

March 16, 2023

For Immediate Release

Real Estate Investment Trust Securities Issuer:
 GLP J-REIT
 Representative: Yoshiyuki Miura, Executive Director
 (Security Code: 3281)
 Asset Management Company:
 GLP Japan Advisors Inc.
 Representative: Yoshiyuki Miura, President
 Contact: Shinji Yagiba, CFO
 (TEL: +81-3-6897-8810)

Obtainment of BELS and CASBEE Certifications

GLP J-REIT announces that the following properties owned by GLP J-REIT have received "ZEB Ready" evaluations in addition to a "5-star" rating, which is the highest rating under the BELS (Building-Housing Energy Efficiency Labeling System) and the "S" or "A" rating under the CASBEE real estate evaluation certification, as stated below.

The ratio of environmental certifications has increased to 81.4% for GLP J-REIT portfolio on gross floor area basis.

1. Properties newly obtained BELS and CASBEE Certifications

No.	Tokyo-45	Tokyo-43	Other-24
Property Name	GLP Yachiyo II	GLP Urayasu II	GLP Suzuka
Location	Yachiyo, Chiba	Urayasu, Chiba	Suzuka, Mie
Rank of Certification	 <p>BELS: Five stars ZEB: ZEB Ready</p>	 <p>Rank S</p>	 <p>Rank A</p>
Property Photo			

2. Overview of BELS and ZEB

BELS is a third party certification system in Japan that displays the energy saving performance of buildings. From April 2016, real estate companies (and others) are required to strive to display the energy-saving performance of buildings based on the Act on the Improvement of Energy Consumption Performance of Buildings ("Building Energy Efficiency Act"). The concrete display method is stipulated in the guidelines for energy saving performance display of buildings, BELS is evaluated based on the same guideline, and the evaluation result is represented by a number of stars (one star "★" to five stars "★★★★★").

A Net Zero Energy Building ("ZEB") is a building that aims at zero energy balance with considerably reduced annual energy consumption by saving as much energy as possible via better heat insulation, solar shading, natural energy and high-efficiency equipment, coupled with creating energy by photovoltaic power generation (or other energy generating methods), while maintaining a comfortable environment. The Building Energy Index (BEI), which is used for BELS evaluation, is used for ZEB evaluation which enables to display ZEB evaluation in BELS evaluation. ZEB evaluation can be indicated with four levels, "ZEB," "Nearly ZEB," "ZEB Ready," and "ZEB Oriented," depending on the zero energy achievement status.

For details about BELS and ZEB, please refer to the URL below:

* BELS (Japanese only): <https://www.hyoukakyokai.or.jp/bels/bels.html>

* ZEB (Japanese only): <http://www.env.go.jp/earth/zeb/index.html>

3. Overview of CASBEE for Real Estate Certification

CASBEE (Comprehensive Assessment System for Built Environment Efficiency) is a comprehensive rating system provided by the Institute for Building Environment and Energy Conservation, a nonprofit organization supervised by the Japanese government, which assesses and evaluates buildings' environmental functions based on various factors including environmentally friendly construction materials and workplace comfort/amenities, and how the building complements the local community and environment.

CASBEE Certifications are based on a five-scale system ("Rank S (excellent)", "Rank A (very good)", "Rank B+ (good)", "Rank B-(slightly inferior)" and "Rank C (inferior)"), for buildings that have been completed for more than one year.

4. GLP J-REIT's Future Initiatives

GLP J-REIT and GLPJA together in collaboration with our sponsor group, the GLP Group (note), give the utmost consideration to environmental protection and fulfill their social responsibilities in ensuring the health and safety of our customers and local communities as well as employees.

As a key confirmation of our overarching commitment to integrating such social responsibilities for the sustainability of the society into our core business practices, we have established various policies including our Environmental, Social and Governance (ESG) policies, and have taken various individual initiatives on a company level as well as invested property level.

This commitment toward sustainability is also underpinned by the stated mission of GLP Group, which is to "create best-in-class logistics facilities by maximizing value for all stakeholders including our investors, customers and communities in which we live and operate", and the environmental certifications granted to those properties GLP J-REIT owns are part of its execution. GLP J-REIT promotes obtaining environmental certifications not only for properties developed by GLP Group but properties acquired from third parties through various environment-friendly initiatives. For more information on the ESG initiatives of GLP J-REIT, please [click](#) here.

GLP J-REIT and GLPJA will continuously and actively make efforts to contribute for realizing sustainable society through its investment and asset management of logistic properties.

(Note) "GLP Group" presents GLP Pte Ltd., the parent company of the sponsor of GLP J-REIT and its group companies.

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