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For Immediate Release

Real Estate Investment Trust Securities Issuer:
GLP J-REIT
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Borrowing of Funds (Including Sustainability Loan) and Signing of Interest Rate Swap Agreement

GLP J-REIT announces the borrowing of funds (hereinafter, the “New Borrowings”) and the signing of interest rate swap agreements. New Borrowings include the loan which will be executed in accordance with the scheme of the sustainability finance framework established by GLP J-REIT (hereinafter, the “Sustainability Loan”).

The details of New Borrowings are as follows:

1. Summary of New Borrowings

(1) Details of the borrowings to be repaid

Lender	Loan amount	Interest rate	Drawdown date	Borrowing method	Repayment date	Repayment method	Security
Sumitomo Mitsui Banking Corporation	11,115 million yen	Base rate plus 0.170% (Note)	November 1, 2022	Borrowing based on the respective credit line agreements dated September 27, 2021 (including extended agreements) with the lenders shown to the left as lenders	October 31, 2023	Lump-sum repayment on repayment date	Unsecured Not guaranteed
MUFG Bank, Ltd.	7,410 million yen						
Mizuho Bank, Ltd.	6,175 million yen						

(Note) Please refer to the press releases titled “Borrowing of Funds” dated October 28, 2022 for the details of the borrowings above.

(2) Details of the New Borrowings

Lenders	Loan amount	Interest rate	Drawdown date	Borrowing method	Repayment date	Repayment method	Security
Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd. and Mizuho Bank, Ltd. (Note 1)	5,370 million yen	Base rate plus 0.220% (Note 4)	November 30, 2022	Borrowing based on the respective term loan agreements dated November 28, 2022 with the lenders shown to the left as lenders	July 6, 2029	Lump-sum repayment on repayment date	Unsecured Not guaranteed
Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd. and Mizuho Bank, Ltd. (Note 2)	9,000 million yen	Base rate plus 0.240% (Note 4)			July 12, 2030		

Lenders	Loan amount	Interest rate	Drawdown date	Borrowing method	Repayment date	Repayment method	Security
Syndicate of lenders arranged by Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd. and Mizuho Bank, Ltd. (Note 3)	7,520 million yen	Base rate plus 0.280% (Note 4)	November 30, 2022	Borrowing based on the respective term loan agreements dated November 28, 2022 with the lenders shown to the left as lenders	April 30, 2031	Lump-sum repayment on repayment date	Unsecured Not guaranteed
Mizuho Bank, Limited. (Sustainability Loan)	800 million yen	Base rate plus 0.290% (Note 4)			February 27, 2032		
Kansai Mirai Bank, Limited. (Sustainability Loan)	1,200 million yen	Base rate plus 0.290% (Note 4)			November 30, 2032		

(Note 1) The syndicate of lenders comprises, Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd., The Bank of Fukuoka, Ltd., Resona Bank, Limited., Aozora Bank, Limited, and The Chiba Bank, Ltd.

(Note 2) The syndicate of lenders comprises, Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd., Mizuho Bank, Ltd., Development Bank of Japan Inc., Resona Bank, Limited., Aozora Bank, Limited, and The Yamanashi Chuo Bank, Ltd.

(Note 3) The syndicate of lenders comprises, Sumitomo Mitsui Banking Corporation, MUFG Bank, Ltd., Mizuho Bank, Ltd., Norinchukin Bank, Resona Bank, Limited., Shinsei Bank, Limited, The Nishi-Nippon City Bank, Ltd. Aozora Bank, Limited., and The Yamaguchi Bank, Ltd.

(Note 4) The interest payment dates will be on the last day of February, May, August and November from the end of February 2023 inclusive as well as on the repayment date (if such day does not fall on a business day, the interest payment date shall be on the next business day, but if the applicable day is in the following month, the interest payment date shall be on the business day immediately preceding the original date.)

The base rate applicable to the calculation period for the interest payable on an interest payment date shall be the JBA three-month Japanese Yen TIBOR published by the JBATA two business days prior to the interest payment date immediately preceding the respective interest payment date (however, for the first calculation period, the applicable date is the drawdown date); provided, however, that in cases where the calculation period is less than three months, the base rate shall be the base rate corresponding to the relevant period calculated based on the method provided in the loan agreement.

For the JBA three-month Japanese Yen TIBOR as the base rate, please check the JBATA's website (<http://www.ibatibor.or.jp/english/>).

(Note 5) The interest rate will be converted into a fixed rate through an interest rate swap agreement. For details, please refer to "5. Signing of interest rate swap agreements" below.

2. Reason for New Borrowings

New Borrowings will be used for the refinance of outstanding borrowings (24,700 million yen) stated in the "Early Repayment of Borrowings" dated November 15, 2022, which is due on October 31, 2023. New Borrowings include Sustainability Loan to expand ESG financing.

In addition to green finance as part of its initiatives in consideration of environmental sustainability, GLP J-REIT has also been actively engaged in sustainability finance for the purpose of financing projects that contribute to solve social issues. Following the issuance of its first sustainability bonds as a J-REIT in September 2020, the total amount of sustainability bonds issuance by GLP J-REIT expanded to 16.8 billion yen. The amount of ESG bonds issued by GLP J-REIT, which includes the green bonds and the sustainability bonds, is expanded to 40.9 billion yen, maintaining in the top J-REIT in terms of ESG bonds outstanding. GLP J-REIT aims to enhance financing capability through not only ESG bonds but sustainability loans.

The Sustainability Loan will be executed in accordance with the scheme of sustainability financing (Sustainability Finance Framework) stated in the "Submission of Amendment to the Shelf Registration Statement for Issuance of Sustainability Bonds" dated September 2, 2020.

GLP J-REIT plans to use the proceeds from the Sustainability Loan for early repayment of the loan due on October 31, 2023 (All of the proceeds from the said loan were used to acquire GLP Zama, a specified asset meeting the criteria of Eligible Sustainability Project (Note 1).

(Note 1) Eligible Sustainability Projects are assets or projects that satisfy either of the Eligible Green Project Criteria and the Eligible Social Project Criteria shown below. The same applies hereinafter.

<Eligible Green Project Criteria>

Green buildings:

New, existing or renovated buildings that have obtained at least one of the following certifications:

- i) DBJ Green Building Certification (Japan): five, four or three stars
- ii) CASBEE (Japan): S, A or B+
- iii) BELS (Japan): five, four, or three
- iv) LEED (U.S.): Platinum, Gold or Silver

<Eligible Social Project Criteria>

Contribution to the sustainable growth of local communities

New, existing, or refurbished buildings that contribute to either of items a through d shown below:

- a. Safety of local residents in times of disaster
- b. Development of the local living environment
- c. Revitalization of the local community
- d. Provision of parenting support

3. Amount, use and schedule of expenditure of funds to be procured

- (a) Amount of funds to be procured
23,890 million yen in total

- (b) Specific use of funds to be procured
Repayment of the outstanding borrowings which is due on October 31, 2023 (24,700 million yen)

- (c) Schedule of expenditure
November 30, 2022

4. Status of loans after the Refinance

(Unit: million yen)

	Before Refinance	After Refinance	Increase (Decrease)
Short-term loans (Note 1)	48,560	23,860	(24,700)
Long-term loans (Note 1)	268,660	292,550	+23,890
Total loans	317,220	316,410	(810)
Investment corporation bonds	54,000	54,000	-
Total of loans and investment corporation bonds	371,220	370,410	(810)

(Note 1) "Short-term loans" refers to loans with a maturity period of one year or less from today for "Before Refinance", and as of November 30, 2022 for "After Refinance", and "Long-term loans" refers to loans with a maturity period of more than one year from today for "Before Refinance", and as of November 30, 2022 for "After Refinance".

5. Signing of interest rate swap agreements

- (1) Reason for signing the interest rate swap agreements

GLP J-REIT signed the interest rate swap agreements to hedge the risks of interest rate fluctuations by converting the interest rate payable into a fixed rate for New Borrowings.

(2) Details of the interest rate swap agreement

Counterparty	Notional principal	Interest rate	Commencement date	Termination date	Interest payment date
Mizuho Bank, Ltd.	5,370 million yen (Note 1)	Fixed interest rate payable: 0.5485% Floating interest rate receivable: JBA 3-month yen TIBOR	November 30, 2022	July 6, 2029	The last day of each of February, May, August and November of every year and termination date (if such day does not fall on a business day, the interest payment date shall be on the next business day, but if the applicable day is in the following month, the interest payment date shall be on the business day immediately preceding the original date)
Nomura Securities Co., Ltd.	9,000 million yen (Note 2)	Fixed interest rate payable: 0.6120% Floating interest rate receivable: JBA 3-month yen TIBOR		July 12, 2030	
Mizuho Bank, Ltd.	7,520 million yen (Note 3)	Fixed interest rate payable: 0.6670% Floating interest rate receivable: JBA 3-month yen TIBOR		April 30, 2031	
Mizuho Bank, Ltd.	800 million yen (Note 4)	Fixed interest rate payable: 0.7175% Floating interest rate receivable: JBA 3-month yen TIBOR		February 27, 2032	
Nomura Securities Co., Ltd.	1,200 million yen (Note 5)	Fixed interest rate payable: 0.7575% Floating interest rate receivable: JBA 3-month yen TIBOR		November 30, 2032	

(Note 1) The swap agreement is related to the loan of 5,370 million yen, which scheduled repayment date is July 6, 2029. For details, please refer to “1. Details of New Borrowings” above. The interest rate will be substantially fixed at 0.7685% for the loan by this interest rate swap agreement.

(Note 2) The swap agreement is related to the loan of 9,000 million yen, which scheduled repayment date is July 12, 2030. For details, please refer to “1. Details of New Borrowings” above. The interest rate will be substantially fixed at 0.8520% for the loan by this interest rate swap agreement.

(Note 3) The swap agreement is related to the loan of 7,520 million yen, which scheduled repayment date is April 30, 2031. For details, please refer to “1. Details of New Borrowings” above. The interest rate will be substantially fixed at 0.9470% for the loan by this interest rate swap agreement.

(Note 4) The swap agreement is related to the loan of 800 million yen, which scheduled repayment date is February 27, 2032. For details, please refer to “1. Details of New Borrowings” above. The interest rate will be substantially fixed at 1.0075% for the loan by this interest rate swap agreement.

(Note 5) The swap agreement is related to the loan of 1,200 million yen, which scheduled repayment date is November 30, 2032. For details, please refer to “1. Details of New Borrowings” above. The interest rate will be substantially fixed at 1.0475% for the loan by this interest rate swap agreement.

6. Future Outlook

Since the Refinance is already incorporated into the earnings forecast, GLP J-REIT makes no change in the future outlook of earnings forecasts for the fiscal period ending February 2023 (from September 1, 2022 to February 28, 2023) and the fiscal period ending August 2023 (from March 1, 2023 to August 31, 2023) disclosed in the press release titled “SUMMARY OF FINANCIAL RESULTS (REIT) for the 21st Fiscal Period Ended August 31, 2022” dated October 12, 2022.

7. Other matters necessary for investors’ appropriate understanding / judgment of the concerned information

With respect to the risks associated with the New Borrowings, there has been no important changes to the content of “Investment Risks” stated in the registration statement submitted on October 12, 2022.

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