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For Immediate Release





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Obtainment of BELS Certifications

GLP J-REIT announces that the following properties owned by GLP J-REIT have newly received the highest "5-star" rating under the BELS (Building-Housing Energy Efficiency Labeling System) and the "Nearly ZEB" evaluation, or a "4-star" rating as stated below.

The ratio of environmental certifications is 89.1% for GLP J-REIT portfolio on gross floor area basis.

1. Property newly obtained BELS Certifications

No.	Osaka-17	Other-10
Property Name	GLP Osaka	GLP Sendai
Location	Osaka city, Osaka	Sendai city, Miyagi
Rank of Certification	 <p>BELS: Five stars ZEB: Nearly ZEB</p>	 <p>BELS: Four stars</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. GLP J-REIT’s Future Initiatives

GLP J-REIT and GLP Japan Advisors Inc. (hereinafter “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/>