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For Immediate Release

Real Estate Investment Trust Securities Issuer:  
GLP J-REIT

Representative: Yoshiyuki Miura, Executive Director  
(Security Code: 3281)


Asset Management Company:  
GLP Japan Advisors Inc.

Representative: Yuma Kawatsuji, President  
Contact: Shinji Yagiba, CFO  
(TEL: +81-3-6897-8810)

### **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 Sayama Hidaka III (hereinafter, the “Property”) by submitting the letter of intent to Sayama Logistics GK, the provider<sup>1</sup> of the bridge scheme, as of today.

#### 1. Outline of the Property

|                          |                  |   |  |
|--------------------------|------------------|---|--|
| Property name            |                  | GLP Sayama Hidaka III   |  |
| Type of specified asset  |                  | Real estate trust beneficiary rights  |  |
| Land                     | Location         | Nishitakenouchi 1079, Aza-Megage, Hidaka City, Saitama, with 27 other lots in total   |  |
|                          | Land area        | 53,547.99 sqm   |  |
| Building                 | Completion       | March 2024  |  |
|                          | Gross floor area | 60,388.10sqm  |  |
| Property Characteristics |                  | <ul style="list-style-type: none"> <li>• Located approximately 43 km from Tokyo CBD and 3.4 km from the Sayama-Hidaka Interchange on the Ken-O Expressway, which connects to the Route 16, it is a prime location for distribution hub to cover a wide area of the metropolitan area, Chubu area and Tohoku area.</li> <li>• BTS facility for CAINZ CORPORATION which provides a nationwide home-related products services.</li> <li>• Enhance efficiency of logistics operation in the facility by implementing slope for direct access to the second floor and three sides berths on the first floor.</li> <li>• Braces are placed around the periphery walls of the building to enhance flexibility for operations. In addition, all or part of each floor is exempted from fire prevention zones which allows for the installation of material handling equipment.</li> </ul> |  |

<sup>1</sup> The provider of the bridge scheme (Sayama Logistics GK) 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.

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|--|--|
|  | <ul style="list-style-type: none"> <li>• Provide convenient access to the facility by implementing 260 parking lots and 40 bicycle parking spaces (30 for bicycles and 10 for motorcycles) for employees.</li> <li>• Secure comfortable working environment inside facility by installing 22 large ceiling fans and designed to allow tenant to install their own air conditioning systems.</li> <li>• Installed solar power generation system for electricity consumption inside facility and sell surplus generated electricity to third party. In addition, the facility is designed to allow installation of EV chargers in the premises to support tenant for their sustainable initiatives.</li> <li>• Obtained CASBEE (new construction) certification, BELS/ZEB certification (planned)</li> </ul> |
|--|--|

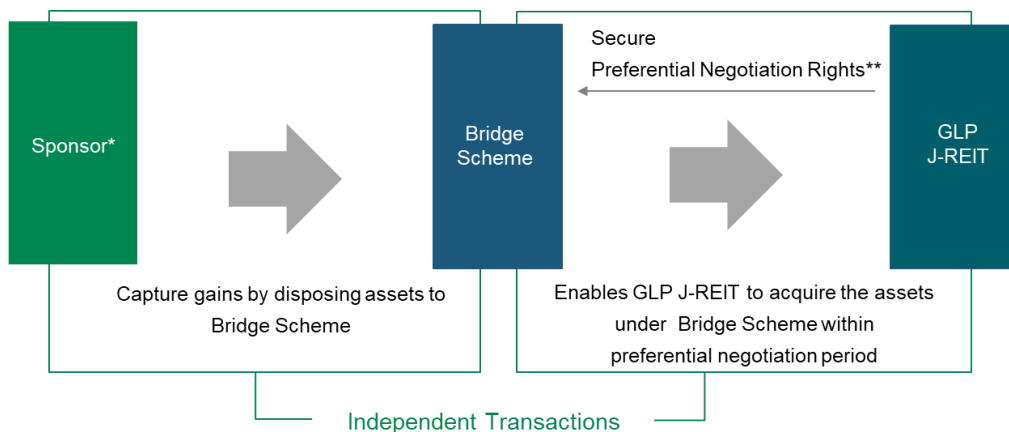
## 2. Background and Purpose of Obtainment of the Preferential Negotiation Right

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/>