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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 Yachiyo V (hereinafter, the “Property”) by submitting Letters of Intent to Nile1 GK¹, the provider of the bridge scheme, as of today.

1. Outline of Property

Property name		GLP Yachiyo V	
Type of specified asset		Real estate trust beneficiary rights	
Land	Location	686-3 Owadashinden, Yachiyo City, Chiba	
	Land area	69,128.66 sqm	
Building	Date constructed	March 2025	
	Gross floor area	133,782.18 sqm	
Property Characteristics		■ Located in the industrial park area in Yachiyo City, which is 9.9 km from the Chiba-Kita IC on the Higashi-Kanto Expressway ■ The logistics service provider, Daiwa Corporation, uses the entire building as its flagship facility in Chiba Prefecture ■ Equipped double rampways which enables vehicles accessing directly to each floor of the five-story building to support efficient logistics operations ■ The cafeteria, unmanned store and lounge are implemented in the common area and air conditioning fans are installed in the warehouse area to provide comfortable working environment	

¹ The provider of the bridge scheme (Nile1 GK) has no capital relationships nor personnel relationships with GLP J-REIT, GLPJA, and the sponsor group. The sponsor group was changed to Ares Management Corporation (NYSE: ARES), the parent company of the sponsor of GLP J-REIT effective March 1, 2025. 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.

	■ Each floor has sizable space of 25,000 sqm and it can be dividable into small spaces with minimum size of 2,900 sqm to provide flexibility ■ The seismically isolated PC construction is implemented to enhance security as well as emergency generator and groundwater supply system are equipped for business continuity purpose ■ Obtained CASBEE certification (Rank A), BELS certification (6 Star) and ZEB-Ready certification
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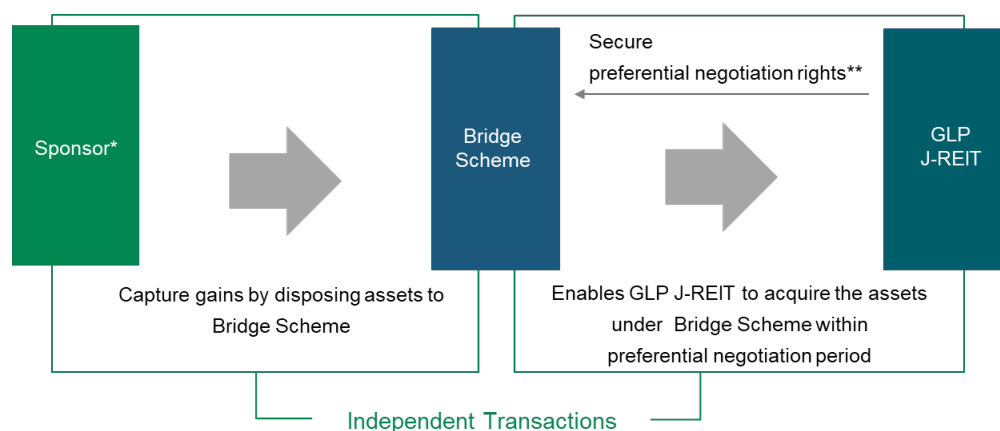
2. Background and Purpose of Obtainment of Preferential Negotiation Right

GLP J-REIT aims to enhance portfolio quality and profitability as its external growth strategy through the acquisition of properties developed by the sponsor group and properties acquired from third parties. Obtaining preferential negotiation rights through the bridge scheme as described below, GLPJA has secured opportunity to acquire Property developed by the sponsor group.

Preferential negotiation rights support 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 the sponsor 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 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/>