

February 5, 2018

For Immediate Release

Real Estate Investment Trust Securities Issuer:
 GLP J-REIT
 Shiodome City Center,
 1-5-2 Higashi-Shimbashi, Minato-ku, Tokyo
 Representative: Yoji Tatsumi, Executive Director
 (Security Code: 3281)

Asset Management Company:
 GLP Japan Advisors Inc.
 Representative: Yoji Tatsumi,
 President and CFO
 Contact: Aki Sadahiro,
 Head of Corporate Planning Department
 (TEL: 03-3289-9630)

**Notice of Determination of Scheduled Acquisition Date
 and Planned Acquisition Price Concerning the Acquisition of Assets as well as
 Lease Contract with New Tenants
 (GLP Urayasu, GLP Funabashi II, GLP Misato and GLP Maishima I)**

GLP J-REIT announces that GLP Japan Advisors Inc., to which GLP J-REIT entrusts management of its assets, decided the scheduled acquisition date, the planned acquisition price and financing for acquisition of the four properties shown below (hereinafter referred to as the “four assets planned for acquisition”) in the form of trust beneficiary interests described in its press release titled “Notice of Signing of Sales and Purchase Contract concerning Acquisition of Assets” dated August 29, 2017.

1. Overview of the acquisition

Property number	Property name	Location (city, prefecture)	Scheduled acquisition date	Planned acquisition price (million yen) (Note 1)	Appraisal value (million yen) (Note 2)	Seller (Note 3)
Tokyo-32	GLP Urayasu	Urayasu, Chiba	March 1, 2018	7,440	7,540	Sumitomo Mitsui Finance and Leasing Company, Limited
Tokyo-33	GLP Funabashi II	Funabashi, Chiba		7,789	8,130	
Tokyo-34	GLP Misato	Misato, Saitama		16,939	17,700	
Osaka-16	GLP Maishima I	Osaka, Osaka		19,390	19,400	
Total				51,560	52,770	-

- (1) Conclusion date of the sales and purchase contract: August 29, 2017
- (2) Type of specified asset: Beneficiary interest of real estate in trust
- (3) Scheduled acquisition date: Refer to the column “Scheduled acquisition date” in the table above.
- (4) Planned acquisition price: Refer to the column “Planned acquisition price” in the table above.

Disclaimer: This press release is a document for making a public announcement concerning determination of the scheduled acquisition date and planned acquisition price concerning the acquisition of assets as well as lease contract with new tenants by GLP J-REIT, and has not been prepared for the purpose of solicitation for investment. Investors are asked to ensure that they read the prospectus for the issuance of new investment units, as well as the amendments thereto (if compiled), prepared by GLP J-REIT before they invest and that they make decisions on investment at their own discretion.

- (5) Financing for acquisition: Proceeds from the issuance of new investment units as resolved at the meeting of GLP J-REIT's board of directors held on February 5, 2018, proceeds from borrowing of funds (Note 4) and cash on hand.
- (6) Settlement method: Full amount to be paid at the time of the acquisition

For the reasons and details of the assets planned for acquisition, etc., please refer to "Notice of Signing of Sales and Purchase Contract concerning Acquisition of Assets" dated as of August 29, 2017.

- (Note 1) GLP J-REIT and Sumitomo Mitsui Finance and Leasing Company, Limited ("SMFL") have signed agreements dated today on the planned acquisition price of each property. The price set forth therein is calculated by deducting the difference between the actual and estimated capital expenditure and initial acquisition costs from the acquisition price of SMFL. The estimates are also based on the performance of the four assets planned for acquisition up to January 31, 2018 and their forecast performance up to the scheduled acquisition date.
- (Note 2) The appraisal value is as of August 20, 2017. Please refer to the "Notice of Signing of Sales and Purchase Contract concerning Acquisition of Assets" dated August 29, 2017.
- (Note 3) SMFL acquired the four assets planned for acquisition from the sellers at the total acquisition price of 51,600 million yen (GLP Urayasu: 7,450 million yen, GLP Funabashi II: 7,800 million yen, GLP Misato: 16,950 million yen, GLP Maishima I: 19,400 million yen) on September 1, 2017.
- (Note 4) GLP J-REIT will announce the details of borrowing when they are determined.

2. Reasons for determination of scheduled acquisition date and planned acquisition price as well as lease contract with new tenants

As described in the press releases titled "Notice Concerning Issuance of New Investment Units and Secondary Offering of Investment Units" as well as "Notice of Acquisition of Assets and Lease Contract with New Tenants (Real Estate Trust Beneficiary Interests and Solar Panels Trust Beneficiary Interests)" dated today, GLP J-REIT has determined to raise funds through the issuance of new investment units to acquire two real estate properties (GLP Soja I and GLP Soja II) and the thirteen solar panels. Consequently, GLP J-REIT has decided to acquire the four assets planned for acquisition which are conveniently-located and is expected to generate stable earnings with the aim of enhancing the quality of our portfolio and the stability of cash distributions from a medium- to long-term perspective and operational efficiency based on GLP J-REIT's objective of implementing asset management to secure both steady income over the medium to long term and the steady growth of its asset value.

GLP J-REIT and SMFL have signed agreements dated today on the planned acquisition price of each property. The price set forth therein is calculated by deducting the difference between the actual and estimated capital expenditure and initial acquisition costs from the acquisition price of SMFL. The estimates are also based on the performance of the four assets planned for acquisition up to January 31, 2018 and their forecast performance up to the scheduled acquisition date.

GLP J-REIT will endeavor to further strengthen its highly-competitive portfolio with high-quality assets while continuing to capture opportunities to acquire high-quality, modern logistics facilities that are expected to generate a steady revenue stream in the future.

The tenants of the four assets planned for acquisition are in line with the selection criteria described in the "Report on the Management Structure and System of the Issuer of Real Estate Investment Trust Units and Related Parties" dated November 29, 2017.

3. Transactions with interested parties, etc.

Furthermore, the property management company of the four assets planned for acquisition will be GLP Japan Inc., which is a major shareholder and parent company of the asset management company. This entity is an interested party under Article 201 of the Investment Trust Act as well as Article 123 of the Enforcement Order of the Investment Trust Act and corresponds to an interested party under the "regulations concerning transactions with interested parties", which are internal regulations of the asset management company. As such, the asset management company has completed procedures for

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retention of this entity for property management works of each asset planned for acquisition based on the regulations on transactions with interested parties.

4. Future Outlook

As to the outlook of the operating status of GLP J-REIT for the fiscal period ending August 2018 (March 1, 2018 to August 31, 2018) and the fiscal period ending February 2019 (September 1, 2018 to February 28, 2019), please refer to the announcement titled "Announcement of Amendment of Forecast Concerning Operating Status and Distribution for the Fiscal Period Ending August 31, 2018 and Forecast for the Fiscal Period Ending February 28, 2019" announced today.

*GLP J-REIT website address: <http://www.glpjreit.com/english>

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