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For Immediate Release

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Obtainment of BELS and ZEB Certifications

GLP J-REIT announces today that GLP-MFLP Ichikawa Shiohama has received a five-star rating, the highest rating under the Building-Housing Energy-efficiency Labeling System (“BELS”), and has also received a “ZEB Ready” evaluation, as outlined below.

1. Property that newly obtained BELS and ZEB Certifications

(Tokyo-28) GLP-MFLP Ichikawa Shiohama

BELS Certification Rank	ZEB Certification	Location	Gross floor area	Land area	Date Constructed
Five stars ★★★★★	ZEB Ready	Ichikawa, Chiba	104,963 sqm	52,887 sqm	January 14, 2014

(Note) Evaluator: Center for Better Living



2. Overview of BELS and ZEB

BELS is a third party certification system in Japan that displays the energy saving performance of buildings. From April 2016, real estate companies (and others) are required to strive 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”). The concrete display method is stipulated in the guidelines for energy saving performance display of buildings, BELS is evaluated based on the same guideline, and the evaluation result is represented by a number of stars (one star “★” to five stars “★★★★★”).

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, solar shading, natural energy and high-efficiency equipment, coupled with creating energy by photovoltaic power generation (or other energy generating methods), while maintaining a comfortable environment. Since the Building Energy Index (BEI), which is used for BELS evaluation, is also used for ZEB evaluation, it is possible 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.hyoukakyokai.or.jp/bels/bels.html>

* ZEB (Japanese only): <http://www.env.go.jp/earth/zeb/index.html>

3. GLP J-REIT’s Future Initiatives

GLP J-REIT together in collaboration with our sponsor group, the GLP Group, gives the utmost consideration to environmental protection, and fulfills its social responsibilities in ensuring the health and safety of its employees and customers as well as of local communities.

As a key confirmation of our overarching commitment to integrating such social responsibilities for the sustainability of the society into the heart of our business practices, we have established various policies including our Environmental, Social and Governance (ESG) policies, and have taken various individual initiatives on a company as well as investment property basis.

This stance toward sustainability is also underpinned by the stated mission of GLP Group, which is to “create best-in-class logistics facilities by maximizing value for all stakeholders including our investors, customers and communities in which we live and operate”, and the BELS and ZEB certifications granted to the above property is part of its execution.

GLP J-REIT will continuously and actively make efforts to contribute for realizing sustainable society through its investment and asset management of logistic properties.

GLP J-REIT website address: <https://www.glpjreit.com/en/>