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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 Yao I, GLP Yao II and GLP Ritto Konan (hereinafter, the “Three Properties”) by submitting Letters of Intent to Kansai Logistics G.K., the provider¹ of the bridge scheme, as of today.

1. Outline of the Three Properties

Property name		GLP Yao I	
Type of specified asset		Real estate trust beneficiary rights	
Land	Location	1 Korikawa, Yao City, Osaka	
	Land area	26,913 sqm	
Building	Completion	February 2023	
	Gross floor area	54,064 sqm	
Property Characteristics		<ul style="list-style-type: none"> ■ Located adjacent to the Osaka Outer Ring Road, approximately 4 km from the Higashi-Osaka Minami Interchange and Yao Interchange of the Kinki Expressway, and approximately 6 km from the Fujiidera Interchange of the Nishi-Meihan Expressway, which covers not only Osaka City but Nara and Wakayama areas in the southern Kinki region ■ Leased to JP Rakuten Logistics for entire building where scarcity on modern logistics facility for lease in Higashi-Osaka and Yao areas ■ Provides comfortable working environment such as air conditioning and a cafeteria in the facility, as well as approximately 400 bicycle parking lots for easy commute from the surrounding areas ■ BCP measures include the use of bracing materials with high seismic performance to ensure safety against earthquakes, as well 	

¹ The provider of the bridge scheme (Kansai LogisticsG.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.

	<p>as countermeasures against the risk of flooding to ensure a high level of business continuity</p> <ul style="list-style-type: none"> ■ Obtained CASBEE (new construction) certification (Rank A), BELS certification (5 Star) and Nearly ZEB certification
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Property name		GLP Yao II	
Type of specified asset		Real estate trust beneficiary rights	
Land	Location	1-552 Korikawa, Yao City, Osaka	
	Land area	7,763 sqm	
Building	Completion	April 2023	
	Gross floor area	15,882 sqm	
Property Characteristics		<ul style="list-style-type: none"> ■ Located adjacent to the Osaka Outer Ring Road, approximately 5 km from the Yao Interchange of the Kinki Expressway and 6.5 km from the Fujiidera Interchange and the Mizuhai Interchange of the Daini-Hanna Road, which covers not only Osaka City but Nara and Wakayama areas in the southern Kinki region ■ Located walking distance from Takayasu Station on the Kintetsu Osaka Line and other stations, and close to commercial property and residential areas, it provides easy commute and advantage on securing employees ■ ZAILO Corporation, handling logistics operations for major sporting goods retailer ZETT corporation, consolidated its distribution centers in western Japan into this property and use the entire building ■ Secure comfortable working environment for employees working in the facility such as installing large ceiling fans, air conditioning and rest areas ■ BCP measures include the use of bracing materials with high seismic performance to ensure safety against earthquakes, as well as countermeasures against the risk of flooding to ensure a high level of business continuity ■ Obtained CASBEE (new construction) certification (Rank A), BELS certification (5 Star) and Nearly ZEB certification 	

Property name		GLP Ritto Konan	
Type of specified asset		Real estate trust beneficiary rights	
Land	Location	5-1-1 Ishibe Kita, Konan City, Shiga Prefecture	
	Land area	19,980 sqm	
Building	Date constructed	March 2023	
	Gross floor area	42,320 sqm	

Property Characteristics	<ul style="list-style-type: none"> ■ Located approximately 4 km from the Ritto-Konan Interchange on the Meishin Expressway, which covers not only Shiga area but Kyoto and Konan areas leveraging its strategic location between Osaka and Nagoya city ■ Advantage in securing employees on the location where approximately 1.5 km from Ishibe Station on the JR Kusatsu Line, the nearest station to the facility, and close to residential areas ■ Kuras-Up Corporation, a trading company handling household/daily goods, and Osaka Transportation & Warehouse, a Osaka-based logistics company, and Kintetsu Logistics Systems, a logistics company providing comprehensive logistics services executed each lease contract and the facility is 100% leased before completion ■ Installed large ceiling fans, air-conditioning systems and powder corners as well as Omi Shimoda-yaki pottery, a traditional craft designated by Shiga Prefecture, to secure comfort, physical and mental wellness of workers for stable employment ■ BCP measures ensure high business continuity by use of bracing materials with high earthquake resistance to ensure safety against earthquakes, installing emergency generators which operate 24 hours and taking measures against flooding ■ Operated with 100% renewable energy through consuming electricity generated by rooftop solar panels as an environmental initiative (Note) ■ Obtained CASBEE (new construction) certification (Rank A), BELS certification (5 Star) and Nearly ZEB certification
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(Note) Refers to common area. It is distributable to tenant spaces as well.

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 Three Properties through the bridge scheme, GLPJA aims to secure opportunities to acquire modern logistics facilities that can generate stable revenues for GLP J-REIT.

The properties with Preferential Negotiation Rights under the bridge scheme has increased to five assets including the Three Properties.

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/>