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For Immediate Release

Real Estate Investment Trust Securities Issuer:
GLP J-REIT

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Obtainment of the Preferential Negotiation Rights

GLP J-REIT hereby announces that GLP Japan Advisors Inc. (hereinafter “GLPJA”), to which GLP J-REIT entrusts the management of its assets, has obtained preferential negotiation rights (hereinafter, the “Preferential Negotiation Rights”) for the acquisitions by the bridge scheme of GLP ALFALINK Sagamihara 4 (hereinafter, the “Property”) by submitting Letters of Intent to Aries G.K., the provider¹ of the bridge scheme, as of today.

1. Outline of the Property

Property name		GLP ALFALINK Sagamihara 4	
Type of specified asset		Real estate trust beneficiary rights	
Land	Location	Chu-o ward, Sagamihara City, Kanagawa	
	Land area	69,393 sqm	
Building	Date constructed	November 2022	
	Gross floor area	138,027 sqm	
Property Characteristics		<ul style="list-style-type: none"> ■ Located prime location for logistics operations in Kanagawa inland area, approximately 4.3 km from the Sagamihara-Aikawa Interchange and 7.1 km from the Sagamihara Interchange on the Ken-o Expressway ■ Developed by GLP Japan as an advanced build-to-suit facility for the repeat customer ■ Securing high safety and BCP features as well as comfortable working environment for employees by implementing air conditioning system, large ceiling fans, cafeteria and earthquake-resistant structure ■ Implemented environment-friendly building specifications such as solar panels on the rooftop for self-usage purpose and utilization of purified well water, and expected to obtain environmental certifications of LEED “GOLD” and ZEB “ZEB” status 	

¹ The provider of the bridge scheme (Aries G.K.) has no capital relationships nor personnel relationships with GLP J-REIT, GLPJA, and GLP Group. “GLP Group” presents GLP Pte Ltd., the parent company of the sponsor of GLP J-REIT and its group companies. The bridge scheme does not constitute a forward commitment (contract for sale or purchase at a later date, the settlement and transfer of assets no less than one month after the signing of the contract) as defined in the Comprehensive Guidelines for Supervision of Financial Instruments Business Operators set by the Financial Services Agency.

A complete view of GLP ALFALINK Sagamihara



(as of January 24, 2023)

ALFALINK

“ALFALINK” is the latest leading brand of GLP Japan which provides new value through large-scaled site developments along with the concept of “Creative Chain of Distribution Platforms”. It provides the most advanced modern logistics facilities which create unprecedented value and business opportunities, exceeding expected optimization in traditional warehouses, based on the three key concepts which are “Open Hub - Making logistics more open manner”, “Integrated Chain - Supply chain connects everything” and “Shared Solution - Support evolution of business”.

There are five GLP ALFALINK projects under development, which are ALFALINK Sagamihara, ALFALINK Nagareyama, ALFALINK Ibaraki, ALFALINK Akishima and ALFALINK Amagasaki. ALFALINK project keeps expanding its area to create more value.

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

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

Obtaining the Preferential Negotiation Rights for the Property through the bridge scheme, GLPJA aims to secure opportunities to acquire modern logistics facilities that can generate stable revenues for GLP J-REIT.

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



3. Future Outlook

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

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