed by Yoshiyuki Miura as the President & CEO of GLP Japan Advisors Inc. The asset management fee was

determined in accordance with the rules prescribed in the Articles of Incorporation of GLP J-REIT. The asset management fee includes 16,125 thousand yen of the management fee in connection with the disposition of the property, which was included in the calculation of gain on sale of property and equipment.

### (Investment and Rental Properties)

Property and equipment consist of leasable logistics facilities for the purpose of earning rental revenues. The following table summarizes the book value, including changes during the fiscal periods and fair value of these rental properties.

(Unit: Thousand yen)

	Prior Period From September 1, 2021 To February 28, 2022	Current Period From March 1, 2022 To August 31, 2022
Book value		
Balance at the beginning of the period	754,145,944	745,320,392
Change during the period	(8,825,551)	(4,593,196)
Balance at the end of the period	745,320,392	740,727,196
Fair value at the end of the period	984,563,000	1,014,247,000

(Note 1) The amount on the balance sheets (book value) is based on the acquisition cost less the accumulated amount of depreciation.

(Note 2) Of the change in book value during each period, the major increase for the prior period was primarily due to capital expenditure, whereas the major decrease was due to loss on fire at GLP Maishima II in the amount of 4,417,096 thousand yen, the sale of a property (GLP Fukusaki (50% joint co-ownership ratio)) in the amount of 1,693,643 thousand yen and depreciation of 4,322,820 thousand yen. The major increase for the current period was primarily due to capital expenditure, whereas the major decrease was due to the sale of a property (GLP Fukusaki (50% joint co-ownership ratio)) in the amount of 1,690,384 thousand yen and depreciation of 4,252,314 thousand yen.

(Note 3) The fair value of investment and rental properties was determined based on third-party appraisals or research prices. Of the fair value as of February 28, 2022, that of GLP Fukusaki (50% joint co-ownership ratio) was based on sales price (3,225,000 thousand yen) of the Sales and Purchase Contract on December 13, 2021. For GLP Maishima II, the property was significantly destroyed by the fire accident and thus only the appraisal value of the land portion of the property is included in fair value at the end of the period.

Income and loss in connection with investment and rental properties are disclosed in “Notes to Statements of Income.”

### (Revenue Recognition)

Prior Period (From September 1, 2021 to February 28, 2022)

Information on Disaggregated Revenue from Contracts with Customers

Please refer to “(Notes to Statements of Income), \*1. Revenues and expenses generated from property leasing activities” and “\*2. Gain on sale of property and equipment” for information on disaggregated revenue from contracts with customers. Revenue subject to the “Accounting Standard for Lease Transactions” (ASBJ Statement No. 13) is included in “\*1. Revenues and expenses generated from property leasing activities.” Revenue from contracts with customers consists mostly of “Sales proceeds” and “Utilities charges revenue.”

Current Period (From March 1, 2022 to August 31, 2022)

Information on Disaggregated Revenue from Contracts with Customers

Please refer to “(Notes to Statements of Income), \*1. Revenues and expenses generated from property leasing activities”

and “\*2. Gain on sale of property and equipment” for information on disaggregated revenue from contracts with customers. Revenue subject to the “Accounting Standard for Lease Transactions” (ASBJ Statement No. 13) is included in “\*1. Revenues and expenses generated from property leasing activities.” Revenue from contracts with customers consists mostly of “Sales proceeds” and “Utilities charges revenue.”

## (Segment and Related Information)

### (Segment Information)

#### 1. Overview of operating and reportable segments

Operating segments are a component of GLP J-REIT for which separate financial information is available and whose operating results are regularly evaluated by the Board of Directors to make decisions about how resources are allocated and assess their performance. Consequently, each property is considered an operating segment. However, when properties share similar economic characteristic and meet other specific conditions, they may be aggregated for purposes of reporting segment information. Therefore, properties with multiple tenants have been aggregated and presented as the “Multi-tenant Property” reportable segment, whereas build-to-suit (“BTS”) properties developed for a single tenant or properties with a single tenant have been aggregated and presented as the “BTS Property” reportable segment.

GLP J-REIT’s properties were classified into each reportable segment as follows:

Multi-tenant property: GLP Tokyo, GLP Sugito II, GLP Koshigaya II, GLP Misato II, GLP Amagasaki, GLP Koriyama III, GLP Urayasu III, GLP Komaki, GLP Tokyo II, GLP Narashino, GLP-MFLP Ichikawa Shiohama, GLP Atsugi II, GLP Soja I, GLP Soja II, GLP Shinsuna, GLP Osaka, GLP Yokohama, GLP Kawajima, GLP Sayama Hidaka II, GLP Rokko III and GLP Zama

BTS property: GLP Higashi-Ogishima, GLP Akishima, GLP Tomisato, GLP Narashino II, GLP Funabashi, GLP Kazo, GLP Fukaya, GLP Iwatsuki, GLP Kasukabe, GLP Tatsumi, GLP Hirakata, GLP Hirakata II, GLP Maishima II, GLP Tsumori, GLP Rokko, GLP Amagasaki II, GLP Nara, GLP Sakai, GLP Morioka, GLP Tomiya, GLP Koriyama I, GLP Tokai, GLP Hayashima, GLP Hayashima II, GLP Kiyama, GLP Sendai, GLP Hamura, GLP Funabashi III, GLP Sodegaura, GLP Rokko II, GLP Ebetsu, GLP Kuwana, GLP Tatsumi I, GLP Kadoma, GLP Ogimachi, GLP Hiroshima, GLP Kobe-Nishi, GLP Shinkiba, GLP Sugito, GLP Matsudo, GLP Tosu I, GLP Yoshimi, GLP Fukaehama, GLP Tomiya IV, GLP Noda-Yoshiharu, GLP Urayasu, GLP Funabashi II, GLP Misato, GLP Maishima I, GLP Shonan, GLP Settsu, GLP Nishinomiya, GLP Shiga, GLP Neyagawa, GLP Fujimae, GLP Funabashi IV, GLP Higashi-Ogishima II, GLP Higashi-Ogishima III, GLP Urayasu II, GLP Kashiwa II, GLP Yachiyo II, GLP Niiza, GLP Sayama Hidaka I and GLP Rokko IV

#### 2. Basis of measurement for the amounts of segment income, segment assets and other items for each reportable segment

The accounting policies of each reportable segment are consistent to those disclosed in “Notes Concerning Significant Accounting Policies.” Segment income is measured on the basis of operating income.

3. Information about segment income, segment assets and other items

Prior Period (February 28, 2022)

(Unit: Thousand yen)

	Multi-tenant rental business	BTS rental business	Reconciling items	Amount on financial statements
Operating revenues (Note 1)	11,602,678	11,672,374	1,511,937	24,786,990
Segment income	7,467,905	7,790,112	(1,008,215)	14,249,802
Segment assets	383,379,432	375,306,653	22,982,801	781,668,886
Other items				
Depreciation	1,938,048	2,384,771	—	4,322,820
Increase in property and equipment	390,456	1,221,883	—	1,612,340

(Note 1) Operating revenues are exclusively earned from external parties.

(Note 2) Reconciling items to operating revenues in the amount of 1,511,937 thousand yen consist of gain on sale of property and equipment that is not attributable to each reportable segment.

Reconciling items to segment income in the negative amount of 1,008,215 thousand yen consist of (2,520,152) thousand yen of corporate expenses that are not allocated to each reportable segment and 1,511,937 thousand yen of gain on sale of property and equipment that is not attributable to each reportable segment. Corporate expenses present mainly asset management fee, asset custody fee, administrative service fees, directors' remuneration and other expenses.

Reconciling items to segment assets in the amount of 22,982,801 thousand yen include current assets of 20,092,809 thousand yen, investments and other assets of 2,492,026 thousand yen and deferred assets of 397,964 thousand yen.

Current Period (August 31, 2022)

(Unit: Thousand yen)

	Multi-tenant rental business	BTS rental business	Reconciling items	Amount on financial statements
Operating revenues (Note 1)	11,696,979	11,661,886	1,516,239	24,875,105
Segment income	7,301,008	7,686,121	(1,896,884)	13,090,245
Segment assets	381,938,257	372,135,715	30,396,331	784,470,304
Other items				
Depreciation	1,938,259	2,314,055	—	4,252,314
Increase in property and equipment	458,029	891,473	—	1,349,502

(Note 1) Operating revenues are exclusively earned from external parties.

(Note 2) Reconciling items to operating revenues in the amount of 1,516,239 thousand yen consist of gain on sale of property and equipment that is not attributable to each reportable segment.

Reconciling items to segment income in the negative amount of 1,896,884 thousand yen consist of 3,413,124 thousand yen of corporate expenses that are not allocated to each reportable segment and 1,516,239 thousand yen of gain on sale of property and equipment that is not attributable to each reportable segment. Corporate expenses present mainly asset management fee, asset custody fee, administrative service fees, directors' remuneration and other expenses.

Reconciling items to segment assets in the amount of 30,396,331 thousand yen include current assets of 27,855,108 thousand yen, investments and other assets of 2,206,631 thousand yen and deferred assets of 334,590 thousand yen.

**(Related Information)**

Prior Period (From September 1, 2021 to February 28, 2022)

1. Revenue information by product and service  
Substantially all of the operating revenue is earned from external customers in Japan.
2. Information by geographic area
  - (1) Operating revenues  
Substantially all property and equipment are located in Japan.
  - (2) Property and equipment  
Disclosure of this information has been omitted as the amount of property and equipment in Japan has exceeded 90% of the amount of total property and equipment on the accompanying balance sheet.
3. Information on major tenants  
Disclosure of this information has been omitted as no customer accounting for 10% or more of total operating revenues existed.

Current Period (From March 1, 2022 to August 31, 2022)

1. Revenue information by product and service  
Substantially all of the operating revenue is earned from external customers in Japan.
2. Information by geographic area
  - (1) Operating revenues  
Substantially all property and equipment are located in Japan.
  - (2) Property and equipment  
Disclosure of this information has been omitted as the amount of property and equipment in Japan has exceeded 90% of the amount of total property and equipment on the accompanying balance sheet.
3. Information on major tenants  
Disclosure of this information has been omitted as no customer accounting for 10% or more of total operating revenues existed.

**(Per Unit Information)**

	Prior Period From September 1, 2021 To February 28, 2022	Current Period From March 1, 2022 To August 31, 2022
Net assets per unit	91,390 yen	91,886 yen
Net income per unit	1,897 yen	3,664 yen

(Note 1) Net income per unit is calculated by dividing net income for the period by the weighted average number of investment units issued and outstanding. Diluted net income per unit is not stated as no dilutive securities were outstanding.

(Note 2) The basis for calculating the net income per unit is as follows:

	Prior Period From September 1, 2021 To February 28, 2022	Current Period From March 1, 2022 To August 31, 2022
Net income	8,519,232 thousand yen	16,456,353 thousand yen
Amount not attributable to ordinary unitholders	— thousand yen	— thousand yen
Net income attributable to ordinary unitholders	8,519,232 thousand yen	16,456,353 thousand yen
Average number of investment units outstanding	4,490,369 units	4,490,369 units

## (Significant Subsequent Events)

### 1. Issuance of new investment units

At the Board of Directors' Meeting held on October 12, 2022, GLP J-REIT resolved to issue the following new investment units and conduct the secondary offering of investment units.

Details such as offer price will be determined in the Board of Directors' Meeting to be held in the future.

[Issuance of new investment units through domestic public offering and overseas offering]

Number of investment units to be issued: 215,962 units (maximum) (Note 1)

Issue amount (amount to be paid in): To be determined (Note 2)

Payment date: Any day from October 21, 2022 to October 25, 2022 (Note 3)

(Note 1) Total of 211,210 units to be underwritten and 4,752 units subject to the right to purchase additional units to be issued which is granted to the overseas underwriters.

(Note 2) The issue amount will be determined on any day between October 17, 2022 and October 19, 2022 (the Offer Price Determination Date).

(Note 3) The date shall be the date which is four (4) business days after the Offer Price Determination Date.

[Secondary offering of investment units (Offering through over-allotment)]

Number of investment units to be offered: 5,809 units

(Note) As to domestic public offering described in "Issuance of new investment units through domestic public offering and overseas offering," Nomura Securities Co., Ltd., the lead managing underwriter for the domestic offering, may conduct a secondary offering in Japan of investment units borrowed from GLP J-REIT's unitholders ("Borrowed Investment Units"), after taking into consideration the demand for the offering and other conditions. The number of investment units to be offered in the secondary offering through over-allotment is the maximum number and may decrease depending on demand and other conditions, or the secondary offering through over-allotment itself may be cancelled.

[Issuance of new investment units through a third-party allotment] (Note 1)

Number of investment units to be issued: 5,809 units (maximum)

Issue amount (amount to be paid in): To be determined (Note 2)

Payment date: November 21, 2022

Underwriter: Nomura Securities Co., Ltd.

(Note 1) In connection with the "Secondary offering of investment units (Offering through over-allotment)" described above, this issuance is being made to allow Nomura Securities Co., Ltd. to acquire the investment units necessary to return the Borrowed Investment Units. The number of units to be issued may not be subscribed in whole or in part, which may result in the final number of units to be issued under the third-party allotment being reduced to that extent or the issuance itself not taking place at all due to forfeiture.

(Note 2) This will be the same amount as issue amount in "Issuance of new investment units through domestic public offering and overseas offering."

[Purpose of funding]

The fund raised through the public offering will be partially applied to the acquisition of beneficiary rights of real estate in trust as described in "2. Acquisition of assets" below. The fund raised through the third-party allotment will be held as cash on hand and will be applied to a part of funds for the future repayment of borrowings, redemption of investment corporation bonds or acquisition of specified assets.

(Note) The fund will be deposited in financial institutions until disbursed.

### 2. Acquisition of assets

On October 12, 2022, GLP J-REIT decided to acquire trust beneficiary rights of the following six properties ("Assets to Be

Acquired”) effective November 1, 2022 and concluded the Purchase and Sales Contracts of Beneficiary Rights of Real Estate in Trust (“Purchase and Sales Contracts”). The planned acquisition price below presents the price stated in each Purchase and Sales Contract, which is the amount excluding incidental expenses (acquisition expenses, property taxes, city planning taxes, consumption taxes, etc.).

(Unit: Million yen)

Name of property	Planned acquisition date	Location	Seller	Planned acquisition price
GLP Zama (30% joint co-ownership ratio)	November 1, 2022	Zama, Kanagawa	Reo GK	13,460
GLP Joso	November 1, 2022	Joso, Ibaraki	Reo GK	16,350
GLP Kitamoto	November 1, 2022	Kitamoto, Saitama	Reo GK	15,649
GLP Amagasaki III	November 1, 2022	Amagasaki, Hyogo	Reo GK	6,665
GLP Yasu	November 1, 2022	Yasu, Shiga	Reo GK	5,820
GLP Suzuka	November 1, 2022	Suzuka, Mie	Suzuka Holdings GK	5,030
Total	—	—	—	62,974

### 3. Additional borrowings

GLP J-REIT decided to borrow funds as follows to partially cover acquisition costs of beneficiary rights of real estate in trust as stated in “2. Acquisition of assets” and its related expenses.

(Unit: Million yen)

Lender	Planned amount (Note 2)	Interest rate	Repayment date (Note 3)	Repayment method	Use	Collateral
Sumitomo Mitsui Banking Corporation	10,994	Base rate + 0.170% (Note 4)	October 31, 2023	Lump-sum	Part of acquisition costs of the Assets to Be Acquired and its related expenses	No collateral or guarantee
MUFG Bank, Ltd.	7,329	Base rate + 0.170% (Note 4)	October 31, 2023			
Mizuho Bank, Ltd.	6,107	Base rate + 0.170% (Note 4)	October 31, 2023			

(Note 1) The above borrowings are subject to the fulfillment of all lending preconditions stipulated in the individual revolving loan agreements concluded with respective lenders.

(Note 2) The actual amount of borrowings will be determined after taking into consideration the amount raised through the aforementioned offering. Therefore, the amount stated in the “Planned amount” may differ from the actual amount of borrowings.

(Note 3) The “Repayment date” above is the scheduled date as of the date of this document and is subject to change prior to the final drawdown of the borrowings.

(Note 4) The base rate is the one-month Japanese Yen TIBOR (Tokyo Interbank Offered Rate) published by the JBA TIBOR Administration as of two business days prior to the drawdown date. Such base rate will be reviewed every interest payment date.



(9) Changes in Number of Investment Units Issued and Outstanding

Changes in number of investment units issued and outstanding and net unitholders' capital for the last five years are as follows:

Date	Type of issue	Number of investment units issued and outstanding (Unit)		Unitholders' capital, net (Note 1) (Note 21) (Million yen)		Note
		Increase (decrease)	Total	Increase (decrease)	Total	
November 14, 2017	Distributions in excess of retained earnings (a refund of investment)	—	2,853,078	(861)	208,665	(Note 2)
March 1, 2018	Public offering	529,922	3,383,000	56,095	264,760	(Note 3)
March 20, 2018	Issuance of new units through allocation to a third party	19,681	3,402,681	2,083	266,843	(Note 4)
May 15, 2018	Distributions in excess of retained earnings (a refund of investment)	—	3,402,681	(858)	265,985	(Note 5)
September 3, 2018	Public offering	411,013	3,813,694	42,620	308,605	(Note 6)
September 26, 2018	Issuance of new units through allocation to a third party	19,726	3,833,420	2,045	310,651	(Note 7)
November 14, 2018	Distributions in excess of retained earnings (a refund of investment)	—	3,833,420	(1,017)	309,633	(Note 8)
May 21, 2019	Distributions in excess of retained earnings (a refund of investment)	—	3,833,420	(1,134)	308,499	(Note 9)
November 18, 2019	Distributions in excess of retained earnings (a refund of investment)	—	3,833,420	(1,127)	307,372	(Note 10)
May 19, 2020	Distributions in excess of retained earnings (a refund of investment)	—	3,833,420	(1,127)	306,245	(Note 11)
June 29, 2020	International offering	149,560	3,982,980	20,700	326,945	(Note 12)
November 18, 2020	Distributions in excess of retained earnings (a refund of investment)	—	3,982,980	(1,581)	325,364	(Note 13)
December 7, 2020	Public offering	345,346	4,328,326	51,530	376,894	(Note 14)
January 5, 2021	Issuance of new units through allocation to a third party	15,338	4,343,664	2,288	379,183	(Note 15)
May 21, 2021	Distributions in excess of retained earnings (a refund of investment)	—	4,343,664	(2,067)	377,115	(Note 16)
July 6, 2021	Public offering	142,513	4,486,177	25,901	403,017	(Note 17)
August 3, 2021	Issuance of new units through allocation to a third party	4,192	4,490,369	761	403,779	(Note 18)
November 18, 2021	Distributions in excess of retained earnings (a refund of investment)	—	4,490,369	(1,926)	401,853	(Note 19)

Date	Type of issue	Number of investment units issued and outstanding (Unit)		Unitholders' capital, net (Note 1) (Note 21) (Million yen)		Note
		Increase (decrease)	Total	Increase (decrease)	Total	
May 20, 2022	Distributions in excess of retained earnings (a refund of investment)	—	4,490,369	(1,293)	400,599	(Note 20)

- (Note 1) “Unitholders’ capital, net” represents the amount of unitholders’ capital, net of distributions in excess of retained earnings deducted from total unitholders’ capital.
- (Note 2) At the Board of Directors’ Meeting held on October 13, 2017, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment categorized as a distribution from unitholders’ capital for tax purposes) of 302 yen per unit for the 11th Fiscal Period (the period ended August 31, 2017). The payment of distributions was commenced on November 14, 2017.
- (Note 3) In order to obtain funds to acquire new properties, GLP J-REIT issued new investment units through a public offering at the offer price of 109,372 yen per unit (the issue amount of 105,856 yen).
- (Note 4) In connection with the public offering, GLP J-REIT issued new investment units through a third-party allocation at the issue amount of 105,856 yen.
- (Note 5) At the Board of Directors’ Meeting held on April 13, 2018, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment categorized as a distribution from unitholders’ capital for tax purposes) of 301 yen per unit for the 12th Fiscal Period (the period ended February 28, 2018). The payment of distributions was commenced on May 15, 2018.
- (Note 6) In order to obtain funds to acquire new properties, GLP J-REIT issued new investment units through a public offering at the offer price of 107,130 yen per unit (the issue amount of 103,697 yen).
- (Note 7) In connection with the public offering, GLP J-REIT issued new investment units through a third-party allocation at the issue amount of 103,697 yen.
- (Note 8) At the Board of Directors’ Meeting held on October 15, 2018, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment categorized as a distribution from unitholders’ capital for tax purposes) of 299 yen per unit for the 13th Fiscal Period (the period ended August 31, 2018). The payment of distributions was commenced on November 14, 2018.
- (Note 9) At the Board of Directors’ Meeting held on April 15, 2019, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment categorized as a distribution from unitholders’ capital for tax purposes) of 296 yen per unit for the 14th Fiscal Period (the period ended February 28, 2019). The payment of distributions was commenced on May 21, 2019.
- (Note 10) At the Board of Directors’ Meeting held on October 16, 2019, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment categorized as a distribution from unitholders’ capital for tax purposes) of 294 yen per unit for the 15th Fiscal Period (the period ended August 31, 2019). The payment of distributions was commenced on November 18, 2019.
- (Note 11) At the Board of Directors’ Meeting held on April 15, 2020, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment categorized as a distribution from unitholders’ capital for tax purposes) of 294 yen per unit for the 16th Fiscal Period (the period ended February 29, 2020). The payment of distributions was commenced on May 19, 2020.
- (Note 12) In order to obtain funds to acquire new properties, GLP J-REIT issued new investment units through an international offering at the offer price of 142,956 yen per unit (the issue amount of 138,407 yen).
- (Note 13) At the Board of Directors’ Meeting held on October 13, 2020, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment categorized as a distribution from unitholders’ capital for tax purposes) of 397 yen per unit for the 17th Fiscal Period (the period ended August 31, 2020). The payment of distributions was commenced on November 18, 2020.
- (Note 14) In order to obtain funds to acquire new properties, GLP J-REIT issued new investment units through a public offering at the offer price of 154,154 yen per unit (the issue amount of 149,214 yen).
- (Note 15) In connection with the public offering, GLP J-REIT issued new investment units through a third-party allocation at the issue amount of 149,214 yen.
- (Note 16) At the Board of Directors’ Meeting held on April 14, 2021, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment categorized as a distribution from unitholders’ capital for tax purposes) of 476 yen per unit for the 18th Fiscal Period (the period ended February 28, 2021). The payment of distributions was commenced on May 21, 2021.
- (Note 17) In order to obtain funds to acquire new properties, GLP J-REIT issued new investment units through a public offering at the offer price of

187,768 yen per unit (the issue amount of 181,751 yen).

(Note 18) In connection with the public offering, GLP J-REIT issued new investment units through a third-party allocation at the issue amount of 181,751 yen.

(Note 19) At the Board of Directors' Meeting held on October 13, 2021, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment categorized as a distribution from unitholders' capital for tax purposes) of 429 yen per unit for the 19th Fiscal Period (the period ended August 31, 2021). The payment of distributions was commenced on November 18, 2021.

(Note 20) At the Board of Directors' Meeting held on April 13, 2022, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment categorized as a distribution from unitholders' capital for tax purposes) of 288 yen per unit for the 20th Fiscal Period (the period ended February 28, 2022). The payment of distributions was commenced on May 20, 2022.

(Note 21) This excludes a change in unitholders' capital due to a distribution in excess of retained earnings associated with allowance for temporary difference adjustments.

### 3. Reference Information

#### (1) Price Information on Investment Assets

##### (i) Investment Status

Type of asset	Area (Note 1)	Prior Period February 28, 2022		Current Period August 31, 2022	
		Total amount held (Million yen) (Note 2)	Ratio to total assets (%) (Note 3)	Total amount held (Million yen) (Note 2)	Ratio to total assets (%) (Note 3)
Property and equipment in trust (Note 4)	Tokyo metropolitan area	503,102	64.4	501,400	63.9
	Greater Osaka area	154,298	19.7	151,867	19.4
	Other	87,920	11.2	87,459	11.1
Sub Total		745,320	95.3	740,727	94.4
Deposits and other assets		36,348	4.7	43,743	5.6
Total assets (Notes 5 and 6)		781,668 [745,320]	100.0 [95.3]	784,470 [740,727]	100.0 [94.4]

	Amount (Million yen)	As a ratio to total assets (%) (Note 3)	Amount (Million yen)	As a ratio to total assets (%) (Note 3)
Total liabilities (Note 5)	371,292	47.5	371,867	47.4
Total net assets (Note 5)	410,375	52.5	412,602	52.6

(Note 1) “Tokyo metropolitan area” includes Tokyo, Kanagawa, Saitama, Chiba, Ibaraki, Tochigi, Gunma and Yamanashi prefectures. “Greater Osaka area” includes Osaka, Hyogo, Kyoto, Shiga, Nara and Wakayama prefectures. “Other” includes areas other than above.

(Note 2) “Total amount held” represents the book value (for property and equipment or property and equipment in trust, the book value after deducting depreciation).

(Note 3) “Ratio to total assets” is rounded to the first decimal place.

(Note 4) The amount of property and equipment in trust does not include the amount of construction in progress and construction in progress in trust. The amount of property and equipment in trust in Tokyo metropolitan area includes the book value of vehicles.

(Note 5) The book value is stated for “total assets”, “total liabilities” and “total net assets”.

(Note 6) The figures in square brackets represent the holding properties portion to total assets.

(ii) Portfolio Overview

The following table summarizes the beneficiary rights of real estate in trust or the real estate properties in trust held by GLP J-REIT at the fiscal period end. Each figure in this table is the information as of August 31, 2022 unless otherwise stated.

Property number	Property name	Acquisition price (Million yen) (Note 1)	Book value (Million yen)	Appraisal value (Million yen) (Note 2)	Share (%) (Note 3)	Leasable area (m <sup>2</sup> ) (Note 4)	Leased area (m <sup>2</sup> ) (Note 5)	Occupancy ratio (%) (Note 6)	Number of tenants (Note 7)
Tokyo-1	GLP Tokyo	22,700	21,283	34,800	2.9	56,757.92	56,757.92	100.0	3
Tokyo-2	GLP Higashi-Ogishima	4,980	4,749	8,410	0.6	34,582.00	34,582.00	100.0	1
Tokyo-3	GLP Akishima	7,555	7,221	10,900	1.0	27,356.63	27,356.63	100.0	3
Tokyo-4	GLP Tomisato	4,990	4,357	7,110	0.6	27,042.59	27,042.59	100.0	1
Tokyo-5	GLP Narashino II	15,220	14,363	20,200	2.0	101,623.60	101,623.60	100.0	3
Tokyo-6	GLP Funabashi	1,720	1,852	2,360	0.2	10,465.03	10,465.03	100.0	1
Tokyo-7	GLP Kazo	11,500	10,207	16,600	1.5	76,532.71	76,532.71	100.0	1
Tokyo-8	GLP Fukaya	2,380	2,091	3,280	0.3	19,706.00	19,706.00	100.0	1
Tokyo-9	GLP Sugito II	19,000	16,817	29,600	2.4	101,272.40	100,345.84	99.1	4
Tokyo-10	GLP Iwatsuki	6,940	6,278	11,200	0.9	31,839.99	31,839.99	100.0	1
Tokyo-11	GLP Kasukabe	4,240	3,783	6,550	0.5	18,460.73	18,460.73	100.0	1
Tokyo-12	GLP Koshigaya II	9,780	8,964	16,100	1.3	43,533.28	43,533.28	100.0	2
Tokyo-13	GLP Misato II	14,868	13,662	25,000	1.9	59,208.59	59,208.59	100.0	2
Tokyo-14	GLP Tatsumi	4,960	4,770	7,430	0.6	12,925.58	12,925.58	100.0	1
Tokyo-15	GLP Hamura	7,660	7,088	11,000	1.0	40,277.93	40,277.93	100.0	1
Tokyo-16	GLP Funabashi III	3,050	2,906	5,440	0.4	18,281.84	18,281.84	100.0	1
Tokyo-17	GLP Sodegaura	6,150	5,464	9,250	0.8	45,582.06	45,582.06	100.0	1
Tokyo-18	GLP Urayasu III	18,760	17,387	26,500	2.4	64,198.11	64,198.11	100.0	2
Tokyo-19	GLP Tatsumi Iia	6,694	6,543	9,410	0.9	17,108.52	17,108.52	100.0	1
Tokyo-21	GLP Tokyo II	36,373	33,983	55,500	4.7	79,073.21	79,073.21	100.0	6
Tokyo-23	GLP Shinkiba	11,540	11,494	15,500	1.5	18,341.73	18,341.73	100.0	1
Tokyo-24	GLP Narashino	5,320	5,235	6,140	0.7	23,548.03	23,548.03	100.0	3
Tokyo-26	GLP Sugito	8,481	8,037	11,300	1.1	58,918.12	58,918.12	100.0	1
Tokyo-27	GLP Matsudo	2,356	2,429	3,550	0.3	14,904.60	14,904.60	100.0	1
Tokyo-28	GLP-MFLP Ichikawa Shiohama (Note 8)	15,500	14,888	19,450	2.0	50,813.07	50,813.07	100.0	5
Tokyo-29	GLP Atsugi II	21,100	19,833	28,100	2.7	74,176.27	74,176.27	100.0	2
Tokyo-30	GLP Yoshimi	11,200	10,391	13,800	1.4	62,362.89	62,362.89	100.0	1
Tokyo-31	GLP Noda-Yoshiharu	4,496	4,297	5,930	0.6	26,631.40	26,631.40	100.0	1
Tokyo-32	GLP Urayasu	7,440	7,370	8,890	1.0	25,839.60	25,839.60	100.0	1
Tokyo-33	GLP Funabashi II	7,789	7,650	9,600	1.0	34,699.09	34,349.01	99.0	1
Tokyo-34	GLP Misato	16,939	16,576	20,400	2.2	46,892.00	46,892.00	100.0	1
Tokyo-35	GLP Shinsuna	18,300	18,193	21,500	2.4	44,355.46	44,355.46	100.0	5
Tokyo-36	GLP Shonan	5,870	5,791	6,920	0.8	23,832.60	23,832.60	100.0	1
Tokyo-37	GLP Yokohama	40,420	40,534	46,200	5.2	95,312.41	95,312.41	100.0	5
Tokyo-38	GLP Kawajima	12,150	11,985	13,500	1.6	42,187.92	42,187.92	100.0	3
Tokyo-39	GLP Funabashi IV	7,710	7,748	9,110	1.0	31,576.60	31,576.60	100.0	1
Tokyo-40	GLP Higashi-	2,365	2,517	2,850	0.3	11,362.32	11,362.32	100.0	1

Property number	Property name	Acquisition price (Million yen) (Note 1)	Book value (Million yen)	Appraisal value (Million yen) (Note 2)	Share (%) (Note 3)	Leasable area (m <sup>2</sup> ) (Note 4)	Leased area (m <sup>2</sup> ) (Note 5)	Occupancy ratio (%) (Note 6)	Number of tenants (Note 7)
	Ogishima II								
Tokyo-41	GLP Sayama Hidaka II	21,630	21,380	24,100	2.8	75,719.13	75,719.13	100.0	2
Tokyo-42	GLP Higashi-Ogishima III	6,320	6,506	7,680	0.8	29,787.10	29,787.10	100.0	1
Tokyo-43	GLP Urayasu II	16,885	16,784	18,700	2.2	47,192.44	47,192.44	100.0	1
Tokyo-44	GLP Kashiwa II	8,106	8,024	9,400	1.0	32,363.57	32,363.57	100.0	1
Tokyo-45	GLP Yachiyo II	13,039	12,857	15,200	1.7	54,240.25	54,240.25	100.0	1
Tokyo-46	GLP Zama (Note 9)	29,653	29,668	32,340	3.8	79,908.14	77,872.27	97.5	19
Tokyo-47	GLP Niiza	7,191	7,158	8,870	0.9	30,017.25	30,017.25	100.0	1
Tokyo-48	GLP Sayama Hidaka I	10,300	10,266	12,400	1.3	39,579.04	39,579.04	100.0	1
Osaka-1	GLP Hirakata	4,750	4,473	6,940	0.6	29,829.56	29,829.56	100.0	1
Osaka-2	GLP Hirakata II	7,940	7,370	11,700	1.0	43,283.01	43,283.01	100.0	1
Osaka-3	GLP Maishima II (Note 10)	3,283	3,298	4,680	0.4	—	—	—	—
Osaka-4	GLP Tsumori	1,990	1,998	3,070	0.3	16,080.14	16,080.14	100.0	1
Osaka-5	GLP Rokko	5,160	4,882	7,250	0.7	39,339.00	39,339.00	100.0	1
Osaka-6	GLP Amagasaki	24,963	22,515	36,100	3.2	110,268.03	110,268.03	100.0	8
Osaka-7	GLP Amagasaki II	2,040	1,972	2,890	0.3	12,315.21	12,315.21	100.0	1
Osaka-8	GLP Nara	2,410	1,921	3,100	0.3	19,545.35	19,545.35	100.0	1
Osaka-9	GLP Sakai	2,000	1,722	2,530	0.3	10,372.10	10,372.10	100.0	1
Osaka-10	GLP Rokko II	3,430	2,965	4,770	0.4	20,407.30	20,407.30	100.0	1
Osaka-11	GLP Kadoma	2,430	2,384	3,760	0.3	12,211.73	12,211.73	100.0	1
Osaka-14	GLP Kobe-Nishi	7,150	6,336	8,330	0.9	35,417.31	35,417.31	100.0	1
Osaka-15	GLP Fukaehama	4,798	4,428	5,300	0.6	19,386.00	19,386.00	100.0	1
Osaka-16	GLP Maishima I	19,390	18,306	21,800	2.5	72,948.78	72,948.78	100.0	1
Osaka-17	GLP Osaka	36,000	34,717	44,900	4.6	128,520.37	128,342.94	99.9	11
Osaka-18	GLP Settsu	7,300	7,320	8,310	0.9	38,997.24	38,997.24	100.0	1
Osaka-19	GLP Nishinomiya	2,750	2,733	3,040	0.4	19,766.00	19,766.00	100.0	1
Osaka-20	GLP Shiga	4,550	4,584	4,940	0.6	29,848.70	29,848.70	100.0	1
Osaka-21	GLP Neyagawa	8,100	7,788	9,610	1.0	26,938.02	26,938.02	100.0	1
Osaka-22	GLP Rokko III	7,981	7,880	9,520	1.0	31,239.46	31,239.46	100.0	2
Osaka-23	GLP Rokko IV	2,175	2,264	2,940	0.3	12,478.46	12,478.46	100.0	1
Other-1	GLP Morioka	808	681	867	0.1	10,253.80	10,253.80	100.0	1
Other-2	GLP Tomiya	3,102	2,756	4,120	0.4	20,466.98	20,466.98	100.0	1
Other-3	GLP Koriyama I	4,100	3,571	4,860	0.5	24,335.96	24,335.96	100.0	1
Other-4	GLP Koriyama III	2,620	2,597	3,020	0.3	27,671.51	27,671.51	100.0	4
Other-5	GLP Tokai	6,210	5,745	9,460	0.8	32,343.31	32,343.31	100.0	1
Other-6	GLP Hayashima	1,190	1,171	1,860	0.2	13,527.76	13,527.76	100.0	1
Other-7	GLP Hayashima II	2,460	2,039	3,190	0.3	14,447.48	14,447.48	100.0	1
Other-8	GLP Kiyama	5,278	4,253	6,720	0.7	23,455.96	23,455.96	100.0	1
Other-10	GLP Sendai	5,620	5,087	8,210	0.7	37,256.23	37,256.23	100.0	1
Other-11	GLP Ebetsu	1,580	1,360	2,530	0.2	18,489.25	18,489.25	100.0	1

Property number	Property name	Acquisition price (Million yen) (Note 1)	Book value (Million yen)	Appraisal value (Million yen) (Note 2)	Share (%) (Note 3)	Leasable area (m <sup>2</sup> ) (Note 4)	Leased area (m <sup>2</sup> ) (Note 5)	Occupancy ratio (%) (Note 6)	Number of tenants (Note 7)
Other-12	GLP Kuwana	3,650	3,145	4,650	0.5	20,402.12	20,402.12	100.0	1
Other-14	GLP Komaki	10,748	9,739	16,400	1.4	52,709.97	52,709.97	100.0	2
Other-15	GLP Ogimachi	1,460	1,361	1,690	0.2	13,155.28	13,155.28	100.0	1
Other-16	GLP Hiroshima	3,740	3,454	4,810	0.5	21,003.04	21,003.04	100.0	2
Other-19	GLP Tosu I	9,898	8,777	11,500	1.3	74,860.38	74,860.38	100.0	1
Other-20	GLP Tomiya IV	5,940	5,574	6,880	0.8	32,562.60	32,562.60	100.0	1
Other-21	GLP Soja I	12,800	12,153	13,900	1.6	63,015.53	56,099.44	89.0	6
Other-22	GLP Soja II	12,700	12,039	13,700	1.6	63,234.92	49,110.07	77.7	4
Other-23	GLP Fujimae	1,980	1,947	2,330	0.3	12,609.00	12,609.00	100.0	1
Total portfolio		778,098	740,727	1,014,247	100.0	3,265,382.62	3,240,851.74	99.2	168

(Note 1) “Acquisition price” represents the purchase amount (excluding acquisition costs and consumption taxes) of each property or beneficiary right in trust as stated in the Sales and Purchase Contract or the Price Agreement associated to the Contract.

(Note 2) “Appraisal value” represents the appraisal value or research price as set forth on the relevant study reports by real estate appraisers as of the balance sheet date in accordance with the policy prescribed in the Articles of Incorporation of GLP J-REIT and the rules of the Investment Trusts Association, Japan.

(Note 3) “Share” is the ratio of the acquisition price of each property or property in trust to total acquisition price, and rounded to the first decimal place.

(Note 4) “Leasable area” is the area of property or property in trust that is available for lease in accordance with relevant lease agreements or architectural drawings. The figures are rounded down to the second decimal place. The leasable area may be changed upon renewal of lease agreements.

(Note 5) “Leased area” is the total area leased to building tenants in accordance with the relevant lease agreement of each property or property in trust. The figures are rounded down to the second decimal place. When the property or property in trust is leased through a master lease agreement, the leased area represents the total space actually leased based on the lease agreement concluded with end-tenants.

(Note 6) “Occupancy ratio” is rounded to the first decimal place. However, when it may result in 100.0% after rounding, the figure is rounded down to the first decimal place and shown as 99.9%

(Note 7) “Number of tenants” represents the total number of building tenants stated on the lease agreement of each property or property in trust.

(Note 8) GLP-MFLP Ichikawa Shiohama is a property under joint co-ownership which GLP J-REIT holds 50% beneficiary right of real estate in trust. “Leasable area” and “Leased area” stated above are computed by multiplying 50% of the joint co-ownership ratio.

(Note 9) GLP Zama is a property under joint co-ownership which GLP J-REIT holds 70% beneficiary right of real estate in trust. “Leasable area” and “Leased area” stated above are computed by multiplying 70% of the joint co-ownership ratio.

(Note 10) GLP Maishima II was significantly destroyed by the fire accident in the fiscal period ended February 28, 2022. The above “Acquisition price,” “Book value,” “Appraisal value” and “Share” for this property are stated only for the land portion in trust.

(iii) Overview of Property Leasing and Status of Operating Income

The 21st Fiscal Period (From March 1, 2022 to August 31, 2022)

(Unit in amount: Thousand yen)

Property number	Tokyo-1	Tokyo-2	Tokyo-3	Tokyo-4	Tokyo-5	Tokyo-6	Tokyo-7
Property name	GLP Tokyo	GLP Higashi-Ogishima	GLP Akishima	GLP Tomisato	GLP Narashino II	GLP Funabashi	GLP Kazo
Operating dates	184	184	184	184	184	184	184
(1) Property-related revenues	739,107	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)
(2) Property-related expenses	154,030						
Taxes and dues	57,126						
Property and facility management fees	38,901						
Utilities	45,522						
Repair and maintenance	3,163						
Casualty insurance	2,005						
Others	7,310						
(3) NOI((1)-(2))	585,076	148,590	229,442	150,441	379,459	50,553	356,015
(4) Depreciation	65,411	42,447	29,184	35,344	142,521	18,581	83,089
(5) Loss on retirement of noncurrent assets	-	-	-	-	-	-	-
(6) Operating income from property leasing ((3)-(4)-(5))	519,665	106,142	200,258	115,097	236,937	31,972	272,926
(7) Capital expenditure	80,241	19,926	2,810	1,675	29,969	3,224	64,099
(8) NCF((3)-(7))	504,835	128,664	226,632	148,766	349,490	47,329	291,916

Property number	Tokyo-8	Tokyo-9	Tokyo-10	Tokyo-11	Tokyo-12	Tokyo-13	Tokyo-14
Property name	GLP Fukaya	GLP Sugito II	GLP Iwatsuki	GLP Kasukabe	GLP Koshigaya II	GLP Misato II	GLP Tatsumi
Operating dates	184	184	184	184	184	184	184
(1) Property-related revenues	(Note 1)	697,294	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)
(2) Property-related expenses		161,401					
Taxes and dues		50,796					
Property and facility management fees		40,848					
Utilities		40,344					
Repair and maintenance		2,586					
Casualty insurance		3,012					
Others		23,813					
(3) NOI((1)-(2))	77,314	535,892	196,169	112,057	290,689	441,634	122,201
(4) Depreciation	28,118	135,892	42,242	19,750	56,898	86,481	9,612
(5) Loss on retirement of noncurrent assets	-	-	-	-	-	-	-
(6) Operating income from property leasing ((3)-(4)-(5))	49,195	399,999	153,927	92,306	233,791	355,152	112,588
(7) Capital expenditure	3,954	19,506	11,085	14,572	20,536	13,800	7,165
(8) NCF((3)-(7))	73,360	516,386	185,084	97,484	270,153	427,834	115,036



Property number	Tokyo-15	Tokyo-16	Tokyo-17	Tokyo-18	Tokyo-19	Tokyo-21	Tokyo-23
Property name	GLP Hamura	GLP Funabashi III	GLP Sodegaura	GLP Urayasu III	GLP Tatsumi Iia	GLP Tokyo II	GLP Shinkiba
Operating dates	184	184	184	184	184	184	184
(1) Property-related revenues	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	1,143,222	(Note 1)
(2) Property-related expenses						268,941	
Taxes and dues						87,071	
Property and facility management fees						61,828	
Utilities						110,283	
Repair and maintenance						970	
Casualty insurance						3,098	
Others						5,689	
(3) NOI((1)-(2))	218,895	91,936	166,672	456,965	159,922	874,281	260,058
(4) Depreciation	39,322	21,223	41,609	102,284	21,779	184,661	20,545
(5) Loss on retirement of noncurrent assets	-	-	-	-	-	-	-
(6) Operating income from property leasing ((3)-(4)-(5))	179,573	70,712	125,062	354,681	138,142	689,619	239,512
(7) Capital expenditure	1,380	15,050	5,540	7,020	14,770	23,071	118,935
(8) NCF((3)-(7))	217,515	76,886	161,132	449,945	145,152	851,210	141,123

Property number	Tokyo-24	Tokyo-26	Tokyo-27	Tokyo-28	Tokyo-29	Tokyo-30	Tokyo-31
Property name	GLP Narashino	GLP Sugito	GLP Matsudo	GLP-MFLP Ichikawa Shiohama	GLP Atsugi II	GLP Yoshimi	GLP Noda-Yoshiharu
Operating dates	184	184	184	184	184	184	184
(1) Property-related revenues	175,343	(Note 1)	(Note 1)	492,195	(Note 1)	(Note 1)	(Note 1)
(2) Property-related expenses	29,246			94,864			
Taxes and dues	8,264			39,277			
Property and facility management fees	9,414			26,107			
Utilities	9,879			24,176			
Repair and maintenance	625			291			
Casualty insurance	586			1,603			
Others	476			3,408			
(3) NOI((1)-(2))	146,096	220,062	71,069	397,330	461,463	285,106	118,090
(4) Depreciation	25,586	49,675	12,551	65,470	116,010	74,534	30,569
(5) Loss on retirement of noncurrent assets	-	-	-	-	-	-	-
(6) Operating income from property leasing ((3)-(4)-(5))	120,510	170,386	58,517	331,860	345,453	210,571	87,521
(7) Capital expenditure	26,213	10,200	13,103	23,965	250	226	3,927
(8) NCF((3)-(7))	119,883	209,862	57,966	373,365	461,213	284,880	114,163

Property number	Tokyo-32	Tokyo-33	Tokyo-34	Tokyo-35	Tokyo-36	Tokyo-37	Tokyo-38
Property name	GLP Urayasu	GLP Funabashi II	GLP Misato	GLP Shinsuna	GLP Shonan	GLP Yokohama	GLP Kawajima
Operating dates	184	184	184	184	184	184	184
(1) Property-related revenues	(Note 1)	(Note 1)	(Note 1)	479,806	(Note 1)	966,973	325,497
(2) Property-related expenses				75,352		189,750	64,966
Taxes and dues				33,316		61,689	26,159
Property and facility management fees				18,482		49,361	19,361
Utilities				18,123		59,185	16,789
Repair and maintenance				685		808	204
Casualty insurance				1,429		3,522	1,520
Others				3,313		15,184	932
(3) NOI((1)-(2))	157,444	172,278	368,480	404,454	142,130	777,223	260,530
(4) Depreciation	35,309	37,492	53,889	40,184	24,835	99,045	58,923
(5) Loss on retirement of noncurrent assets	-	-	-	-	-	-	-
(6) Operating income from property leasing ((3)-(4)-(5))	122,135	134,786	314,590	364,269	117,294	678,177	201,606
(7) Capital expenditure	13,420	38,040	8,437	22,978	-	11,970	1,233
(8) NCF((3)-(7))	144,024	134,238	360,043	381,476	142,130	765,253	259,297

Property number	Tokyo-39	Tokyo-40	Tokyo-41	Tokyo-42	Tokyo-43	Tokyo-44	Tokyo-45
Property name	GLP Funabashi IV	GLP Higashi-Ogishima II	GLP Sayama Hidaka II	GLP Higashi-Ogishima III	GLP Urayasu II	GLP Kashiwa II	GLP Yachiyo II
Operating dates	184	184	184	184	184	184	184
(1) Property-related revenues	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)
(2) Property-related expenses							
Taxes and dues							
Property and facility management fees							
Utilities							
Repair and maintenance							
Casualty insurance							
Others							
(3) NOI((1)-(2))	180,164	55,768	472,929	141,900	322,695	143,571	261,708
(4) Depreciation	18,345	6,320	106,689	24,859	67,235	37,565	72,869
(5) Loss on retirement of noncurrent assets	-	-	-	-	-	-	-
(6) Operating income from property leasing ((3)-(4)-(5))	161,818	49,447	366,239	117,040	255,460	106,005	188,839
(7) Capital expenditure	24,878	55,176	1,345	14,984	13,179	-	-
(8) NCF((3)-(7))	155,286	592	471,584	126,915	309,516	143,571	261,708

Property number	Tokyo-46	Tokyo-47	Tokyo-48	Osaka-1	Osaka-2	Osaka-3	Osaka-4
Property name	GLP Zama	GLP Niiza	GLP Sayama Hidaka I	GLP Hirakata	GLP Hirakata II	GLP Maishima II	GLP Tsumori
Operating dates	184	184	184	184	184	184	184
(1) Property-related revenues	721,909	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)
(2) Property-related expenses	170,835						
Taxes and dues	59,978						
Property and facility management fees	38,037						
Utilities	54,309						
Repair and maintenance	1,775						
Casualty insurance	2,636						
Others	14,097						
(3) NOI((1)-(2))	551,074	155,561	225,470	173,570	244,749	14,237	76,878
(4) Depreciation	94,347	39,954	49,704	22,663	37,324	-	9,380
(5) Loss on retirement of noncurrent assets	-	-	-	-	-	-	-
(6) Operating income from property leasing ((3)-(4)-(5))	456,726	115,606	175,765	150,907	207,425	14,237	67,498
(7) Capital expenditure	5,600	-	-	11,675	12,135	-	8,290
(8) NCF(3)-(7))	545,473	155,561	225,470	161,895	232,614	14,237	68,588

Property number	Osaka-5	Osaka-6	Osaka-7	Osaka-8	Osaka-9	Osaka-10	Osaka-11
Property name	GLP Rokko	GLP Amagasaki	GLP Amagasaki II	GLP Nara	GLP Sakai	GLP Rokko II	GLP Kadoma
Operating dates	184	184	184	184	184	184	184
(1) Property-related revenues	(Note 1)	902,569	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)
(2) Property-related expenses		222,746					
Taxes and dues		71,730					
Property and facility management fees		46,802					
Utilities		58,155					
Repair and maintenance		5,083					
Casualty insurance		3,314					
Others	37,661						
(3) NOI((1)-(2))	170,183	679,822	68,182	84,421	58,060	116,745	78,380
(4) Depreciation	29,812	176,695	15,615	25,582	14,601	27,472	13,233
(5) Loss on retirement of noncurrent assets	-	-	-	-	-	-	-
(6) Operating income from property leasing ((3)-(4)-(5))	140,370	503,127	52,567	58,838	43,458	89,273	65,146
(7) Capital expenditure	8,265	101,774	-	2,081	4,187	4,150	17,966
(8) NCF(3)-(7))	161,918	578,048	68,182	82,340	53,873	112,595	60,414

Property number	Osaka-13	Osaka-14	Osaka-15	Osaka-16	Osaka-17	Osaka-18	Osaka-19
Property name	GLP Fukusaki (Note 2)	GLP Kobe- Nishi	GLP Fukachama	GLP Maishima I	GLP Osaka	GLP Settsu	GLP Nishinomiya
Operating dates	1	184	184	184	184	184	184
(1) Property-related revenues					935,163		
(2) Property-related expenses					179,883		
Taxes and dues					72,679		
Property and facility management fees	(Note 1)	(Note 1)	(Note 1)	(Note 1)	50,047	(Note 1)	(Note 1)
Utilities					42,060		
Repair and maintenance					2,687		
Casualty insurance					4,272		
Others					8,136		
(3) NOI((1)-(2))	(2)	193,853	132,107	424,400	755,280	199,991	68,268
(4) Depreciation	-	58,948	38,139	143,829	203,428	19,317	22,157
(5) Loss on retirement of noncurrent assets	-	-	-	-	-	-	-
(6) Operating income from property leasing (3)-(4)-(5))	(2)	134,905	93,967	280,571	551,851	180,673	46,110
(7) Capital expenditure	-	1,480	6,790	8,610	23,301	8,290	4,997
(8) NCF(3)-(7))	(2)	192,373	125,317	415,790	731,978	191,701	63,271

Property number	Osaka-20	Osaka-21	Osaka-22	Osaka-23	Other-1	Other-2	Other-3
Property name	GLP Shiga	GLP Neyagawa	GLP Rokko III	GLP Rokko IV	GLP Morioka	GLP Tomiya	GLP Koriyama I
Operating dates	184	184	184	184	184	184	184
(1) Property-related revenues							
(2) Property-related expenses							
Taxes and dues							
Property and facility management fees	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)
Utilities							
Repair and maintenance							
Casualty insurance							
Others							
(3) NOI((1)-(2))	120,642	161,798	172,932	57,395	29,533	113,166	118,674
(4) Depreciation	30,134	45,468	42,255	3,702	13,772	32,951	47,450
(5) Loss on retirement of noncurrent assets	-	-	-	-	-	-	-
(6) Operating income from property leasing (3)-(4)-(5))	90,508	116,330	130,677	53,693	15,760	80,215	71,224
(7) Capital expenditure	13,365	-	-	1,893	474	1,830	62,294
(8) NCF(3)-(7))	107,277	161,798	172,932	55,502	29,059	111,336	56,380

Property number	Other-4	Other-5	Other-6	Other-7	Other-8	Other-10	Other-11
Property name	GLP Koriyama III	GLP Tokai	GLP Hayashima	GLP Hayashima II	GLP Kiyama	GLP Sendai	GLP Ebetsu
Operating dates	184	184	184	184	184	184	184
(1) Property-related revenues	125,576						
(2) Property-related expenses	34,809						
Taxes and dues	14,979						
Property and facility management fees	6,925	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)
Utilities	9,010						
Repair and maintenance	484						
Casualty insurance	687						
Others	2,722						
(3) NOI((1)-(2))	90,766	183,011	52,761	78,106	183,062	176,485	64,283
(4) Depreciation	30,595	27,021	7,837	23,595	64,389	48,120	21,816
(5) Loss on retirement of noncurrent assets	-	-	-	-	-	-	-
(6) Operating income from property leasing ((3)-(4)-(5))	60,171	155,990	44,923	54,511	118,673	128,364	42,467
(7) Capital expenditure	60,741	17,180	1,788	-	6,792	85,619	7,541
(8) NCF((3)-(7))	30,025	165,831	50,973	78,106	176,270	90,865	56,742

Property number	Other-12	Other-14	Other-15	Other-16	Other-19	Other-20	Other-21
Property name	GLP Kuwana	GLP Komaki	GLP Ogimachi	GLP Hiroshima	GLP Tosu I	GLP Tomiya IV	GLP Soja I
Operating dates	184	184	184	184	184	184	184
(1) Property-related revenues							376,916
(2) Property-related expenses							79,281
Taxes and dues							18,403
Property and facility management fees	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	24,133
Utilities							29,152
Repair and maintenance							1,132
Casualty insurance							2,033
Others							4,426
(3) NOI((1)-(2))	122,554	326,036	46,504	120,927	300,518	171,548	297,635
(4) Depreciation	29,513	73,575	20,740	26,182	101,481	48,623	89,062
(5) Loss on retirement of noncurrent assets	-	-	-	-	-	-	-
(6) Operating income from property leasing ((3)-(4)-(5))	93,040	252,461	25,764	94,744	199,037	122,924	208,572
(7) Capital expenditure	1,696	9,630	22,662	478	14,150	44,739	3,050
(8) NCF((3)-(7))	120,858	316,406	23,842	120,449	286,368	126,808	294,585

Property number	Other-22	Other-23
Property name	GLP Soja II	GLP Fujimae
Operating dates	184	184
(1) Property-related revenues	327,270	(Note 1)
(2) Property-related expenses	66,120	
Taxes and dues	20,218	
Property and facility management fees	21,327	
Utilities	18,652	
Repair and maintenance	250	
Casualty insurance	2,026	
Others	3,645	
(3) NOI((1)-(2))	261,150	53,938
(4) Depreciation	84,757	12,085
(5) Loss on retirement of noncurrent assets	-	-
(6) Operating income from property leasing ((3)-(4)-(5))	176,392	41,852
(7) Capital expenditure	1,804	329
(8) NCF((3)-(7))	259,346	53,609

(Note 1) Disclosure is omitted as the tenants' consents have not been obtained.

(Note 2) GLP Fukusaki was sold to a third party on March 1, 2022.

(2) Status of Capital Expenditure

(i) Future plan for capital expenditure

The following table summarizes the major capital expenditure plan in connection with scheduled renovation and others for properties owned as of the end of the current fiscal period. Estimated construction cost includes the amounts to be expensed for accounting purpose.

Property name	Location	Purpose	Planned period	Estimated construction cost (Million yen)		
				Total amount	Amount paid during the period	Total amount paid
GLP Osaka	Osaka, Osaka	Installation of solar power generation equipment	From October 2023 To December 2023	305	—	—
GLP Shinkiba	Koto, Tokyo	Installation of solar power generation equipment	From June 2022 To October 2022	101	—	—
GLP Tosu	Tosu, Saga	Replacement with LED lighting	From April 2023 To August 2023	70	—	—
GLP Tokyo	Ota, Tokyo	Renewal of water chiller/heater, R-1 system	From June 2022 To August 2023	70	—	—
GLP Kazo	Kazo, Saitama	Renewal of air conditioner systems (2nd floor, warehouses), Phase I	From July 2023 To August 2023	60	—	—
GLP Rokko	Kobe, Hyogo	Replacement with LED lighting in warehouses	From September 2022 To February 2023	51	—	—
GLP Tokai	Tokai, Aichi	Renovation of North-side exterior walls	From July 2023 To August 2023	50	—	—
GLP Fukaya	Fukaya, Saitama	Restoration of hail damage	From June 2022 To December 2022	54	—	—
GLP Sodegaura	Sodegaura, Chiba	Replacement with LED lighting in warehouses	From September 2022 To October 2022	44	—	—
GLP Kazo	Kazo, Saitama	Renewal of air conditioner systems (3rd floor, warehouses), Phase III	From November 2022 To December 2022	40	—	—
GLP Tokyo II	Koto, Tokyo	Renewal of security monitoring equipment	From October 2022 To February 2023	34	—	—
GLP Funabashi III	Funabashi, Chiba	Renewal of LED lighting in warehouses	From December 2022 To February 2023	34	—	—
GLP Koriyama I	Koriyama, Fukushima	Replacement of foam fire extinguishing systems (3rd floor, Warehouse C)	From March 2022 To February 2023	32	—	—
GLP Yokohama	Yokohama, Kanagawa	Renewal of air conditioning equipment, Phase II	From December 2022 To February 2023	30	—	—
GLP Tokyo	Ota, Tokyo	Renewal of air conditioning systems, Phase IV	From December 2022 To December 2022	26	—	—
GLP Koshigaya II	Koshigaya, Saitama	Renewal of air conditioning equipment, Phase II	From December 2022 To February 2023	25	—	—
GLP-MFLP Ichikawa Shiohama	Ichikawa, Chiba	Renewal of LED lighting in common area	From December 2022 To February 2023	24	—	—
GLP Shiga	Kusatsu, Shiga	Building No. 2, Renewal of elevators	From September 2022 To February 2023	23	—	—

Property name	Location	Purpose	Planned period	Estimated construction cost (Million yen)		
				Total amount	Amount paid during the period	Total amount paid
GLP Higashi-Ogishima II	Kawasaki, Kanagawa	3rd floor South, Renewal of air conditioner systems, Phase I	From January 2023 To February 2023	19	—	—
GLP Matsudo	Matsudo, Chiba	Renewal of air conditioner systems, Warehouses	From August 2022 To September 2022	18	—	—

(ii) Capital expenditure incurred for the period

The following table summarizes the major constructions to holding properties that resulted in capital expenditure for the current period. Capital expenditure for the current period was 1,349 million yen. The total construction cost amounted to 1,423 million yen, including repair and maintenance of 73 million yen that was accounted for as expenses.

Property name	Location	Purpose	Period	Construction cost (Million yen)
GLP Sendai	Sendai, Miyagi	Restoration of earthquake damage	From March 2022 To August 2022	59
GLP Koriyama I	Koriyama, Fukushima	Warehouses A and B, 3rd floor, Replacement of foam fire extinguishing systems	From March 2022 To August 2022	52
GLP Tokyo	Ota, Tokyo	Renewal of air conditioner systems, Phase III	From February 2022 To June 2022	52
GLP Shinkiba	Koto, Tokyo	Replacement with LED lighting	From August 2022 To August 2022	52
GLP Kazo	Kazo, Saitama	Renewal of air conditioner systems (3rd floor, warehouses), Phase II	From August 2022 To August 2022	51
GLP Amagasaki	Amagasaki, Hyogo	Renewal of redundancy of EHPF-32 air conditioner systems	From June 2022 To July 2022	39
GLP Higashi-Ogishima II	Kawasaki, Kanagawa	Restoration of eaves	From May 2022 To August 2022	28
GLP Shinkiba	Koto, Tokyo	Installation of digital signage	From August 2022 To August 2022	25
GLP Tomiya IV	Tomiya, Miyagi	Office buildings, warehouses, Restoration of earthquake damage	From March 2022 To August 2022	24
GLP Shinkiba	Koto, Tokyo	Renewal of air conditioner systems	From June 2022 To June 2022	20
GLP Ogimachi	Sendai, Miyagi	Renovation of roofs and exterior walls	From August 2022 To August 2022	13
Other	—	—	—	929
Total				1,349