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For Immediate Release

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Obtainment of Environmental Certification

GLP J-REIT announces that the following properties owned by GLP J-REIT has obtained "Nearly ZEB" evaluation in addition to a "6-star" rating, which is the highest rating under the BELS (Building-Housing Energy Efficiency Labeling System), and CASBEE for Real Estate Certifications (Rank A) as stated below.

The ratio of environmental certifications including the following properties is 91.3% for GLP J-REIT portfolio on gross floor area basis.

1. Properties newly obtained BELS and CASBEE for Real Estate Certifications

(1) BELS Certification

No.	Property Name	Location
Tokyo-52	GLP Kazo II	Kazo, Saitama
Rank of Certification	Property Photo	
 BELS: Six stars ZEB: Nearly ZEB		

(2) CASBEE for Real Estate Certifications

No.	Tokyo-2	Osaka-5
Property Name	GLP Higashi-Ogishima	GLP Rokko
Location	Kawasaki city, Kanagawa	Kobe city, Hyogo
Rank of Certification	 Rank A	 Rank A
Property Photo		

2. Overview

(1) BELS and ZEB

BELS is a third party certification system in Japan that displays the energy saving performance of buildings. Real estate companies are required 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") after April 2016. The concrete display method is defined in the guidelines for energy saving performance display of buildings and BELS is evaluated based on the same guidelines which the evaluation result is represented by a seven-level rating system (from Level 0 (no stars) to Level 6 (six stars))¹.

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 and high-efficiency equipment while maintaining a comfortable environment and generating energy by solar panels. 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.hyoukakyoukai.or.jp/bels/bels.html>
- * ZEB (Japanese only): <http://www.env.go.jp/earth/zeb/index.html>

(2) CASBEE for Real Estate Certification

CASBEE (Comprehensive Assessment System for Built Environment Efficiency) is a comprehensive rating system provided by the Institute for Building Environment and Energy Conservation, a nonprofit organization supervised by the Japanese government, which assesses and evaluates buildings' environmental functions based on various factors including environmentally friendly construction

¹ BELS certification started on April 1, 2016, with a five-level rating system (from Level 1 (1 star) to Level 5 (5 stars)), which was amended to a seven-level rating system after April 1, 2024. Note that BELS certification does not have an expiration date.

materials and workplace comfort/amenities, and how the building complements the local community and environment.

CASBEE Certifications are based on a five-scale system ("Rank S (excellent)", "Rank A (very good)", "Rank B+ (good)", "Rank B-(slightly inferior)" and "Rank C (inferior)"), for buildings that have been completed for more than one year.

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 initiatives on a company level as well as an invested property level. 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.

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.

For more information on the ESG initiatives of GLP J-REIT, please [click](#) here.

(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/>