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For Immediate Release

Real Estate Investment Trust Securities Issuer:
GLP J-REIT

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(Security Code: 3281)


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Obtainment of the Preferential Negotiation Right

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 the preferential negotiation rights (hereinafter, the "Preferential Negotiation Rights") for the acquisitions through the bridge scheme of GLP Amagasaki IV (hereinafter, the "Property") by submitting the letter of intent to Amagasaki logistics fudosan hanbai G.K., the provider¹ of the bridge scheme, as of today.

1. Outline of the Property

Property name		GLP Amagasaki IV	
Type of specified asset		Real estate trust beneficiary rights	
Land	Location	6-36-1 Doi-cho Amagasaki City, Hyogo	
	Land area	14,203.00 sqm	
Building	Completion	September 2023	
	Gross floor area	28,694.19 sqm	
Property Characteristics		<ul style="list-style-type: none"> ■ Located approximately 700m from "Amagasaki-Nishi IC" on the Hanshin Expressway No.3 Kobe Line and approximately 1.7km from "Amagasaki-Suehiro IC" on the Hanshin Expressway No.5 Bayshore Line, it is an optimal location to cover wider area such as Osaka and Kobe city. Additionally, it is also suitable for local delivery by using major local road, National Route No.2, which is approximately 1.8km from the site. ■ Located approximately 1km (walking distance) from "Amagasaki Center Pool Mae Station" on the Hanshin Electric Railway Main Line, close to local bus stops and residential areas, it has advantages on securing labors due to the easy commute to the site. ■ Major 3PL company, Kantsu Co., Ltd., values the location which can cover wider area in the Kansai region and the flexibility on the 	

¹ The provider of the bridge scheme (Amagasaki logistics fudosan hanbai 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.

	<p>facility design supported by GLP Group, and uses the entire building as its dedicated facility.</p> <ul style="list-style-type: none"> ■ Created comfortable working environments such as large ceiling fans for indoor air conditioning and a restaurant which can accommodate approximately 100 seats. ■ Enhance environment-friendly features such as a plan to install a self-consumption solar power system, installation of LED lightning and securing green areas. ■ Obtained CASBEE (new construction) certification (Rank A) and scheduled to obtain BELS and ZEB certifications.
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2. Background and Purpose of Obtainment of the Preferential Negotiation Rights

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 for its external growth strategy. Obtaining the Preferential Negotiation Rights for the Property through the bridge scheme, GLPJA has secured opportunity to acquire modern logistics facilities developed by GLP Japan.

The Preferential Negotiation Rights supports to secure opportunities to acquire modern logistics facilities which is expected to generate stable cash flow to GLP J-REIT portfolio. The properties with Preferential Negotiation Rights under the bridge scheme has increased to six 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/>