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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 preferential negotiation right (hereinafter, the “Preferential Negotiation Right”) for the acquisition by the bridge scheme of GLP ALFALINK Ibaraki 2 (hereinafter, the “Property”), the first “ALFALINK” project in Greater Osaka, by submitting Letters of Intent to Ibaraki Logistics GK, the provider¹ of the bridge scheme, as of today.

1. Outline of the Property

Property name		GLP ALFALINK Ibaraki 2		
Type of specified asset		Real estate trust beneficiary rights		
Land	Location	3-3-3 Minamimegaki, Ibaraki City, Osaka		
	Land area	19,447 sqm		
Building	Date constructed	June 2024		
	Gross floor area	39,437 sqm		
Property Characteristics		■ Located along Osaka Prefectural Route 14 with excellent accessibility, approximately 6.2 km from "Suita JCT" which is the junction of the Meishin Expressway, Kinki Expressway and Chugoku Expressway ■ A four-story modern logistics facility developed by GLP Japan Inc. (hereinafter referred to as "GLP Japan"), a member of the GLP Group, utilized as a dedicated facility for a repeat customer, Trancom Co., Ltd., while because of high versatility of the facility, it can also be utilized as multi-tenant facility ■ Implemented truck berths on the first and second floor, by adopting slope type structure. Installed four cargo elevators and eight vertical		

¹ The provider of the bridge scheme (Ibaraki 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.

	conveyors which support efficient logistics operations with both storage and distribution functions ■ The bridge created on the second floor provides easy access to the amenities and parks in the “GLP ALFALINK Ibaraki” complex ■ Provides comfortable working environment by implementing two large ceiling fans inside the facility and ALCO lounge on the second floor ■ Enhanced BCP initiatives by implementing emergency generator and security office on the second floor to minimize risks from floods or blackout by earthquakes ■ Installed solar panels on the roof top for both self-consumption of electricity and selling surplus electricity externally ■ Expected to obtain environmental certifications of LEED “GOLD” and ZEB
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A full view of GLP ALFALINK Ibaraki

GLP ALFALINK Ibaraki 1

Land area: 68,689 sqm
Total floor area: 163,512 sqm
Construction start: January 2023
Completion: June 2024

GLP ALFALINK Ibaraki 3

Land area: 47,000 sqm
Total floor area: 120,000 sqm
Construction start: November 2023
Completion: July 2025 (scheduled)



GLP ALFALINK Ibaraki 2
(Property obtained Preferential Negotiation Right)

Land area: 19,447sqm
Total floor area: 39,437sqm
Construction start: March 2023
Completion: June 2024

“GLP ALFALINK Ibaraki”

“GLP ALFALINK Ibaraki” is a large-scale multifunctional logistics complex consisting of three buildings (note) with a total floor area of approximately 320,000 sqm, which will be the first project to be developed in Greater Osaka as well as the third project under the GLP Japan's "ALFALINK" brand.

The "Open Hub" initiative has been further improved and scaled up by leveraging GLP Japan's experience and know-how in the development and operation of "ALFALINK" facilities. It aims to create facilities more familiar to people, to support the affluent lifestyles of workers, local residents and other visitors, and to improve their physical and mental health by implementing seamless design between logistics facilities and a park created in the common area which is open to the local community enhancing integration of “ALFALINK” project, and creating special zones in the site which connects tenant companies and visitors.

Moreover, it supports tenant companies to secure labors by enhancing convenience for employees in the facilities through utilizing large shopping mall developed next to GLP ALFALINK Ibaraki, which is in line with the concept of “creating local community through the advanced logistics facility development” implemented in GLP ALFALINK projects.

(Note) Among three “GLP ALFALINK Ibaraki” buildings, “GLP ALFALINK Ibaraki 2” is the property which GLPJA has obtained Preferential Negotiating Right.

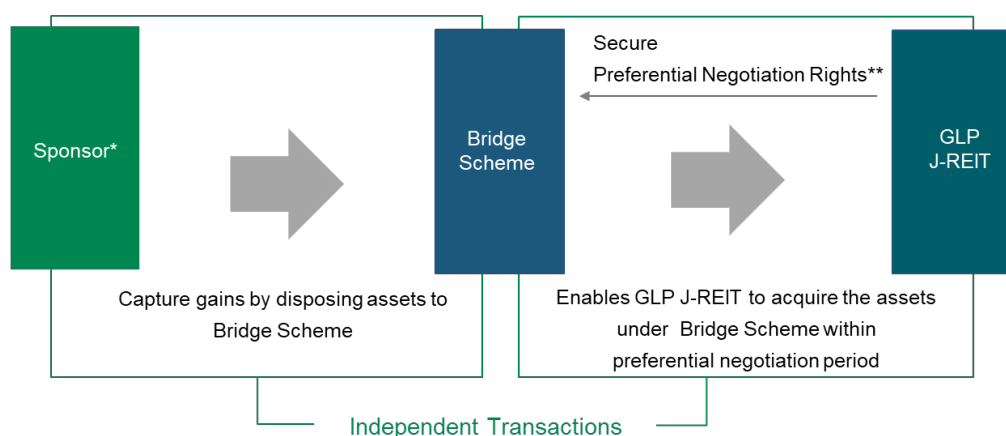
2. Background and Purpose of Obtainment of the Preferential Negotiation Right

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