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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 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 right (hereinafter, the “Preferential Negotiation Right”) for the acquisition through the bridge scheme of GLP ALFALINK Nagareyama 5-6 (hereinafter, the “Property”) by submitting the letter of intent to Nagareyama Logistics G.K., the provider¹ of the bridge scheme, as of today.

1. Outline of the Property

Property name		GLP ALFALINK Nagareyama 5-6
Type of specified asset		Real estate trust beneficiary rights ²
Land	Location	189-1, Tomifukawari Koya, and 57-1, Tanane Shimo, Nakanoku, Nagareyama, Chiba
	Land area	113,511.10 sqm
Building	Completion	January 2023
	Gross floor area	208,639.37 sqm



“GLP ALFALINK Nagareyama 5”



“GLP ALFALINK Nagareyama 6”

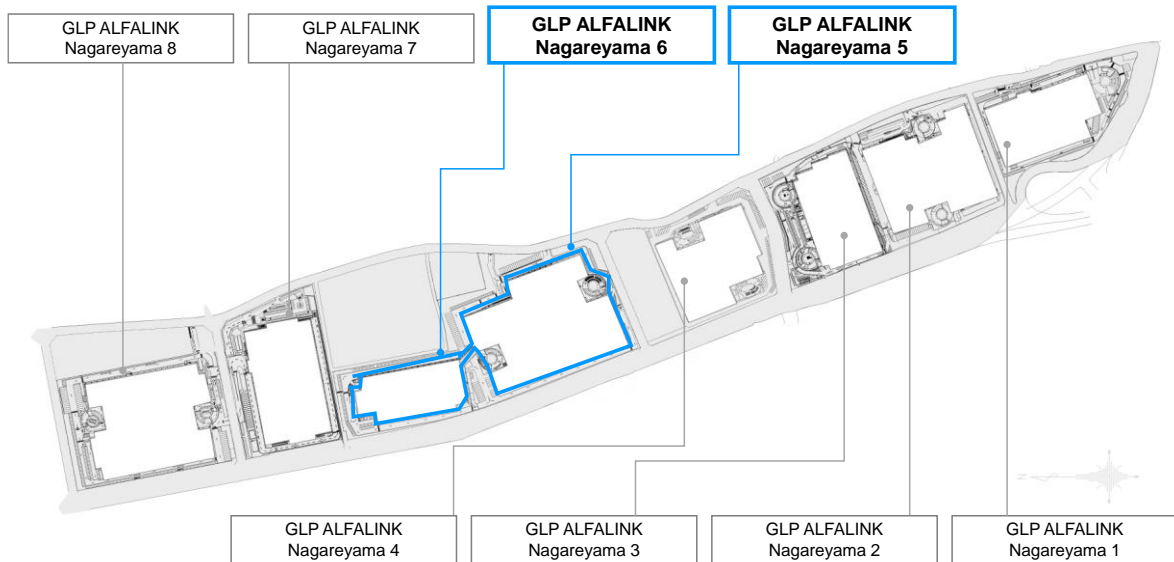
¹ The provider of the bridge scheme (Nagareyama Logistics G.K.) has no capital relationships nor personnel relationships with GLP J-REIT, GLPJA, and GLP Group. “GLP Group” presents GLP Pte Ltd., the parent company of the sponsor of GLP J-REIT and its group companies. The bridge scheme does not constitute 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.

² The “Land and Building” will be entrusted and changed to “Trust beneficiary interest in real estate” as of December 22, 2023.

Property Characteristics

- Located within 25 km of Tokyo CBD, close to the Nagareyama Interchange on the Joban Expressway and easy access to National Route 16. Excellent location as a wide-area delivery base mainly in the Kanto area.
- "GLP ALFALINK Nagareyama 5" is a modern logistics facility with three-temperature zones (dry, refrigerated and frozen), which is used by Mitsui Foods Corporation, a major food wholesaler.
- "GLP ALFALINK Nagareyama 6" is a multi-tenant facility leased to four tenants including manufacturers, which is 100% leased.
- "GLP ALFALINK Nagareyama 5 and 6" share rampways with a connecting bridge, which allows for integrated operation of the two buildings together.
- A multi-purpose space equipped with a shared kitchen is implemented in the facility for local events and seminars in order to promote communications with local community and among existing tenants in the facility.
- Amenities such as a cafeteria, well-known restaurant chain such as Hanamaru Udon and Yoshinoya, convenient store (Seven-Eleven), and a daycare center are implemented to provide a comfortable working environment.
- Free circular buses and local buses are available to the nearest stations. In addition, a free bus service is provided to move between buildings to facilitate easy access to the various amenities in each building, enhancing comfortable working environment throughout "GLP ALFALINK Nagareyama".
- Solar power generation system is installed for self-consumption purpose, which is expected to generate and supply 4.6MW electricity for the building to promote sustainability with the existing tenants toward decarbonization.
- LEED Gold (preliminary certification) and ZEB certification have been obtained.

GLP ALFALINK Nagareyama



About GLP ALFALINK Nagareyama

"GLP ALFALINK Nagareyama", one of the largest and most advanced logistics facilities in Japan, was completed in June 2023 in Nagareyama City, Chiba Prefecture, within 25 km of Tokyo CBD, as the second project of the "ALFALINK" brand following "GLP ALFALINK Sagami-hara," with a total site area of approximately 420,000 sqm and a total floor area of approximately 930,000 sqm across eight buildings.

"ALFALINK" aims to be a hub for creating new values and businesses, leveraging its vast site composed of multiple buildings. It is built with the concept of "Open Hub" (business creation, community

coexistence, visualization, etc.), "Integrated Chain" (enhancement of transportation and delivery capacity, etc.), and "Shared Solution" (enhancement of operation systems, etc.).

"GLP ALFALINK Nagareyama 5-6" is located in the central area of "GLP ALFALINK Nagareyama" (buildings 1-8) and is intended to be a hub for business and communication among tenants as well as for coexistence with the local community, attracting workers from other buildings in the site and people in the surrounding area and creating new values.

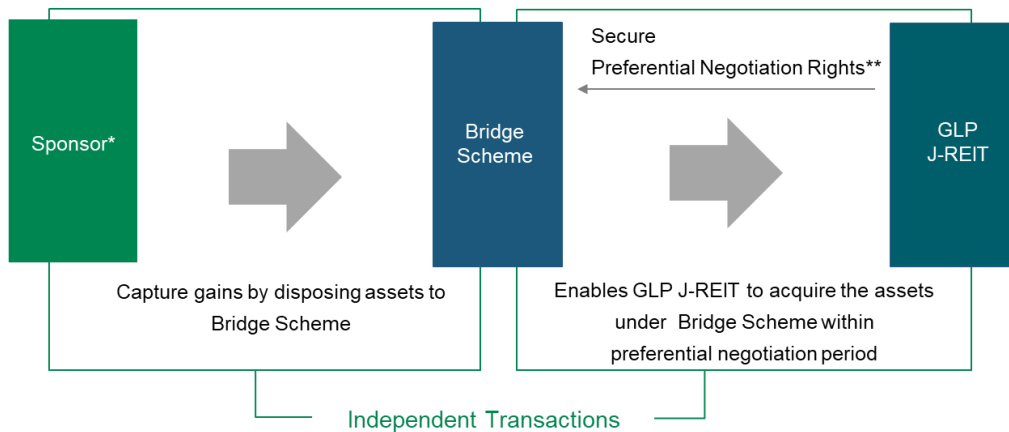
2. Background and Purpose of Obtainment of the Preferential Negotiation Right

GLP J-REIT aims to enhance portfolio quality and profitability for its external growth strategy through the acquisition of properties developed by GLP Japan and properties acquired from third parties. Obtaining the Preferential Negotiation Right for the Property through the bridge scheme as described below, GLPJA has secured opportunity to acquire modern logistics facilities developed by GLP Japan.

The Preferential Negotiation Right supports to secure opportunities to acquire modern logistics facilities which is expected to generate stable cash flow to GLP J-REIT portfolio.

(Reference) Property acquisitions by GLP J-REIT utilizing the bridge scheme

Preferential Negotiation Rights may be exercised at any time during its preferential negotiation period by utilizing the bridge scheme described below:



* Includes the Development Funds managed by GLP Group

** Retains Preferential Negotiation Rights while no obligation to acquire the assets under the Bridge Scheme

3. Future Outlook

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

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