

May 29, 2020

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: Yoshiyuki Miura, President
Contact: Hisatake Miki, CFO & Head of
Corporate Planning Department
(TEL: 03-3289-9630)

Obtention of the Preferential Negotiation Right

GLP Japan Advisors Inc. (hereinafter “GLPJA”), to which GLP J-REIT entrusts management of its assets, hereby announces that GLPJA has submitted a Letter of Intent to Blue Logistics 5 GK (hereinafter, “BL5”) ¹²as of today with regard to obtaining of a new preferential negotiation right (hereinafter, the “Preferential Negotiation Right”) for GLP Yachiyo II (hereinafter, “this Property”) by the bridge scheme .

1. Outline of this Property

Property name		GLP Yachiyo II
Type of specified asset		Real estate trust beneficiary rights
Land	Location	8-7-2, Midorigaoka Nishi, Yachiyo, Chiba (Lot number)
	Land area	28,039.03 sqm
Building	Date constructed	March 9, 2020
	Gross floor area	54,406.44 sqm



GLP Yachiyo II

¹ BL5 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.

² BL5 includes “GLP Sayama Hidaka II” and one other property in addition to “GLP Yachiyo II”. “GLP Sayama Hidaka II” will be reorganized and incorporated from Blue Logistics 3 GK which was announced in the press release, “[Notice Concerning Obtaining and Extending of the Right of First Look](#)” dated September 30, 2019. Information on one other property is undisclosed.

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

In terms of external growth strategy, GLP J-REIT aims to expand its assets through the acquisition of properties developed by its sponsor, GLP Japan Inc. (hereinafter, “GLP Japan”) and properties acquired from third parties in order to achieve the enhancement of both portfolio quality and profitability.

By utilizing a bridge scheme³⁴ based on the Optimal Takeout Arrangement (OTA), GLPJA newly obtained the Preferential Negotiation Right for this Property developed by GLP Japan, with effective preferential negotiation period of the last day of November 2024.

“GLP Yachiyo II” is a modern BTS-type logistics facility located in a convenient location for distribution in Chiba area as well as broad area distribution in Greater Tokyo and throughout Japan. It was planned that LOCONDO, Inc., the operator of a mail-order fashion website LOCONDO.jp, would use this Property as its nation-wide distribution base at an early stage of the development. The facility is currently occupied by LOCONDO, Inc. as a sole tenant.

Through the obtention of the Preferential Negotiation Right, GLPJA aims to secure opportunities to acquire modern logistics facilities that can generate stable revenues for GLP J-REIT.

3. Future Outlook

There is no impact from Obtention 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/english>

³ GLP J-REIT refers to a strategy to retain the opportunity for acquiring properties at a lower acquisition price depending on the acquisition timing designated by GJPJA during the preferential negotiation right period as an “Optimal Takeout Arrangement (OTA),” positioning it as one of bridge schemes.

While GLPJA can exercise the Preferential Negotiation Right to obtain the properties at any time during the Preferential Negotiation Right period, GLPJA plans to exercise the Preferential Negotiation Right by taking into account market environment, etc. such as J-REIT unit price at that time when deciding to acquire the properties by exercising the Preferential Negotiation Right. Therefore, GJPJA may not exercise the Preferential Negotiation Right at the end.

⁴ OTA adopted this time is for obtaining a preferential negotiation right without entering into a sales and purchase contract to acquire assets. Therefore, it does not constitute a forward commitment (contract for sale or purchase at a later date, being contracts and the like for the settlement and transfer of goods no less than one month after the signing of the contract) as defined in the Comprehensive Guidelines for Supervision of Financial Instruments Business Operators, etc. set by the Financial Services Agency.