



GLP Maishima II (before fire incident)



GLP CAPITAL PARTNERS



Supplementary presentation for the following
press releases announced on March 28, 2024

「Execution of Agreement regarding the Compensation for Incendiary Fires
at GLP Maishima II」

「Acquisition of Asset」

GLP J-REIT (3281)

March 28, 2024

Executive Summary

- Agreed with the former tenant of GLP Maishima II, LOGISTEED, regarding the compensation for the damages on GLP J-REIT by the incendiary fires at GLP Maishima II
- The building damages by the incendiary fires will be covered based on the agreement with LOGISTEED
- Most of lost rent income for GLP Maishima II due to the incendiary fires will be recovered by the acquisition of a logistics facility as "GLP Kazo II" which is owned by LOGISTEED
- GLP J-REIT pursues an upside opportunity on the land of GLP Maishima II which GLP J-REIT continues to own through the effective initiatives such as redevelopment

History related to the agreement with LOGISTEED for incendiary fires at GLP Maishima II

Building damages and the lost profit for GLP J-REIT caused by the incendiary fires at GLP Maishima II is expected to be covered through the execution of the agreement with LOGISTEED and the acquisition of "GLP Kazo II" which is owned by LOGISTEED

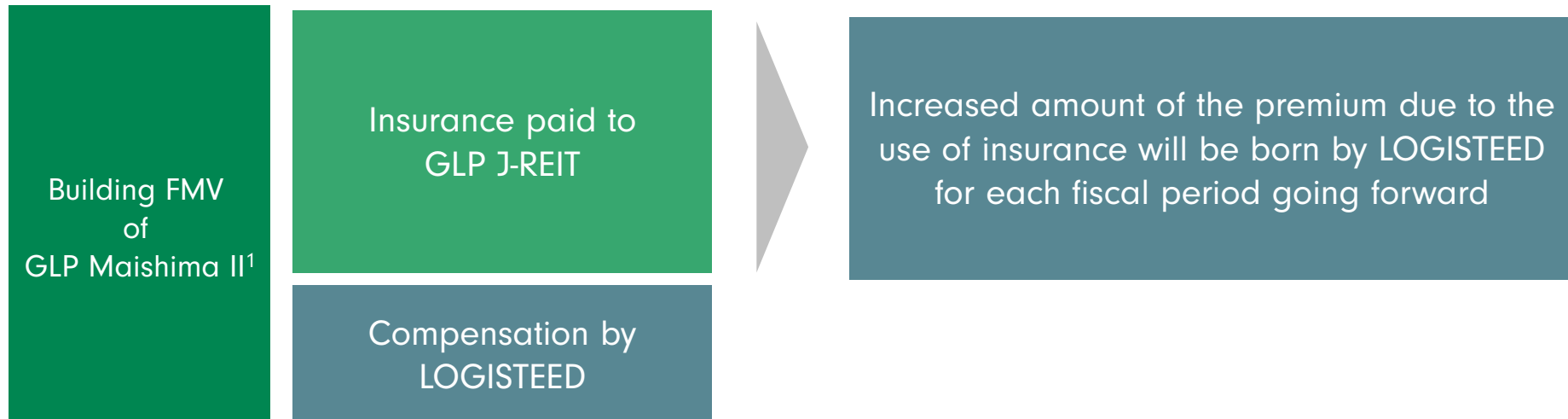
	Fact	Compensation for the building damages	Compensation for the lost profit
Nov. 2021	<ul style="list-style-type: none"> Fire incident at GLP Maishima II 		
Jan. 2022	<ul style="list-style-type: none"> The employee from the staffing company working for the tenant is arrested for arson charges at the property 		<ul style="list-style-type: none"> Lost profit has been covered by profit insurance for two years
Mar. 2022	<ul style="list-style-type: none"> Confirmed GLP Maishima II building losses based on the results of third-party investigation 	<ul style="list-style-type: none"> Recorded extraordinary losses of JPY 4.4 bn by lost of building of GLP Maishima II 	<ul style="list-style-type: none"> GLP J-REIT proposed LOGISTEED to sell one of its properties to accelerate recovery of the lost profit compared to the completion of GLP Maishima II redevelopment
	<ul style="list-style-type: none"> Negotiations with LOGISTEED for the compensation of the damages on GLP J-REIT 	<ul style="list-style-type: none"> The extraordinary loss was covered by insurance payment 	
Mar. 2024	<ul style="list-style-type: none"> Execution of the agreement with LOGISTEED for the compensation Acquisition of "East Japan Medical Logistics Center II" owned by LOGISTEED as "GLP Kazo II" 	<ul style="list-style-type: none"> Covered the loss of building FMV by the compensation and the insurance payment paid Increased amount of the premium due to the receipt of the fire / profit will be born by LOGISTEED for each fiscal period going forward 	<ul style="list-style-type: none"> Most of the lost profits will be covered by the rent income from GLP Kazo II

Compensation for the building damages

FMV of GLP Maishima II building is covered by the agreement with LOGISTEED

- Building damages for GLP Maishima II will be fully covered by the insurance payment paid and the compensation based on the agreement with LOGISTEED
- LOGISTEED will bear a part of the insurance premium which GLP J-REIT pays equivalent to the increased amount of the premium due to the use of fire insurance and profit insurance for each fiscal period going forward

< Structure of compensation for the building damages >



Compensation for the lost profit

Accelerating the recovery of the lost profit by the acquisition of GLP Kazo II

- Proposed LOGISTEED to sell one of its properties to accelerate recovery of the lost rent income ahead of the completion of GLP Maishima II redevelopment
- Agreed to acquire “East Japan Medical Center II” owned by LOGISTEED as “GLP Kazo II”, utilizing the compensation and insurance amounts and most of the lost profit for GLP Maishima II will be covered earlier than its redevelopment
- GLP J-REIT pursues an upside opportunity on the land of GLP Maishima II which GLP J-REIT continues to own through the effective initiatives such as redevelopment

< Structure of compensation for the lost profit >



Property overview for GLP Kazo II

Modern logistics facility for medical product distribution managed by LOGISTEED, which long term stable operation is expected



Prime location for distribution to cover Greater Tokyo area and northeast part Japan

- Located 2.0 km from Kazo IC on the Tohoku Expressway, it is one of a prime location to have hub logistics facility in eastern Japan to cover both Greater Tokyo area and northeast part of Japan

Distribution hub complying the guideline for medical logistics operations

- Hub facility for medical product distribution complying with Good Distribution Practice (GDP) guideline established by the Ministry of Health, Labor and Welfare which is to secure quality of medical products such as proper temperature control in facility
- Implemented proper temperature control, strict security management, seismic isolation structure, and private power generation system which supports Business Continuity Plan (BCP) for medical-related end users

BTS facility for LOGISTEED

- Constructed in 2021 by LOGISTEED, a major 3PL company, for a core facility for medical product operations covering eastern Japan
- Long-term stable operation is expected with 12-year lease term which CPI clause are implemented to capture rent increase opportunity during lease period in case of inflation

Location	Kazo city, Saitama prefecture
Purchase Amount	JPY 7.7 billion
Appraisal Value	JPY 8.7 billion
NOI yield ¹	4.5%
Leasable area	32k sqm
Construction	January 2021
Tenant	LOGISTEED

〈Tenant universe〉



1. NOI divided by the purchase price, which NOI is based on the calculation by the appraiser as of February 2024