

April 24, 2015

For Immediate Release

Real Estate Investment Trust Securities Issuer:
GLP J-REIT
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Representative: Masato Miki, Executive Director
(Security Code: 3281)

Asset Management Company:
GLP Japan Advisors Inc.
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Notice of Acquisition of Asset

GLP Japan Advisors Inc., to which GLP J-REIT (“GLP J-REIT”) entrusts management of its assets, has made a determination today to acquire the property shown below (hereinafter referred to as “asset planned for acquisition”) in the form of trust beneficiary interest described in below.

1. Overview of the acquisition

Property number	Property name	Location (city or ward, prefecture)	Scheduled acquisition date	Acquisition price (million yen)	Seller
Osaka-14	GLP Kobe-Nishi	Kobe, Hyogo	May 1, 2015	7,150	Kobe-Nishi Logistics Special Purpose Company

- (1) Agreement date: April 24, 2015
(2) Scheduled acquisition date: Refer to the item “Scheduled acquisition date” in the table above.
(3) Seller: Refer to “4. Seller Profile” below.
(4) Financing for acquisition: Proceeds from borrowing of funds and cash on hand (Note)
(5) Settlement method: To be paid in a lump sum upon delivery.

(Note) Please refer to GLP J-REIT press release “Notice Concerning Borrowing of Funds” announced today.

2. Reason for the acquisition

The asset planned for acquisition, namely GLP Kobe-Nishi, is situated within Kobe Techno Logistics Park (Kobe Industrial Complex) located approximately 0.6 km from the Kobe Nishi Interchange of the Sanyo Expressway. The property is a large-scale modern logistics facility with a gross floor area of 36,436 m² consisting of four floors above ground.

The development of this facility was undertaken by GLP Japan Development Venture, a joint enterprise founded on an equal ownership basis by GLP Group, the sponsor of GLP J-REIT, and the Canadian Pension Plan Investment Board (CPPIB). Construction was completed in January 2015. A long-term lease contract is concluded with Trinet Logistics Co., Ltd., a major 3PL company, which is expected to secure a stable cash flow.

The asset planned for acquisition is expected to create stable income pursuant to GLP J-REIT's objective of implementing asset management to secure both steady income over the medium to long term and steady growth of our asset value. Through the acquisition of GLP Kobe-Nishi, GLP J-REIT aims to further reinforce its competitive best-in-class portfolio.

Furthermore, this facility is equipped with a solar power generation system, which is planned to be leased to a solar power provider once the acquisition process is completed. The rent will be linked to income earned by the lessee from its power sales business. However, the influence of the variable rent on the total rent revenue of the portfolio is expected to be minimal.

3. Details of the asset planned for acquisition

The following tables provide an overview of the property in trust and the associated trust beneficiary rights, which are the asset planned for acquisition.

Furthermore, explanations of the items described in the respective columns of the tables are as follows:

- (1) "Scheduled acquisition date" is the date written in the trust beneficiary right purchase and sales agreement of asset planned for acquisition.
- (2) "Type of specified asset" indicates the type of the asset planned for acquisition at the time of acquisition.
- (3) "Planned acquisition price" indicates the sale price of the trust beneficiary right (excluding tax) indicated in the trust beneficiary right sales agreement relating to the respective asset planned for acquisition.
- (4) "Location" of "Land" indicates the residential address. For the property that has no residential address, the building address on the registry is indicated. For that property that has multiple addresses, one of the addresses on the registry is indicated.
- (5) "Land area" of "Land" is based on what is described in the registry, and may not necessarily be identical with the actual figure.
- (6) "Zoning" of "Land" indicates the type of zoning as depicted in Article 8-1-1 of the City Planning Act (Act No. 100 of 1968).
- (7) "FAR" of "Land" represents the ratio of the total floor area of building to the site area, as depicted in Article 52 of the Building Standards Act (Act No. 201 of 1950), and indicates the upper limit of the floor area ratio as determined in city planning in accordance with zoning regulations.
- (8) "BCR" of "Land" represents the ratio of the building area of building to the site area, as depicted in Article 53 of the Building Standards Act, and indicates the upper limit of the building coverage ratio as determined in city planning in accordance with the zoning regulations.
- (9) "Type of ownership" of Land and Building indicates the type of right owned by the trustee.
- (10) "Date constructed" of Building indicates, as a rule, the registered date when the main building was newly completed.
- (11) "Construction / No. of floors" and "Use" of Building is based on the description of the main building on the registry.
- (12) "Gross floor area" of Building is based on the description on the registry, and does not include annex buildings.
- (13) "Master lessee" is the master lease company which concludes the master lease agreement for real estate and subleased to end-tenant.
- (14) "Pass-through master lease" indicated in "Type of master lease" refers to master lease agreement that has no rent guarantee.
- (15) "Collateral" indicates the collateral for which GLP J-REIT is responsible.
- (16) "Appraisal value" indicates the appraisal value as of the end of March 2015 described in the respective real estate appraisal report that was prepared by real estate appraiser retained by GLP J-REIT.

- (17) “Number of tenants” of “Details of tenants” indicates the sum of the number of lease contracts for the buildings described in the respective lease contracts for each real estate. Furthermore, when master lease contract is concluded for the real estate, the number of end tenants is indicated.
- (18) “Leased area” of “Details of tenants” indicates the sum of the leased area of the buildings described in the respective lease contracts related to each real estate as of the end of June 2014.
- (19) “Remarks” indicates items believed to be important in consideration of their impact on the rights and duties, use and safety, as well as the appraisal value, profitability and possibility of disposal of the real estate, as of the date of this press release, and includes the following items:
- Major restrictions or regulations under laws and other rules
 - Major burdens or restrictions related to rights and duties
 - Major matters concerning leases agreed with tenants or end tenants, or major status information, etc. regarding property use by tenants or end tenants
 - Major matters when there are structures that cross the real estate borders or when there are problems in confirming the real estate borders.

(Osaka-14) GLP Kobe-Nishi

Property name		GLP Kobe-Nishi
Type of specified asset		Real estate trust beneficiary rights
Scheduled date of acquisition		May 1, 2015
Planned acquisition price		7,150 million yen
Trust start date		May 1, 2015
Trustee		Mitsubishi UFJ Trust and Banking Corporation
Trust expiration date		May 31, 2025
Land	Location	7-1-1, Mitsugaoka, Nishi-ku, Kobe, Hyogo (lot number)
	Land area	20,999.95 m ²
	Zoning	Quasi-industrial district
	FAR / BCR	200% / 60%
	Type of ownership	Ownership
Building	Date constructed	January 8, 2015
	Construction / No. of floors	Four-steel-frame building with alloy plating steel sheet roof
	Gross floor area	35,552.00 m ²
	Use	Warehouse
	Type of ownership	Ownership
Master lessee		GLP J-REIT Master Lease Godo Kaisha
Type of master lease		Pass-through master lease
Property manager		Global Logistic Properties Inc.
Collateral		None
Appraisal value		7,150 million yen
Appraiser		Japan Real Estate Institute
Details of tenants		
	Number of tenants	1 (Note 1)
	Major tenant	Trinet Logistics Co., Ltd.
	Annual contracted rent	- (Note) (Note 3)
	Leasehold and security deposits	- (Note)
	Leased area	35,417.31 m ² (Note 2)
	Leasable area	35,417.31 m ² (Note 2)
	Occupancy rate	100.0% (Note 2)
Remarks		For a portion of the land on this property, Kobe City government has right of repurchase and the right of repurchase is registered. (Effective through February 3, 2024)
(Note) Unable to disclose as consent has not been obtained from the tenant.		

Note 1 "Number of tenants" does not include the tenant which leases solar power generation system. Furthermore, the tenant is GLP J-REIT Solar GK, which business includes sales of electric power generated through the solar power generation system.

Note 2 Leased area, leasable area and occupancy rate are the figures that do not include the leased area of the solar power generation system shown in note 1.

Note 3 The lease contract with a tenant for the solar power generation system is linked to solar power sales. Furthermore, based on the appraisal NOI, the annual net operating income through leases of solar power generation system is approximately 6% of the total annual net operating income.

4. Seller Profile

Trade name	Kobe Nishi Logistics Special Purpose Company
Head office address	Shiodome City Center, 1-5-2 Higashi-Shimbashi, Minato-ku, Tokyo
Representative's position title and name	Kazuhiro Matsuzawa, Director
Capital	1,036.8 million yen
Major shareholders	Specific equity member: Kobe Nishi Pte. Ltd. Preferred equity member: Kobe Nishi Pte. Ltd. / GLP Neptune GK
Major business	1. Acceptance of specified asset, and management and disposal thereof 2. All other operations incidental and related to securitization of the said specified asset
Relationship with either GLP J-REIT or the asset management company	An affiliate of Global Logistics Properties Limited, a parent company, etc. of the asset management company, has invested in specified equity, it is a Special Purpose Company for which Global Logistics Properties Inc., the asset management company's parent, engages in investment advisory duties

5. Status of seller, etc.

Acquisition of property from specially related party is described below. The following table indicates (1) company name/name, (2) relationship with the specially related party, and (3) transaction history, reasons, etc.

Property Name (Location)	Previous Owner, Trust Beneficiary	Owner, Trust Beneficiary Prior to Previous One
	(1),(2),(3) Acquisition (transfer) price Timing of acquisition (transfer)	(1),(2),(3) Acquisition (transfer) price Timing of acquisition (transfer)
GLP Kobe-Nishi (Kobe, Hyogo)	(1) Kobe Nishi Logistics Special Purpose Company (2) A Special Purpose Company 50% effectively owned by Global Logistics Properties Limited, the parent company, etc. of the asset management company (3) Acquired for the purpose of development (retention period: more than one year)	-
	Omitted as the holding period was longer than one year.	
	February 2014 (land)	

(Note) "Owner, Trust Beneficiary Prior to Previous One" is omitted for properties that were acquired for the purpose of development by the sellers.

6. Transactions with interested parties, etc.

The seller of the asset planned for acquisition is the affiliate of Global Logistic Properties Limited, the parent company, etc. of the asset management company. This entity is interested parties 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 interested parties under the "regulations concerning transactions with interested parties," which are internal regulations of the asset management company. As such, the asset management company and these entities have completed procedures based on the regulations on transactions with interested parties for executing the transaction for the asset planned for acquisition.

Furthermore, the property management company of the asset planned for acquisition will be Global Logistic Properties Inc., which is a parent company of the asset management company and GLP J-REIT Solar GK, the lessee of the solar power generation system, will be the subsidiary of Global Logistic Properties Inc. These entities are interested parties under Article 201 of the Investment Trust Act as well as Article 123 of the Enforcement Order of the Investment Trust Act and correspond 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 and these entities have completed procedures based on the regulations on transactions with interested parties for outsourcing the property management services of the asset planned for acquisition or leasing of the solar power generation system.

7. Status of broker

There is no broker with regard to this transaction.

8. Future outlook

The financial impact from this acquisition is immaterial and GLP J-REIT makes no change in the future outlook of earnings forecasts for the fiscal period ending August 2015 (March 1, 2015 to August 31, 2015) and the fiscal period ending February 2016 (September 1, 2015 to February 29, 2016) disclosed in “Summary of Financial Results (REIT) for the 6th Fiscal Period Ended February 28, 2015” on April 14, 2015.

9. Outline of appraisal

Appraisal value	7,150 million yen
Real estate appraiser	Japan Real Estate Institute Research & Study Dept.
Date of appraisal	March 31, 2015

Item	Details	Outline
Income approach value	7,150 million yen	
Direct capitalization approach	7,220 million yen	
Operating revenues	Not disclosed (Note)	
Total potential revenue	Not disclosed (Note)	
Loss such as vacancy	Not disclosed (Note)	
Operating expenses	Not disclosed (Note)	
Maintenance	Not disclosed (Note)	
Utilities expenses	Not disclosed (Note)	
Repairs	Not disclosed (Note)	
Property management fee	Not disclosed (Note)	
Expenses for recruiting tenants	Not disclosed (Note)	
Real estate taxes	Not disclosed (Note)	
Casualty insurance premium	Not disclosed (Note)	
Other expenses	Not disclosed (Note)	
Net operating income	389 million yen	Out of 389 million yen, 24 million yen is related to the solar power system.
Profit on the investment of a lump sum	Not disclosed (Note)	
Capital expenditure	Not disclosed (Note)	
Net cash flow	382 million yen	
Capitalization rate	5.3%	Assessed mainly based on capitalization rate of logistics facilities in precedent market transactions, supported by regional characteristics and uniqueness as well as stability of net operating income of the property
DCF method	7,070 million yen	
Discount rate	5.2%	Assessed by considering regional characteristics and uniqueness of the property
Terminal cap rate	5.8%	Assessed based on capitalization rate adjusted by future uncertainly risks etc.
Cost approach	6,800 million yen	
Land percentage	30.1%	
Building percentage	65.3%	
Percentage of solar power generation system	4.7%	

(Note) GLP J-REIT has not disclosed these items because it has judged the disclosure may cause disadvantage to investors.

Points of attention in the determination of appraisal value	In deciding the appraisal value of this property, the appraiser used an income approach that appropriately reflects investors' investment profitability as a standard, after verifying the value indicated by the cost approach. The appraiser chose this approach by taking into account the following factors; 1) the fact that the real estate investors tend to use income approach for real estate valuation, 2) the reason for GLP J-REIT as a real estate investor to obtain the appraisal of this property, and 3) the fact that the property is classified as a rental asset for investment.
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10. Other matters necessary for investors to properly understand and judge the related information

This facility includes a solar power generation system, which is planned to be leased to a solar power provider once the acquisition process is completed. Under the lease agreement, the rent will be linked to income earned by the lessee from its power sales business. This may cause some variance in the rent income received by GLP J-REIT according to the lessee's sales performance. The solar power sales business is exposed to a number of risk factors, including weather conditions, competition among electricity power providers, and government policies and regulations. However, out of the total net operating income from the facility, the portion related to the above lessee is estimated to be approximately 6%, which can be viewed as immaterial relative to the total property income and even more immaterial to the total portfolio income. Therefore, the possible influence of risks involving the lessee's business on the income of GLP J-REIT through the variable rent is expected to be minimal and limited.

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

<APPENDIX>

Appendix 1 Summary of the Engineering Reports and the Portfolio Seismic Review Report

Appendix 2 List of portfolio after acquisition of asset planned for acquisition

<APPENDIX>

Appendix 1 Summary of the Engineering Reports and the Portfolio Seismic Review Report

Property number	Property name	Engineering firm	Report date	Emergency and short-term repair and maintenance costs (thousand yen) ^(Notes 1,2)	Medium- to long-term repair and maintenance costs (thousand yen) ^(Notes 1,3)	PML (%) ^(Note 4)
Osaka-14	GLP Kobe-Nishi	Deloitte Tohmatsu Property Risk Solution Co., Ltd.	January 28, 2015	—	57,340	6.2
Portfolio PML (Note 4)						2.36

(Note 1) Emergency and short-term repair and maintenance costs and medium- to long-term repair and maintenance costs are as set forth in the Engineering Report of each property.

(Note 2) Emergency and short-term repair and maintenance costs are the repair and maintenance costs that are expected to be required within 12 months from the date of the report.

(Note 3) Medium- to long-term repair and maintenance costs are the repair and maintenance costs that are expected to be required within 12 years from the date of the report.

(Note 4) The PML of the property is based on the Engineering Report dated January 28, 2015. The portfolio PML is based on the Portfolio Seismic Review Report dated April 13, 2015, which covers a total of 54 properties, consisting of 53 held currently and the asset planned for acquisition. For calculating the PML and the portfolio PML, the currently established influence of the Great East Japan Earthquake is factored in.

Appendix 2 List of portfolio after acquisition of asset planned for acquisition

Region	Property number	Property name	Acquisition price (plan) (million yen) (Note 1)	Share (%) (Note 2)	Appraisal value (million yen) (Note 3)	(Scheduled) Date of acquisition
Existing properties						
Tokyo	Tokyo-1	GLP Tokyo	22,700	6.6	25,400	January 4, 2013
Tokyo	Tokyo-2	GLP Higashi-Ogishima	4,980	1.4	5,820	January 4, 2013
Tokyo	Tokyo-3	GLP Akishima	7,160	2.1	8,060	January 4, 2013
Tokyo	Tokyo-4	GLP Tomisato	4,990	1.4	5,370	January 4, 2013
Tokyo	Tokyo-5	GLP Narashino II	15,220	4.4	18,200	January 4, 2013
Tokyo	Tokyo-6	GLP Funabashi	1,720	0.5	1,840	January 4, 2013
Tokyo	Tokyo-7	GLP Kazo	11,500	3.3	12,900	January 4, 2013
Tokyo	Tokyo-8	GLP Fukaya	2,380	0.7	2,660	January 4, 2013
Tokyo	Tokyo-9	GLP Sugito II	19,000	5.5	21,000	January 4, 2013
Tokyo	Tokyo-10	GLP Iwatsuki	6,940	2.0	7,630	January 4, 2013
Tokyo	Tokyo-11	GLP Kasukabe	4,240	1.2	4,640	January 4, 2013
Tokyo	Tokyo-12	GLP Koshigaya II	9,780	2.8	10,700	January 4, 2013
Tokyo	Tokyo-13	GLP Misato II	14,600	4.2	16,400	January 4, 2013
Tokyo	Tokyo-14	GLP Tatsumi	4,960	1.4	5,640	February 1, 2013
Tokyo	Tokyo-15	GLP Hamura	7,660	2.2	8,520	October 1, 2013
Tokyo	Tokyo-16	GLP Funabashi III	3,050	0.9	3,710	October 1, 2013
Tokyo	Tokyo-17	GLP Sodegaura	6,150	1.8	7,280	October 1, 2013
Tokyo	Tokyo-18	GLP Urayasu III	18,200	5.3	19,300	March 3, 2014
Tokyo	Tokyo-19	GLP Tatsumi Ila	6,694	1.9	7,210	April 1, 2014
Tokyo	Tokyo-20	GLP Tatsumi IIb	1,056	0.3	1,140	April 1, 2014
Tokyo	Tokyo-21	GLP Tokyo II	36,100	10.4	36,700	September 2, 2014
Tokyo	Tokyo-22	GLP Okegawa	2,420	0.7	2,530	September 2, 2014
Osaka	Osaka-1	GLP Hirakata	4,750	1.4	5,000	January 4, 2013
Osaka	Osaka-2	GLP Hirakata II	7,940	2.3	8,380	January 4, 2013
Osaka	Osaka-3	GLP Maishima II	8,970	2.6	10,200	January 4, 2013
Osaka	Osaka-4	GLP Tsumori	1,990	0.6	2,160	January 4, 2013
Osaka	Osaka-5	GLP Rokko	5,160	1.5	5,540	January 4, 2013
Osaka	Osaka-6	GLP Amagasaki	24,500	7.1	25,900	January 4, 2013
Osaka	Osaka-7	GLP Amagasaki II	2,040	0.6	2,160	January 4, 2013
Osaka	Osaka-8	GLP Nara	2,410	0.7	2,700	January 4, 2013
Osaka	Osaka-9	GLP Sakai	2,000	0.6	2,120	February 1, 2013
Osaka	Osaka-10	GLP Rokko II	3,430	1.0	4,060	October 1, 2013
Osaka	Osaka-11	GLP Kadoma	2,430	0.7	2,660	September 2, 2014
Osaka	Osaka-12	GLP Seishin	1,470	0.4	1,510	September 2, 2014
Osaka	Osaka-13	GLP Fukusaki	3,640	1.1	3,920	September 2, 2014
Other	Other-1	GLP Morioka	808	0.2	855	January 4, 2013
Other	Other-2	GLP Tomiya	2,820	0.8	2,950	January 4, 2013
Other	Other-3	GLP Koriyama I	4,100	1.2	4,360	January 4, 2013
Other	Other-4	GLP Koriyama III	2,620	0.8	2,690	January 4, 2013
Other	Other-5	GLP Tokai	6,210	1.8	7,040	January 4, 2013
Other	Other-6	GLP Hayashima	1,190	0.3	1,280	January 4, 2013
Other	Other-7	GLP Hayashima II	2,460	0.7	2,570	January 4, 2013
Other	Other-8	GLP Kiyama	4,760	1.4	5,160	January 4, 2013
Other	Other-9	GLP Tosu III	793	0.2	880	January 4, 2013
Other	Other-10	GLP Sendai	5,620	1.6	6,170	February 1, 2013
Other	Other-11	GLP Ebetsu	1,580	0.5	1,930	October 1, 2013
Other	Other-12	GLP Kuwana	3,650	1.1	4,200	October 1, 2013
Other	Other-13	GLP Hatsukaichi	1,980	0.6	2,310	October 1, 2013
Other	Other-14	GLP Komaki	10,300	3.0	11,000	March 3, 2014
Other	Other-15	GLP Ogimachi	1,460	0.4	1,510	September 2, 2014
Other	Other-16	GLP Hiroshima	3,740	1.1	3,870	September 2, 2014
Other	Other-17	GLP Fukuoka	1,520	0.4	1,600	September 2, 2014
Other	Other-18	GLP Chikushino	1,050	0.3	1,260	September 2, 2014
Subtotal			338,891	97.9	370,595	-
Asset planned for acquisition						
Osaka	Osaka-14	GLP Kobe-Nishi	7,150	2.1	7,150	May 1, 2015
Total			346,041	100.0	377,745	

- (Note 1) The (planned) acquisition price is the trading value for each real estate or trust beneficiary right included in sales agreements (excludes acquisition-related expenses and consumption tax, etc.).
- (Note 2) Share is the ratio of the (planned) acquisition price of each real estate or real estate in trust to the total price and is rounded to the second decimal place.
- (Note 3) As for appraisal values of existing assets values that were appraised or investigated by a real estate appraiser as of the time of pricing at the end of February 2015 are stated based on the asset valuation method and standards, which are provided in GLP J-REIT regulations, and the regulations of the Investment Trusts Association, Japan. As for asset planned for acquisition, it appraisal value at the time of pricing at the end of March 2015 is indicated.

Key Features of GLP Kobe-Nishi Acquisition

Strategic external growth through multi-channel sourcing

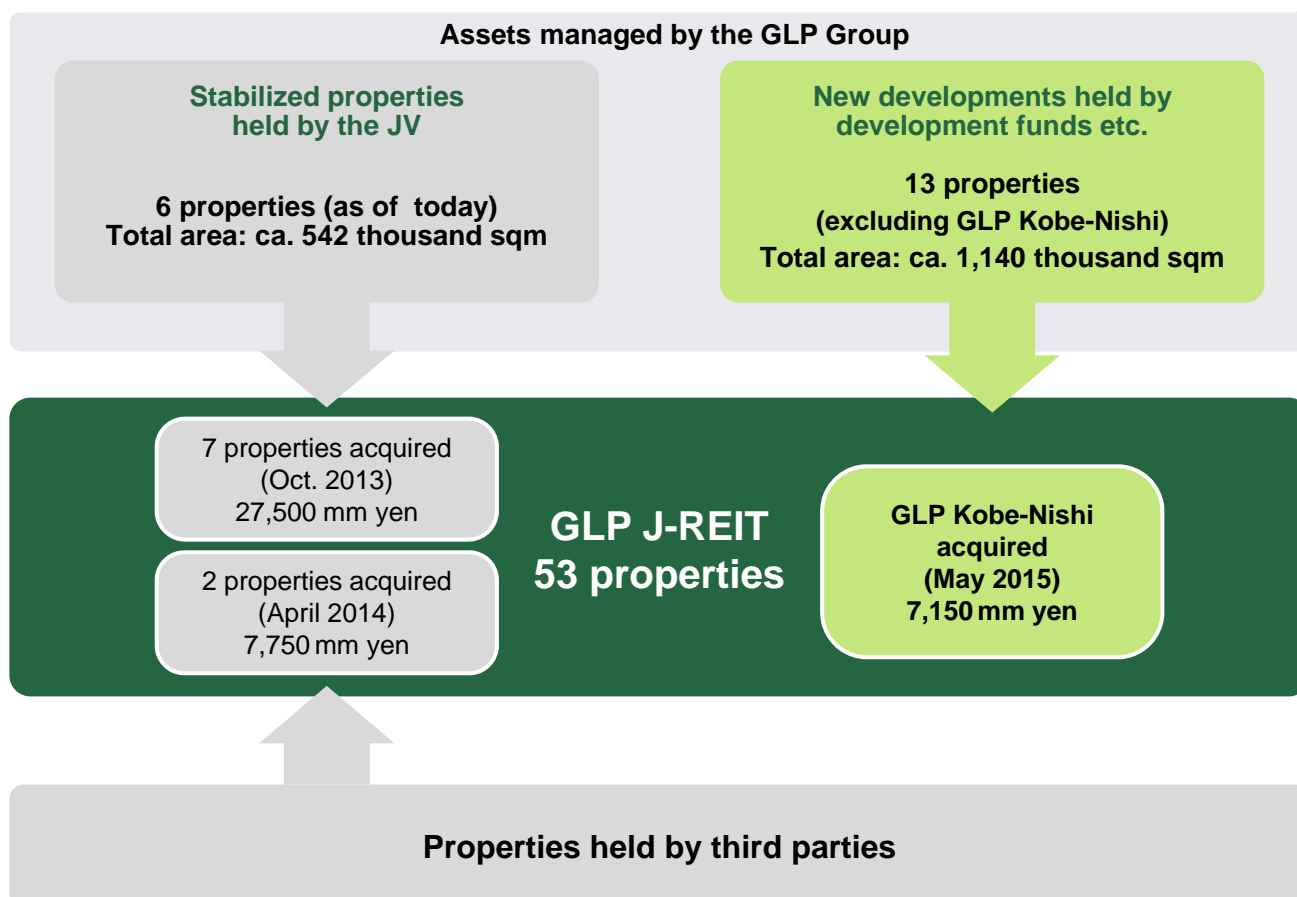
Feature 1: First-ever acquisition from the GLP Group's development fund

GLP Kobe-Nishi, the asset planned for acquisition, was developed by GLP Japan Development Venture, founded by the GLP Group and the Canada Pension Plan Investment Board (CPPIB) on an equal ownership basis in August 2011. GLP Group has undertaken a total of 14 development projects of modern logistics facilities, including completed projects mainly through this development fund.

This acquisition marks the first time that GLP J-REIT has ever acquired a property from the development fund's portfolio. In light of the recent logistic J-REIT market for prime properties becoming highly competitive, the deal was sought and reached through a one-on-one negotiation.

The basic external growth strategy of GLP J-REIT is to pursue acquisitions through the RoFL¹ agreement with the GLP Group. At the same time, GLP J-REIT has been pursuing opportunities through non-RoFL channels, and acquired a total of 9 non-RoFL properties after IPO. These comprise 7 properties (27.5 billion yen) from the joint venture fund managed by the GLP Group and 2 properties (7.7 billion yen) from outside the Group. The acquisition of GLP Kobe-Nishi from a development fund represents an established new non-RoFL channel in addition to the proven existing sourcing capabilities.

Non-RoFL acquisition opportunities



1. "RoFL" refers to right of first look, which is a contractual right that obliges the sponsor to provide the information about the sales of its properties to GLP J-REIT and undergo exclusive good faith negotiations with GLP J-REIT before negotiating with other parties. The sponsor has no obligation to sell any properties subject to our right of first look.

Feature 2: Lease & Specification



GLP Kobe-Nishi



Warehouse



Elevator / Vertical conveyor



Truck berth

Stable cash flow from long-term lease

The property has a long-term lease agreement concluded with Trinet Logistics Co., Ltd. (TNL), a leading 3PL provider. TNL will use this facility as its core base in the Kansai region, and meet the needs of two cargo owners from apparel and beverage manufacturing sectors for distribution across the Kansai region and western Japan, respectively. The long-term lease with steady tenant needs will provide GLP J-REIT with stable cash flow.

Facility developed by the GLP Group

GLP Kobe-Nishi is a modern logistics facility developed by the GLP Group with its accumulated expertise. The specification includes a floor loading capacity of 1.5 t/sqm, a ceiling height of 5.5 m, and truck berths on two sides of the property. Especially three freight elevators and seven vertical conveyers offer outstanding vertical conveying capability. Also, a large space is provided for vehicle and bicycle parking lots intended to serve convenience for employees.

Environmental-friendly features

GLP Kobe-Nishi has number of environmental-friendly items such as LED lighting, solar panels, energy-saving materials used for roofs and external walls and extensive greenery areas. Owing to these features, the facility has been graded as "A" under the CASBEE Kobe certification system.



LED Lighting



Solar panels

Feature 3: Location

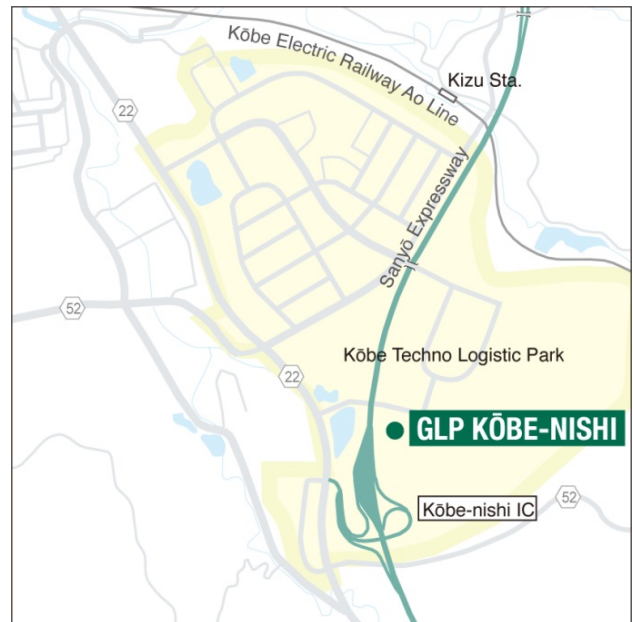
Access to major cities in western Japan

GLP Kobe-Nishi is located 0.6 km from the KobeNishi IC of the Sanyo Expressway that directly connects to the national mainline highway network. This superior road network accessibility will serve logistics operators well in providing distribution services over a wide area of western Japan, including major consumption areas.



Connectivity to land, air and sea routes

The facility is located in an area developed to deliver smooth transportation to and from Kobe Port, a relay station for sea transport, and airports in the Osaka area. Combining this connectivity to air and sea networks with the direct link to the inland highway network, the location provides favorable conditions for various types of cargo shipments.



Scarce inland location

GLP Kobe-Nishi is situated within “Kobe Techno Logistics Park”, an inland logistic complex developed by Kobe City. The park provides an advanced logistics environment with large green spaces. Also, this area has a high scarcity value in the inland area of Kobe, the mountainous city where industrial developments are concentrated in bayshore areas.

Suitable location for BCP

The facility has been built on a firm, solid foundation in an inland area. These conditions provide tenants and cargo owners with a great advantage in promoting BCP initiatives particularly in the case of earthquake or tsunami.