

Semi-Annual Report

Feb 2020 Fiscal Period

from September 1, 2019 to February 29, 2020



To Our Unitholders

On behalf of GLP J-REIT, I am pleased to present the financial results for the 16th fiscal period, ended in February 2020.

Although the outlook for the economy is uncertain due to the impact of the outbreak of the novel coronavirus, demand for modern logistics facilities remains strong due to further expansion of e-commerce, and GLP J-REIT continues to grow steadily.

The GLP Group continued to achieve a high rate of increase in rents for the 16th period, backed by its strong network of tenants and solid demand for its highly competitive logistics facilities. As a result, rents have risen for the 15th consecutive period since the listing, and strong internal growth has been maintained.

In addition, in terms of external growth, GLP J-REIT added a total of six new properties subject to RoFL (Rights-of-First-Look), including four properties developed by GLP Japan Inc. and two properties acquired from third parties, into its bridge SPC. As a result, GLP J-REIT now holds 13 properties subject to RoFL in total, securing flexible external growth opportunities in the future.

On the financial front, through a refinancing (3,250 million yen, for seven years) in January 2020, GLP J-REIT took advantage of its high credit rating to lower interest rate costs by 0.71% with the same tenure as the previous loan and reduce annual interest expenses by 23 million yen.

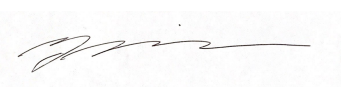
In ESG-related initiatives, GLP J-REIT promoted various activities, which include acquiring its fourth consecutive 4 Star rating in the GRESB Real Estate Assessment in 2019, issuing new green bonds (GLP J-REIT 14th bonds, total issue amount: 5,000 million yen), obtaining CASBEE for Real Estate Certifications for three properties including GLP Noda-Yoshiharu, and enhancing cooperation with tenants through the concluding of green lease contracts. In addition, it has been decided to establish an Employee Stock Ownership Plan (ESOP) targeting officers and employees of GLP Japan Inc. and GLP J-REIT's asset management company in May 2020 (tentative schedule), under a policy of further enhancing the alignment of interests with our unitholders.

As a result of the above, the 16th period ended with an operating revenue of 18,841 million yen and a net income of 8,875 million yen. The total dividend is 2,609 yen per unit, comprising a dividend of 2,315 yen per unit and an optimal payable distribution per unit of 294 yen, which exceeded our initial forecast for the February 2020 period by 39 yen (1.5%).

The dividend per unit for the 17th period (August 2020 period) is expected to be 2,624 yen, which will exceed our initial forecast for the February 2020 period by 35 yen. Our forecasts have been revised upward since an increase in rental revenues is expected as a result of the rise in anticipated occupancy rate.

GLP J-REIT is determined to maximize investor value through its best-in-class asset management services, recognized both in Japan and around the world, by continuing to harness the GLP Group's extensive experience in operating logistics facilities in the future.

I thank you for your ongoing support.



Yoshiyuki Miura
Executive Director, GLP J-REIT



Yoshiyuki Miura
Executive Director, GLP J-REIT



Financial Highlights

	Feb 2020 Initial Forecast (in Oct 2019)	Feb 2020 Actual	Aug 2020 Forecast
Dividend per unit	2,570 yen	2,609 yen	2,624 yen
Property-related revenues	15,755 mm. yen	15,872 mm. yen	16,077 mm. yen
Average occupancy rate	99.5%	99.7%	99.8%

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Overview of GLP

Investment in Modern Logistics Facilities

1 Top-tier asset size (Note 1) **607.9** bn yen
among logistics J-REITs

2 Continuous commitment from GLP Group,
which is the largest logistics operator in Japan

3 Largest pipeline (Note 2)
among logistics J-REITs

Number of properties **49**
Gross floor area **4.01** mm sqm

4 Growth and stability

3 Years (6 fiscal periods)
Average Annual Rent Increase (Note 3) **+3.6%**
Occupancy (Note 4) **99.7%**

5 Financial soundness

JCR credit rating **AA** (Stable)
Net asset LTV **44.6%**

(Note 1) "Asset size" is based on the acquisition price as of the end of February 2020.

(Note 2) "Pipeline" is the total gross floor area for RoFL properties and properties owned by JV funds as of April 15, 2020.

(Note 3) "Average annual rent increase" is a rounded number calculated at weighted average method among renewed or replaced tenants with increased rents over the three-year period ended February 29, 2020 (based on leased area). Also, it is calculated based on only warehouse area for multi type properties, while for BTS type properties, it is calculated based on total leasable area including office space. The calculation is based on monthly rent and common-area charge stipulated in the lease contract excluding free rent arrangements.

(Note 4) "Occupancy" is calculated by rounding off the average occupancy at the end of each month. Occupancy at the end of each month refers to the ratio of "total leased area" to "total leasable area" of each asset as of the end of the relevant month.

Investment Target

Our investment is intended to focus on "modern logistics facilities," which we define as large-scale, highly functional leasable logistics facilities. This policy is strategically developed based on our market analysis, which tells us that demand for modern logistics facilities is expected to increase, reflecting the growth of Japanese 3PL business (Note) as well as the e-commerce market, while such facilities remaining scarce.

In addition, from the perspective of achieving further income and growing the portfolio of GLP J-REIT, we will also invest in land with leasehold interest, if a logistics facility currently exists on the land or if building a logistics facility on the land in the future is expected to be possible by carrying out redevelopment.

(Note) Third-party logistics ("3PL") operators provide partial or complete supply chain management services for corporate clients. Typically, 3PL companies provide unified services for operational, storage and transportation processes that can be adjusted and customized to fit the needs of individual clients in response to relevant market trends, including regarding user demand and delivery service requests.

State-of-the-art Modern Logistics Facility



Investment Areas

We plan to invest primarily in logistics facilities located near airports and trading ports, along main traffic routes connecting major consumption districts, and around logistics hubs in production or consumption areas. Location selection is intended to ensure geographical diversification of the portfolio in consideration of local characteristics such as population distribution, overall production trends, and logistics dynamics within the region.

► Investment percentage by location (based on acquisition price)

Location	Tokyo metropolitan area	Greater Osaka area	Others
Investment percentage	50-70%	20-40%	5-20%

Initiatives for ESG

GLP J-REIT, in collaboration with the GLP Group, gives the utmost consideration to environmental protection, and fulfills its social responsibilities in ensuring the comfort and health of its employees and customers as well as of local communities. As a demonstration of its comprehensive commitment to place its social responsibilities for social sustainability at the core of its business operations, GLP J-REIT has formulated environment, society and governance (ESG) guidelines and has been pursuing various approaches on a corporate and investment property basis.

Environment

► Continued the issuance of green bonds and obtainment of GRESB and CASBEE certifications

Issuance of green bonds

In November 2019, GLP J-REIT issued green bonds of 5.0 billion yen.



GRESB Real Estate Assessment (Sep 2019)

- Obtained "Green Star" rating in the 2019 GRESB Real Estate Assessment in five consecutive years
- "4 Star" rating in GRESB rating in four consecutive years



Examples of CASBEE certification (Dec 2019)

Obtained CASBEE for Real Estate Certifications (S Rank) on GLP Noda-Yoshiharu on December 2019, resulting in the increase to 28 properties with CASBEE certification



Examples of properties with Rating ★★★★★ (Rank 5)



Green Lease (Note) Contracts: 100% (as of Feb 2020)

All leases signed since September 2019 met Green Lease Requirements

Rate of Green Leases

100%

(As of Feb 2020)

Examples of properties with BELS Assessment



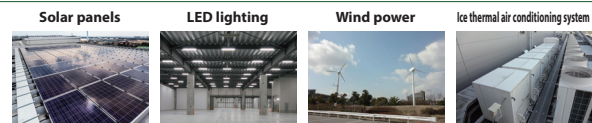
Evaluation ★★★★★



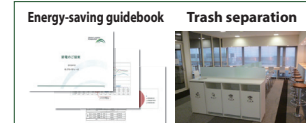
Evaluation ★★★



► Environmental-friendly buildings



► Promote reduction of environmental impact



(Note) A lease agreement with clauses requiring to cooperate for obtaining environmental certification and share the data on energy consumption, etc.

Society

► GLP Group's CSR activities

The GLP Group is actively engaged in CSR activities by offering support in discovering and nurturing children's possibilities and talents.

Japan

Sports events
children for foster homes



Provision of
work experience opportunities



Delivering picture books to children
in developing countries



Picking up trash
at the coast



Overseas (China)

Founded GLP Hope Schools and
provided educational opportunities to
around 10,000 students



► Initiatives taken by GLP Group at its facilities

Safety measures

Seismic isolation structure



24-hour security



Teamed up with local governments to use
GLP's facilities at times of natural disasters
GLP Atsugi II



GLP Suita



Service to the surrounding
environment/community
Planting trees



Photocatalyst pavement



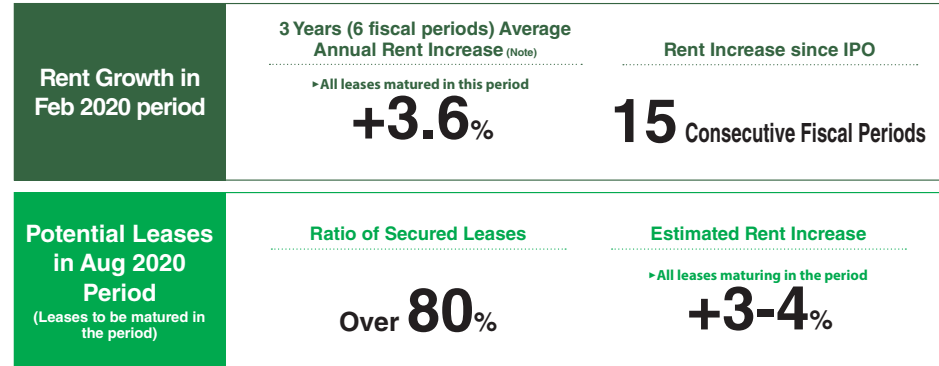
Governance

Since their listing, GLP J-REIT and GLP Japan Advisors, Inc., have pursued the maximization of unitholders' interest by continuing to enhance their governance systems through various measures including the "adoption of performance-linked asset management fee to meet unitholders' interest" and "introduction of strict governance systems against transactions with stakeholders." Recently, it has been decided to establish an Employee Stock Ownership Plan (ESOP) targeting officers and employees of GLP Japan Inc. and GLP J-REIT's asset management company in May 2020 (tentative schedule), with a policy to further enhance the alignment of interests with our unitholders.

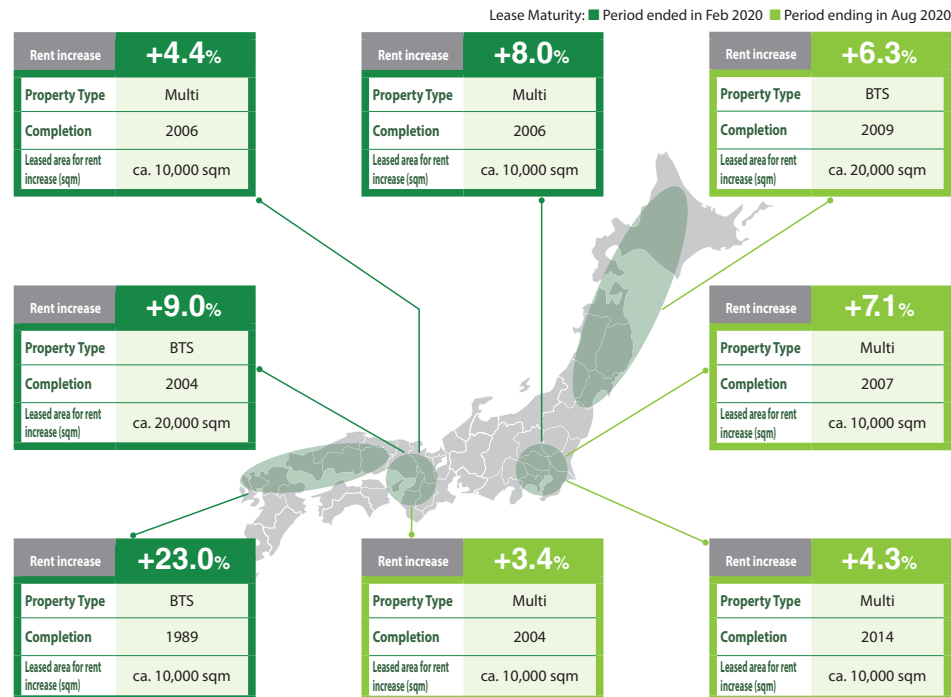
Initiatives to Enhance Unitholder Value

Internal Growth: Continuous Internal Growth Driven by Strong Rent Growth

The GLP Group's professional leasing team continued to deliver strong rent increases for the February 2020 period. More than 80% of the leases maturing during the August 2020 period (number of leases to be matured: 14, size of: 137,000 sqm) has been secured, with +3-4% rent increase on average.

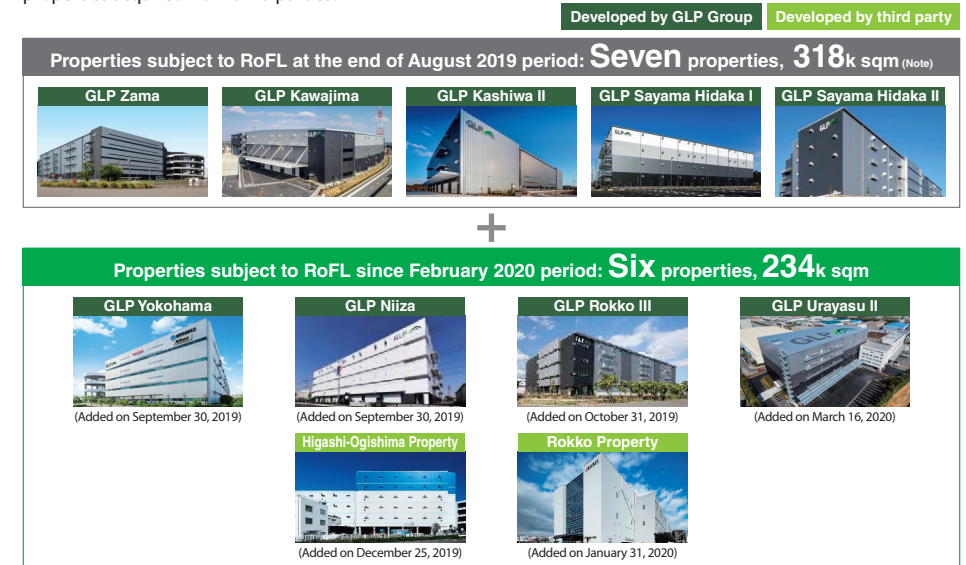


(Note) Rent increase is calculated based on only warehouse area for multi type properties, while for BTS type properties, it is calculated based on total leasable area including office space.



External Growth: Increase in Number of Properties Subject to RoFL

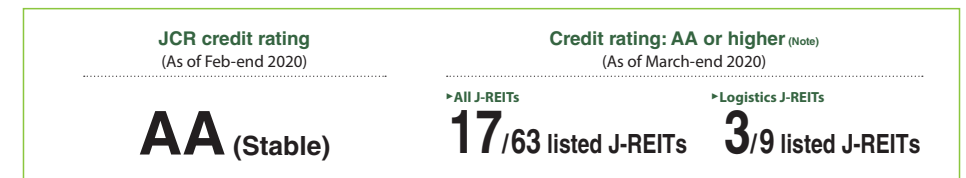
GLP J-REIT has continued to expand its pipeline, looking ahead of external growth opportunities in the future by newly obtaining RoFL for six properties in total, including four properties developed by the GLP Group and two properties acquired from third parties.



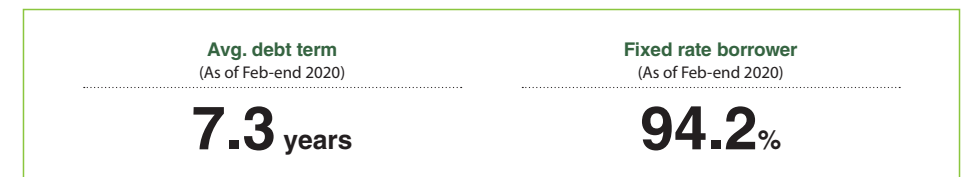
(Note) Excluding two undisclosed properties from total area and pictures

Financial Strategy: Top-tier Financial Profile

▶ Maintaining high credit rating



▶ Long-term funding with conservative fixed rate borrower



(Note) The number of J-REITs with credit ratings of AA or higher integrated by either JCR or R&I as of the end of March 2020

Stability of GLP J-REIT

Best-in-class Portfolio

Top-tier asset size
among logistics J-REITs

607.9 bn yen

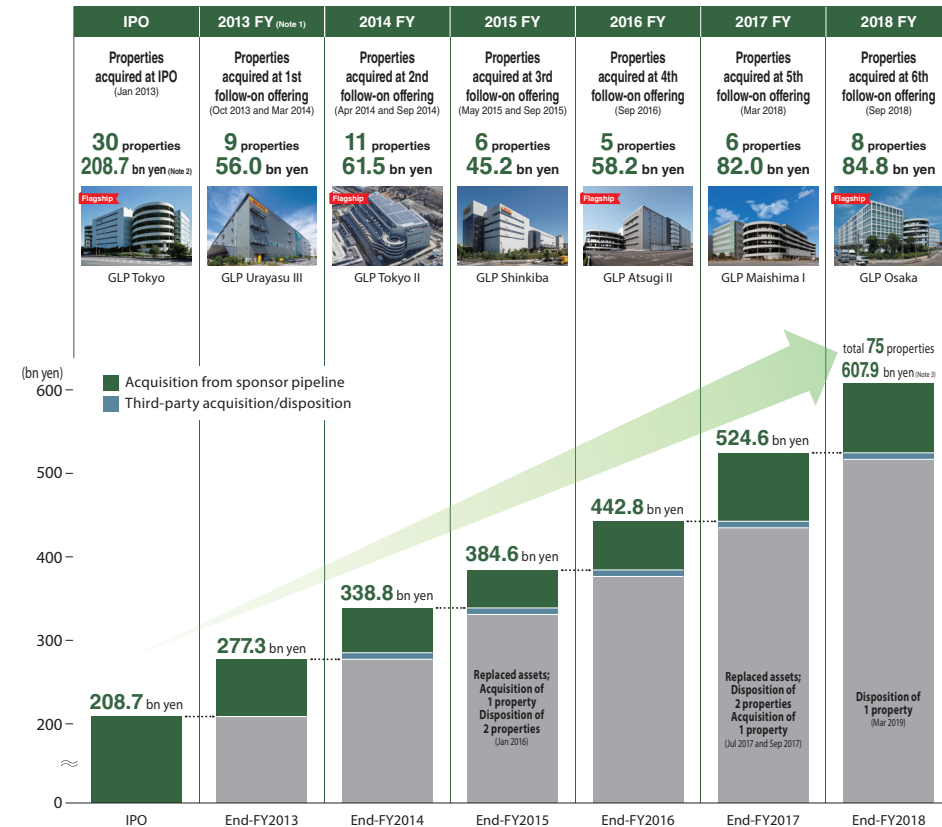
Top-tier logistics J-REIT in
terms of no. of properties

75 properties

Total number of tenants

136 companies

Expanding Portfolio through Consistent Sponsor Support



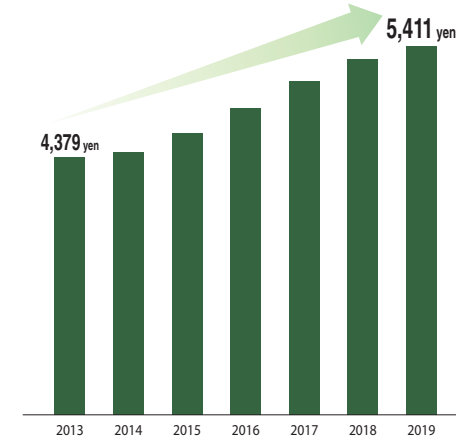
(Note 1) FY runs from April 1 till March 31 in the following year

(Note 2) All prices are based on acquisition

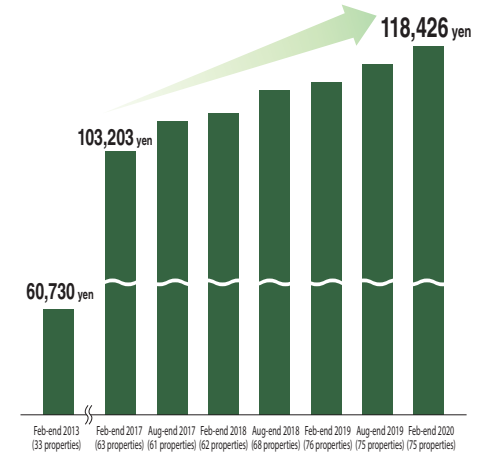
(Note 3) 13 solar panels (4.9 bn yen) acquired on March 1, 2018 as 5th public offering are included in the acquisition price and asset size

Solid trend of Dividend per Unit and NAV per Unit

► Dividend per unit (annual amount) (Note)



► NAV per unit

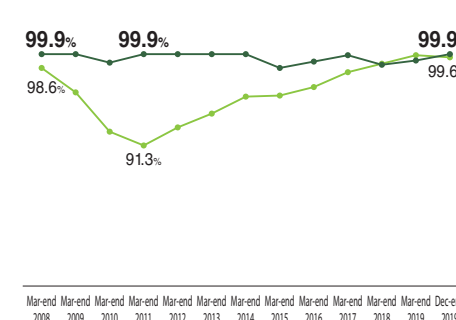


(Note) Figures for each year are the sum of distributions for the fiscal periods ended August and ended February of the each year.

Stable High Occupancy Rates

► Trend of occupancy rates (Note 1) (Note 2)

◆ Portfolio of GLP J-REIT ◆ Office (5 Wards of Tokyo)



Source: GLP, CBRE K.K.

(Note 1) "Office (5 wards of Tokyo)" generally represents office buildings located in 5 wards (Chiyoda, Chuo, Minato, Shinjuku, and Shibuya) with GFAs of between 2,000 and 7,000 tsubo and standard floor areas of 200 or more tsubo and are calculated as such for both occupancy and rent level.

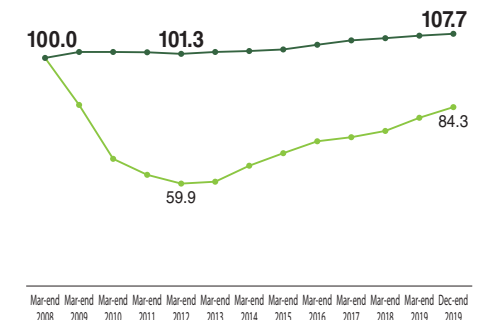
(Note 2) "GLP J-REIT" represents, for the period from Mar 2008 to Mar 2012, the average occupancy of, amongst 33 properties held by GLP J-REIT, those held by GLP Group as of the end of the Feb 2013 period (including properties that were indirectly owned by significant shareholders of GLP Limited as of the end of Mar 2008 and were subsequently acquired by GLP Limited) and, for the period from the end of Mar 2013 to the end of Dec 2019, that for properties held by GLP J-REIT at each point in time.

(Note 3) "GLP J-REIT" represents, for the period from the end of Mar 2008 to the end of Mar 2012, the rent level of, amongst 33 properties held by GLP J-REIT, 23 properties continuously held by GLP Group from Mar-end 2008 onwards (including properties that were indirectly owned by significant shareholders of GLP Limited as of the end of Mar 2008 and were subsequently acquired by GLP Limited) and, for the period from the end of Mar 2013 to the end of Dec 2019, that for 32 properties held by GLP Group as of the end of Jun 2019 amongst 33 properties held by GLP J-REIT as of the end of Feb 2013. For the period up until the end of Mar 2013, a 100 point index as of Mar-end 2008 is used and, for the period from the end of Mar 2013 onwards, a 101.9 point index is used.

Solid Trend of Rent Levels

► Trend of rent levels (Note 1) (Note 3)

◆ Portfolio of GLP J-REIT ◆ Office (5 Wards of Tokyo)



Financial Highlights

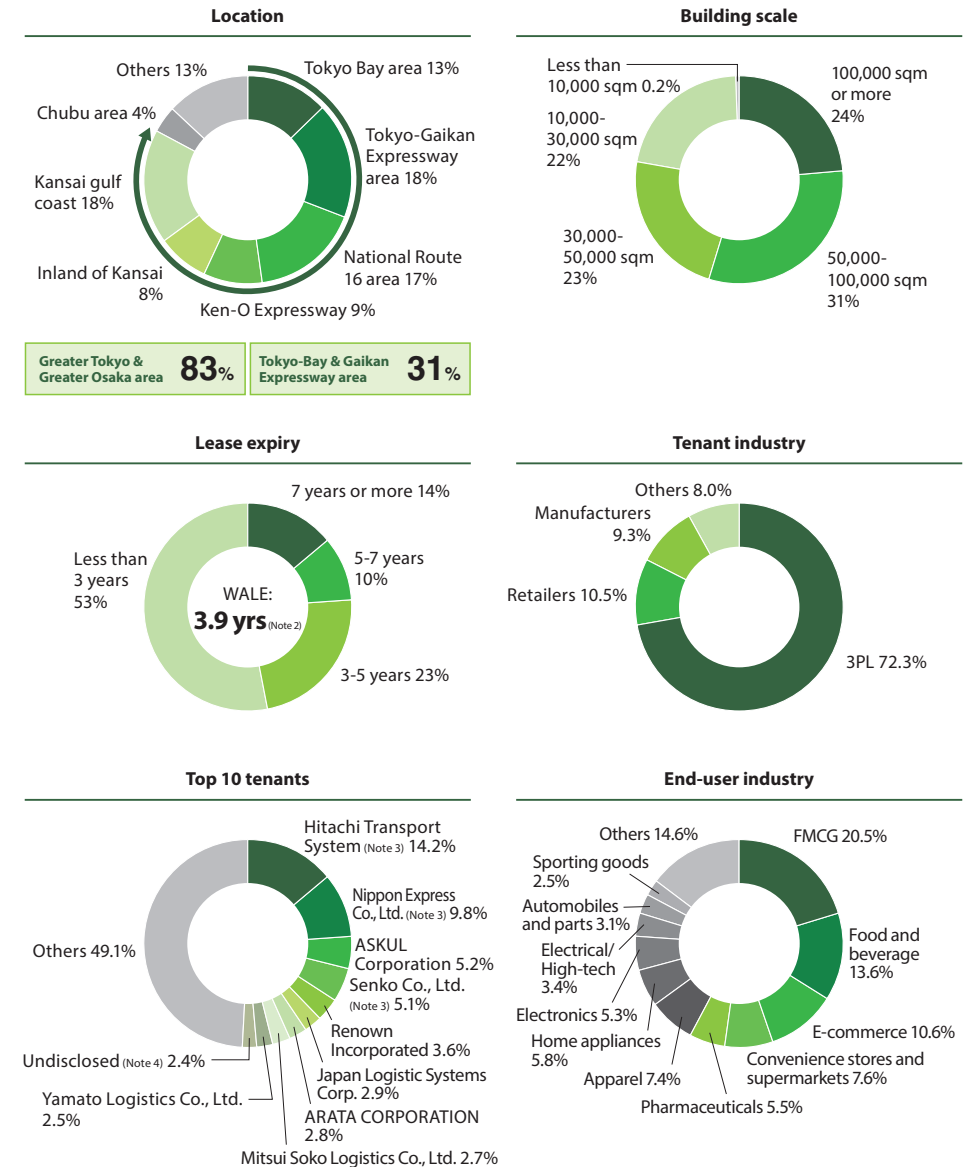
Financials

	Feb 2020 (from September 1, 2019 to February 29, 2020)	Aug 2020 (forecast) (from March 1, 2020 to August 31, 2020)
Operating revenue (mm yen)	18,841	19,078
Operating income (mm yen)	9,920	10,121
Ordinary income (mm yen)	8,841	8,942
Net income (mm yen)	8,875	8,941
No. of properties at fiscal end	75	75

Dividend per Unit

	Feb 2020 (from September 1, 2019 to February 29, 2020)	Aug 2020 (forecast) (from March 1, 2020 to August 31, 2020)
Dividend per unit (total) (yen)	2,609	2,624
Dividend per unit (excl. OPD) (yen)	2,315	2,332
Optimal payable distribution per unit (yen)	294	292

Portfolio Data



(Note 1) The above data is current as of February 29, 2020 (based on 75 properties). Data for location and building scale is based on acquisition price. Other data is based on leased area excluding vacant area.

(Note 2) WALE (weighted average lease expiry) indicates the remaining lease period of each lease agreement weighted averaged on a leased area basis.

(Note 3) Hitachi Transport System, Nippon Express, and Senko include group companies.

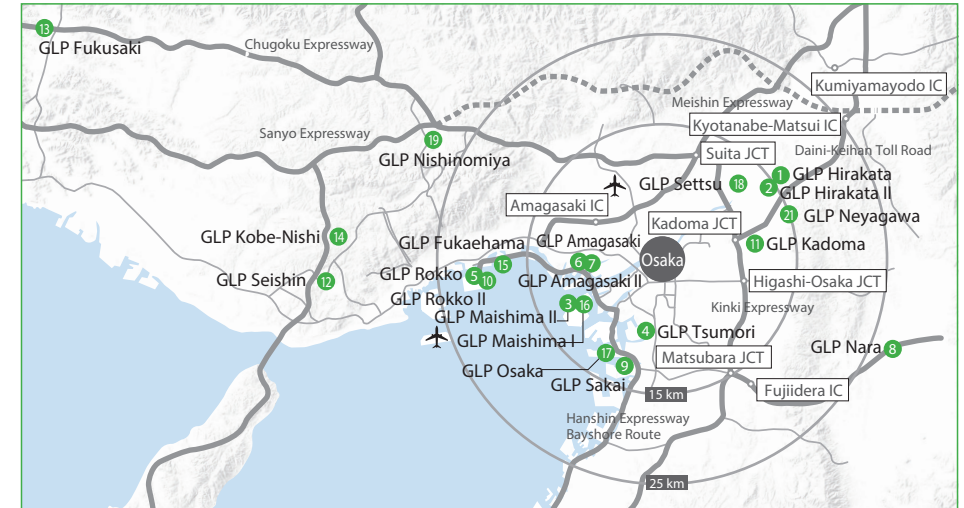
(Note 4) We have not obtained permission to disclose the name of the tenant group, an international courier and third-party logistics provider.

Portfolio Map

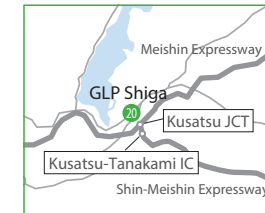
Tokyo Metropolitan Area



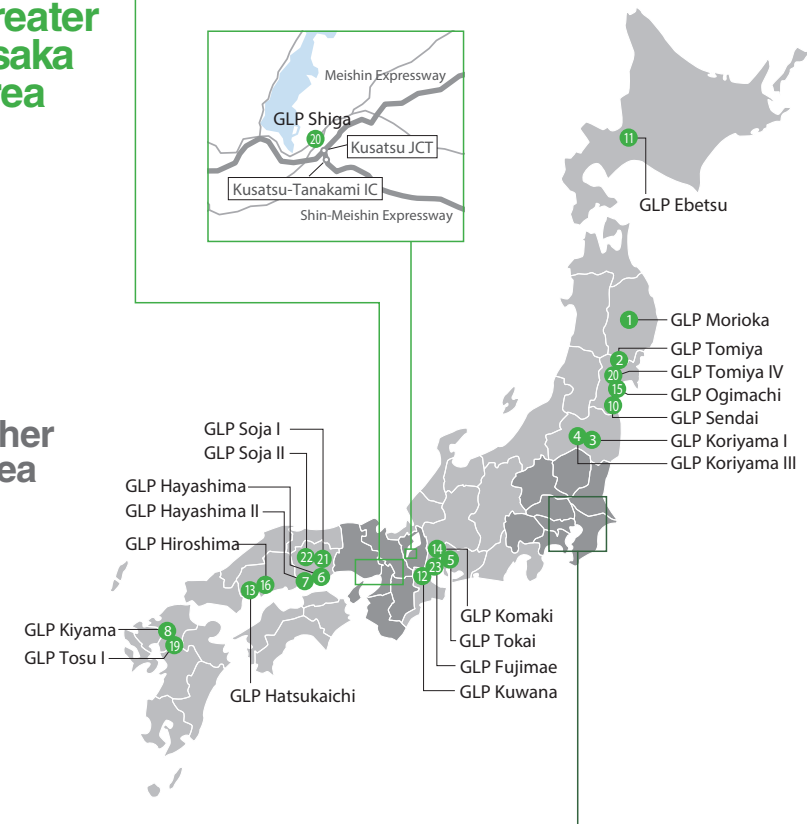
●: Properties owned by GLP J-REIT (75 properties)



Greater Osaka Area



Other Area



Portfolio Introduction Tokyo Metropolitan Area



1 GLP Tokyo Ota, Tokyo



21 GLP Tokyo II Koto, Tokyo



2 GLP Higashi-Ogishima Kawasaki, Kanagawa



3 GLP Akishima Akishima, Tokyo



4 GLP Tomisato Tomisato, Chiba



10 GLP Iwatsuki Saitama, Saitama



12 GLP Koshigaya II Koshigaya, Saitama



15 GLP Hamura Hamura, Tokyo



24 GLP Narashino Narashino, Chiba



5 GLP Narashino II Narashino, Chiba



6 GLP Funabashi Funabashi, Chiba



33 GLP Funabashi II Funabashi, Chiba



7 GLP Kazo Kazo, Saitama



8 GLP Fukaya Fukaya, Saitama



11 GLP Kasukabe Kasukabe, Saitama



16 GLP Funabashi III Funabashi, Chiba



17 GLP Sodegaura Sodegaura, Chiba



23 GLP Shinkiba Koto, Tokyo



34 GLP Misato Misato, Saitama



13 GLP Misato II Misato, Saitama



14 GLP Tatsumi Koto, Tokyo



26 GLP Sugito Kita-Katsushika, Saitama



9 GLP Sugito II Kita-katsushika, Saitama



19 GLP Tatsumi Ila Koto, Tokyo



28 GLP-MFLP Ichikawa Shiohama Ichikawa, Chiba



29 GLP Atsugi II Aiko, Kanagawa



22 GLP Okegawa Okegawa, Saitama



32 GLP Urayasu Urayasu, Chiba



18 GLP Urayasu III Urayasu, Chiba



30 GLP Yoshimi Hiki, Saitama



35 GLP Shinsuna Koto, Tokyo



27 GLP Matsudo Matsudo, Chiba



31 GLP Noda-Yoshiharu Noda, Chiba



36 GLP Shonan Fujisawa, Kanagawa

Greater **Osaka** Area



1 GLP Hirakata Hirakata, Osaka



2 GLP Hirakata II Hirakata, Osaka



4 GLP Tsumori Osaka, Osaka



16 GLP Maishima I Osaka, Osaka



5 GLP Rokko Kobe, Hyogo



10 GLP Rokko II Kobe, Hyogo



3 GLP Maishima II Osaka, Osaka



8 GLP Nara Yamato koriyama, Nara



9 GLP Sakai Sakai, Osaka



7 GLP Amagasaki II Amagasaki, Hyogo



6 GLP Amagasaki Amagasaki, Hyogo



11 GLP Kadoma Kadoma, Osaka



13 GLP Fukusaki Kanzaki, Hyogo



18 GLP Settsu Settsu, Osaka



12 GLP Seishin Kobe, Hyogo



15 GLP Fukaehama Kobe, Hyogo



14 GLP Kobe-Nishi Kobe, Hyogo



19 GLP Nishinomiya Nishinomiya, Hyogo



20 GLP Shiga Kusatsu, Shiga



17 GLP Osaka Osaka, Osaka



21 GLP Neyagawa Neyagawa, Osaka

Other^{Area}



1 GLP Morioka Shiwa, Iwate



5 GLP Tokai Tokai, Aichi



3 GLP Koriyama I Koriyama, Fukushima



2 GLP Tomiya Tomiya, Miyagi



20 GLP Tomiya IV Tomiya, Miyagi



4 GLP Koriyama III Koriyama, Fukushima



6 GLP Hayashima Tsukubo, Okayama



7 GLP Hayashima II Tsukubo, Okayama



8 GLP Kiyama Miyaki, Saga



11 GLP Ebetsu Ebetsu, Hokkaido



10 GLP Sendai Sendai, Miyagi



14 GLP Komaki Komaki, Aichi



15 GLP Ogimachi Sendai, Miyagi



12 GLP Kuwana Kuwana, Mie



13 GLP Hatsukaichi Hatsukaichi, Hiroshima



16 GLP Hiroshima Hiroshima, Hiroshima



23 GLP Fujimae Nagoya, Aichi



19 GLP Tosu I Tosu, Saga



21 GLP Soja I Soja, Okayama

22 GLP Soja II Soja, Okayama

ASSET MANAGEMENT REPORT

[Overview of Asset Management]

1. Trends in Key Indicators

		12th Period	13th Period	14th Period	15th Period	16th Period
		Sept. 1, 2017 to Feb. 28, 2018	Mar. 1, 2018 to Aug. 31, 2018	Sept. 1, 2018 to Feb. 28, 2019	Mar. 1, 2019 to Aug. 31, 2019	Sept. 1, 2019 to Feb. 29, 2020
Operating revenues	Million yen	14,181	16,896	18,691	19,891	18,841
Of which, Property-related revenues	Million yen	14,181	16,896	18,691	19,105	18,841
Operating expenses	Million yen	6,718	7,796	8,506	9,039	8,920
Of which, Property-related expenses	Million yen	5,125	5,936	6,389	6,765	6,747
Operating income	Million yen	7,463	9,100	10,185	10,852	9,920
Ordinary income	Million yen	6,388	7,944	8,946	9,575	8,841
Net income	Million yen	6,387	7,944	9,052	9,612	8,875
Total assets	Million yen	441,944	528,614	610,861	610,494	606,486
[Period-on-period changes]	%	[(0.1)]	[19.6]	[15.6]	[(0.1)]	[(0.7)]
Total net assets	Million yen	215,055	273,931	318,687	318,114	316,248
[Period-on-period changes]	%	[(0.4)]	[27.4]	[16.3]	[(0.2)]	[(0.6)]
Unitholders' capital, net (Note 3)	Million yen	208,665	265,985	309,633	308,499	307,372
Number of investment units issued and outstanding	Unit	2,853,078	3,402,681	3,833,420	3,833,420	3,833,420
Net assets per unit	Yen	75,376	80,504	83,134	82,984	82,497
Distributions	Million yen	7,246	8,962	10,185	10,741	10,001
Of which, Distributions of earnings	Million yen	6,388	7,945	9,050	9,614	8,874
Of which, Distributions in excess of retained earnings	Million yen	858	1,017	1,134	1,127	1,127
Distributions per unit	Yen	2,540	2,634	2,657	2,802	2,609
Of which, Distributions of earnings per unit	Yen	2,239	2,335	2,361	2,508	2,315
Of which, Distributions in excess of retained earnings per unit	Yen	301	299	296	294	294
Ordinary income to total assets (Note 4)	%	1.4	1.6	1.6	1.6	1.5
[Annualized ordinary income to total assets]	%	[2.9]	[3.2]	[3.2]	[3.1]	[2.9]
Return on unitholders' equity (Note 4)	%	3.0	3.2	3.1	3.0	2.8
[Annualized return on unitholders' equity]	%	[6.0]	[6.4]	[6.2]	[6.0]	[5.6]
Unitholders' equity to total assets (Note 4)	%	48.7	51.8	52.2	52.1	52.1
[Period-on-period changes]	%	[(0.1)]	[3.2]	[0.3]	[(0.1)]	[0.0]
Payout ratio (Note 4)	%	100.0	100.0	99.9	100.0	100.0
【Other Information】						
Number of operating days		181	184	181	184	182
Number of investment properties		62	68	76	75	75
Occupancy ratio	%	99.9	99.4	99.2	99.9	99.4
Depreciation expenses	Million yen	2,864	3,400	3,788	3,769	3,766
Capital expenditures	Million yen	675	658	962	762	804
Rental NOI (Net Operating Income) (Note 4)	Million yen	11,920	14,360	16,090	16,109	15,872
FFO (Funds From Operation) (Note 4)	Million yen	9,252	11,345	12,840	12,595	12,654
FFO per unit (Note 4)	Yen	3,243	3,334	3,349	3,285	3,301
Total distributions / FFO ratio (Note 4)	%	78.3	79.0	79.3	85.3	79.0
Debt service coverage ratio (Note 4)		8.8	10.6	11.1	11.9	12.1
The ratio of interest bearing liabilities to total assets	%	48.4	45.1	44.9	44.7	44.6

(Note 1) Operating revenues and expenses are stated net of consumption taxes.

(Note 2) Any fraction is rounded down for monetary amounts unless otherwise stated. Ratios are rounded to the first decimal places. As to “Occupancy ratio,” however, when it may result in 100.0% after rounding, the figure is rounded down to the first decimal place and shown as 99.9%.

(Note 3) It represents the amount of unitholders’ capital, net of distributions in excess of retained earnings deducted from the total unitholders’ capital amount.

(Note 4) The following formulas are used for the calculation.

Ordinary income to total assets	$\text{Ordinary income} / [(\text{Total assets at beginning of period} + \text{Total assets at end of period}) / 2] \times 100$
Return on unitholders’ equity	$\text{Net income} / [(\text{Net assets at beginning of period} + \text{Net assets at end of period}) / 2] \times 100$
Unitholders’ equity to total assets	$\text{Net assets at end of period} / \text{Total assets at end of period} \times 100$
Payout ratio	Distributions per unit (excluding OPD**) / Net income per unit x 100 (Any fraction is rounded down to the first decimal place.) For the 13th and 14th Periods, the following formula is used due to the issuance of new units during the period. $\text{Total distributions (excluding OPD**)} / \text{Net income} \times 100$
Rental NOI (Net Operating Income)	Property-related revenues – Property-related expenses + Depreciation expenses + Loss on disposal of property and equipment
FFO (Funds From Operation)	Net income + Depreciation expenses + Loss on disposal of property and equipment – Gain on sale of properties
FFO per unit	$\text{FFO} / \text{Number of investment units issued and outstanding}$
Total distributions / FFO ratio	$\text{Total distributions (including OPD**)} / \text{FFO} \times 100$
Debt service coverage ratio	$(\text{Net income} + \text{Interest expenses} + \text{Interest expenses on investment corporation bonds}) / (\text{Interest expenses} + \text{Interest expenses on investment corporation bonds})$

**: “OPD” stands for “Optimal Payable Distribution” that means distributions in excess of retained earnings.

2. Performance Review for the 15th Period

(1) Brief Background of GLP J-REIT

GLP J-REIT is a real estate investment corporation (“J-REIT”) specializing in logistics facilities, and it primarily invests in modern logistics facilities. GLP J-REIT was founded in accordance with the Act on Investment Trusts and Investment Corporations (hereinafter the “Investment Trust Act”) with GLP Japan Advisors Inc. as the founder. It had its units listed on the Real Estate Investment Trust Market of the Tokyo Stock Exchange on December 21, 2012 (securities code: 3281).

Having GLP Group (Note) as sponsor and investing in highly functional modern logistics facilities while taking advantage of the wealth of experience and management resources, GLP J-REIT aims to earn stable income and achieve steady growth in assets under management over the medium and long term. Since starting its operation as a listed J-REIT with 30 properties (total acquisition price of 208,731 million yen) in January 2013, GLP J-REIT has been steadily expanding its assets through the continuous acquisition of properties. As of the end of the current fiscal period, GLP J-REIT owns 75 properties (total acquisition price of 607,974 million yen).

(Note) GLP Group consists of GLP Holdings Limited, the holding company of the Sponsor of GLP J-REIT, and its group companies.

(2) Investment Environment and Business Performance

During the current fiscal period, Japan’s economy shrank mainly due to a deceleration in private consumption driven by a consumption tax hike, major typhoons and a warm winter. This resulted in a real GDP growth rate of negative 1.8% (negative 7.1% at an annual rate) (Note 1) in the October-through-December period of 2019, according to the Quarterly Estimate of GDP (seasonally adjusted, quarter-on-quarter; Second Preliminary Estimates). The global economic outlook is very unclear because of the outbreak of the novel coronavirus, which will put downward pressure on the economy, in addition to U.S.-China trade dispute, Brexit and the situation in the Middle-East.

The logistics facilities leasing market remains strong, with a ravenous demand for modern logistics facilities which will help to solve the logistics industry’s business issues, such as labor shortage and supply chain optimization. In addition, there is a trend of new expansion, consolidation and integration of logistics facilities among e-commerce companies and third-party logistics (3PL) companies. Thus, the vacancy rate of medium and large facilities in Japan hit an all-time low of 1.8% (Note 2) as of the end of December 2019. In addition, the pre-leased ratio (Note 3) for large multi-tenant logistics facilities newly supplied in 2019 reached the record high level of 95% in the Tokyo metropolitan area and 100% for the greater Osaka area as of the end of December 2019.

In the logistics real estate market, backed by a favorable financing environment, steady demand for properties, and the prospect of stable rental income, institutional investors such as pension funds and insurance companies remain highly interested in the market and their funds continue to flow in. As a result, capitalization rates are trending low while real estate prices stay high.

Under these conditions, GLP J-REIT maintained a portfolio occupancy rate at a favorable level of 99.4% as of February 29, 2020 by properly managing and operating 75 properties (total acquisition price of 607,974 million yen) with strong support from GLP Group that provides modern logistic facilities on a global basis. In addition, the total appraisal value is 728,987 million yen with unrealized gains of 147,730 million yen and an unrealized gain ratio of 25.4% (Note 4) as of February 29, 2020.

(Note 1) Source: Cabinet Office, Government of Japan

(Note 2) Source: CBRE K.K.

(Note 3) “The pre-leased ratio” represents the ratio of lease contracts signed or granted as of each survey date; in other words, the ratio of the total floor area for which it is possible to assume no further need to seek tenants as of each survey date to the total floor area of each new logistics facility constructed and planned to be supplied in each year.

(Note 4) $\text{Unrealized gain ratio} = \frac{\text{Unrealized gain (Appraisal value or research price at the fiscal period end} - \text{Book value)}}{\text{Book value}}$.

(3) Overview of Financing

GLP J-REIT operates by pursuing the optimal balance between financial stability and the enhancement of investor value. With strong relationships with financial institutions, GLP J-REIT delivers cost efficiency by lengthening debt maturities, proactively using or converting to fixed interest rates and diversifying repayment dates, and maintains an appropriate level of Loan-To-Value ratio (hereinafter “LTV”).

In the current fiscal period, on November 27, 2019, GLP J-REIT issued the Green Bond (GLP J-REIT 14th Unsecured Bonds, total amount issued: 5,000 million yen) with an aim to promote ESG activities and expand financing channels by broadening the investor base with active ESG investments. The funds raised, together with cash on hand of 1,900 million yen, were used to redeem GLP J-REIT 7th Unsecured Bonds (total amount issued: 6,900 million yen) on November 28, 2019. In addition, GLP J-REIT newly borrowed 3,250 million yen to refinance an existing borrowing of 3,250 million yen with the repayment date of January 31, 2020. While maintaining borrowing terms, GLP J-REIT successfully decreased financing costs and thus improved profitability.

As a result of the above, outstanding interest-bearing liabilities as of the end of the current fiscal period totaled 270,700 million yen (outstanding loans 235,000 million yen, outstanding investment corporation bonds 35,700 million yen) and the ratio of interest-bearing liabilities to total assets (LTV) was 44.6 %.

GLP J-REIT was assigned the following credit ratings as of the end of the current fiscal period.

Credit Rating Agency	Type	Rating	Outlook
JCR (Japan Credit Rating Agency, Ltd.)	Long-term issuer rating	AA	Stable
	Bond rating (Note)	AA	—

(Note) It is the rating for the 2nd to the 6th and the 8th to the 14th Investment Corporation Bonds.

(4) Overview of Financial Results and Cash Distribution

As a result of these management efforts, GLP J-REIT reported total operating revenues of 18,841 million yen, operating income of 9,920 million yen, ordinary income of 8,841 million yen and net income of 8,875 million yen for the current fiscal period.

As for cash distribution for the current fiscal period, in accordance with the distribution policy set forth in its Articles of Incorporation, GLP J-REIT decided to distribute 8,874,367,300 yen. This cash distribution is eligible for the special tax treatment on investment corporations (Section 67.15 of the Special Taxation Measures Act) and represents the multiple of the number of investment units issued and outstanding (3,833,420 units) from unappropriated retained earnings. Accordingly, distribution per unit for the current fiscal period was 2,315 yen.

In addition, GLP J-REIT intends to distribute funds in excess of the amount of retained earnings (OPD) for each fiscal period

on a continuous basis, in accordance with the distribution policy set forth in the Articles of Incorporation (Note). Based on this, GLP J-REIT decided to distribute 1,127,025,480 yen, an amount almost equivalent to 30% of depreciation (3,766 million yen) for the current fiscal period, as a refund of investment categorized as a distribution from unitholders' capital for tax purposes. As a result, the amount of OPD per unit was 294 yen.

(Note) GLP J-REIT intends to distribute funds in excess of the amount of retained earnings that do not exceed the amount obtained by deducting capital expenditure for the operating period immediately before the period in which the distribution is made from an amount equal to depreciation expenses for the corresponding period. The amount obtained by deducting 804 million yen of capital expenditure for the current fiscal period from 3,766 million yen of depreciation expenses for the period is 2,961 million yen.

For the time being, GLP J-REIT intends to make an OPD distribution (a refund of investment categorized as a distribution from unitholders' capital for tax purposes) in the amount equal to approximately 30% of depreciation expenses for the operating period immediately before the period in which the distribution is made, unless GLP J-REIT determines that the OPD payment would have a negative impact on its long-term repair and maintenance plan or financial conditions in light of the estimated amount of capital expenditure for each fiscal period based on the plan.

With respect to all 75 properties held as of the end of the current fiscal period, the six-month period average of the total amount of the emergency repair and maintenance expenses and the medium- to long-term repair and maintenance expenses, which are set forth in the Engineering Reports, is 650 million yen.

3. Changes in Number of Investment Units Issued and Outstanding

Changes in number of investment units issued and outstanding and net unitholders' capital for the last five years are as follows:

Date	Type of issue	Number of investment units issued and outstanding (Unit)		Unitholders' capital, net (Note 1) (Million yen)		Note
		Increase (decrease)	Total	Increase (decrease)	Total	
May 19, 2015	Distributions in excess of retained earnings (a refund of investment)	—	2,390,731	(698)	160,342	(Note 2)
September 1, 2015	Public offering	197,594	2,588,325	21,784	182,126	(Note 3)
September 25, 2015	Issuance of new units through allocation to a third party	5,459	2,593,784	601	182,728	(Note 4)
November 17, 2015	Distributions in excess of retained earnings (a refund of investment)	—	2,593,784	(707)	182,020	(Note 5)
May 17, 2016	Distributions in excess of retained earnings (a refund of investment)	—	2,593,784	(778)	181,242	(Note 6)
September 1, 2016	Public offering	247,507	2,841,291	28,561	209,804	(Note 7)
September 27, 2016	Issuance of new units through allocation to a third party	11,787	2,853,078	1,360	211,164	(Note 8)
November 16, 2016	Distributions in excess of retained earnings (a refund of investment)	—	2,853,078	(770)	210,393	(Note 9)
May 16, 2017	Distributions in excess of retained earnings (a refund of investment)	—	2,853,078	(867)	209,526	(Note 10)
November 14, 2017	Distributions in excess of retained earnings (a refund of investment)	—	2,853,078	(861)	208,665	(Note 11)

Date	Type of issue	Number of investment units issued and outstanding (Unit)		Unitholders' capital, net (Note 1) (Million yen)		Note
		Increase (decrease)	Total	Increase (decrease)	Total	
March 1, 2018	Public offering	529,922	3,383,000	56,095	264,760	(Note 12)
March 20, 2018	Issuance of new units through allocation to a third party	19,681	3,402,681	2,083	266,843	(Note 13)
May 15, 2018	Distributions in excess of retained earnings (a refund of investment)	—	3,402,681	(858)	265,985	(Note 14)
September 3, 2018	Public offering	411,013	3,813,694	42,620	308,605	(Note 15)
September 26, 2018	Issuance of new units through allocation to a third party	19,726	3,833,420	2,045	310,651	(Note 16)
November 14, 2018	Distributions in excess of retained earnings (a refund of investment)	—	3,833,420	(1,017)	309,633	(Note 17)
May 21, 2019	Distributions in excess of retained earnings (a refund of investment)	—	3,833,420	(1,134)	308,499	(Note 18)
November 18, 2019	Distributions in excess of retained earnings (a refund of investment)	—	3,833,420	(1,127)	307,372	(Note 19)

- (Note 1) “Unitholders’ capital, net” represents the amount of unitholders’ capital, net of distributions in excess of retained earnings deducted from total unitholders’ capital.
- (Note 2) At the Board of Directors’ Meeting held on April 14, 2015, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment) of 292 yen per unit for the 6th Fiscal Period (the period ended February 28, 2015). The payment of distributions was commenced on May 19, 2015.
- (Note 3) In order to obtain funds to acquire new properties, GLP J-REIT issued new investment units through a public offering at the issue price of 110,247 yen or the offer price of 114,174 yen per unit.
- (Note 4) In connection with the public offering, GLP J-REIT issued new investment units through a third party allocation at the issue price of 110,247 yen.
- (Note 5) At the Board of Directors’ Meeting held on October 14, 2015, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment categorized as a distribution from unitholders’ capital for tax purposes) of 296 yen per unit for the 7th Fiscal Period (the period ended August 31, 2015). The payment of distributions was commenced on November 17, 2015.
- (Note 6) At the Board of Directors’ Meeting held on April 13, 2016, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment categorized as a distribution from unitholders’ capital for tax purposes) of 300 yen per unit for the 8th Fiscal Period (the period ended February 29, 2016). The payment of distributions was commenced on May 17, 2016.
- (Note 7) In order to obtain funds to acquire new properties, GLP J-REIT issued new investment units through a public offering at the issue price of 115,398 yen or the offer price of 119,357 yen per unit.
- (Note 8) In connection with the public offering, GLP J-REIT issued new investment units through a third party allocation at the issue price of 115,398 yen.
- (Note 9) At the Board of Directors’ Meeting held on October 13, 2016, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment categorized as a distribution from unitholders’ capital for tax purposes) of 297 yen per unit for the 9th Fiscal Period (the period ended August 31, 2016). The payment of distributions was commenced on November 16, 2016.
- (Note 10) At the Board of Directors’ Meeting held on April 13, 2017, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment categorized as a distribution from unitholders’ capital for tax purposes) of 304 yen per unit for the 10th Fiscal Period (the period ended February 28, 2017). The payment of distributions was commenced on May 16, 2017.

- (Note 11) At the Board of Directors' Meeting held on October 13, 2017, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment categorized as a distribution from unitholders' capital for tax purposes) of 302 yen per unit for the 11th Fiscal Period (the period ended August 31, 2017). The payment of distributions was commenced on November 14, 2017.
- (Note 12) In order to obtain funds to acquire new properties, GLP J-REIT issued new investment units through a public offering at the issue price of 105,856 yen or the offer price of 109,372 yen per unit.
- (Note 13) In connection with the public offering, GLP J-REIT issued new investment units through a third party allocation at the issue price of 105,856 yen.
- (Note 14) At the Board of Directors' Meeting held on April 13, 2018, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment categorized as a distribution from unitholders' capital for tax purposes) of 301 yen per unit for the 12th Fiscal Period (the period ended February 28, 2018). The payment of distributions was commenced on May 15, 2018.
- (Note 15) In order to obtain funds to acquire new properties, GLP J-REIT issued new investment units through a public offering at the issue price of 103,697 yen or the offer price of 107,130 yen per unit.
- (Note 16) In connection with the public offering, GLP J-REIT issued new investment units through a third party allocation at the issue price of 103,697 yen.
- (Note 17) At the Board of Directors' Meeting held on October 15, 2018, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment categorized as a distribution from unitholders' capital for tax purposes) of 299 yen per unit for the 13th Fiscal Period (the period ended August 31, 2018). The payment of distributions was commenced on November 14, 2018.
- (Note 18) At the Board of Directors' Meeting held on April 15, 2019, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment categorized as a distribution from unitholders' capital for tax purposes) of 296 yen per unit for the 14th Fiscal Period (the period ended February 28, 2019). The payment of distributions was commenced on May 21, 2019.
- (Note 19) At the Board of Directors' Meeting held on October 16, 2019, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment categorized as a distribution from unitholders' capital for tax purposes) of 294 yen per unit for the 15th Fiscal Period (the period ended August 31, 2019). The payment of distributions was commenced on November 18, 2019.

[Changes in Unit Price at TSE]

The highest and lowest closing prices of the investment units listed on J-REIT section of the Tokyo Stock Exchange for each period are as follows:

(Unit: Yen)

Fiscal Period	12th Period	13th Period	14th Period	15th Period	16th Period
For the period ended	February 28, 2018	August 31, 2018	February 28, 2019	August 31, 2019	February 29, 2020
Highest	128,400	122,600	120,500	137,400	153,800
Lowest	111,500	110,800	107,100	115,600	131,400

4. Distributions

Actual amount of distributions is as follows:

(Unit: Thousand yen, unless otherwise stated)

	12th Period Sept. 1, 2017 to Feb. 28, 2018	13th Period Mar. 1, 2018 to Aug. 31, 2018	14th Period Sept. 1, 2018 to Feb. 28, 2019	15th Period Mar. 1, 2019 to Aug. 31, 2019	16th Period Sept. 1, 2019 to Feb. 29, 2020
Unappropriated retained earnings	6,390,448	7,946,714	9,053,764	9,615,220	8,876,762
Retained earnings carried forward	2,406	1,454	3,059	1,003	2,395
Total distributions	7,246,818	8,962,661	10,185,396	10,741,242	10,001,392
[Distributions per unit]	[2,540 yen]	[2,634 yen]	[2,657 yen]	[2,802 yen]	[2,609 yen]
Of which, distributions of earnings	6,388,041	7,945,260	9,050,704	9,614,217	8,874,367
[Distributions of earnings per unit]	[2,239 yen]	[2,335 yen]	[2,361 yen]	[2,508 yen]	[2,315 yen]
Of which, total refund of investments	858,776	1,017,401	1,134,692	1,127,025	1,127,025
[Total refund of investments per unit]	[301 yen]	[299 yen]	[296 yen]	[294 yen]	[294 yen]
Of total refund of investments, total distributions from reserve for temporary difference adjustments	—	—	—	—	—
[Of total refund of investments per unit, distributions from reserve for temporary difference adjustments per unit]	[—yen]	[—yen]	[—yen]	[—yen]	[—yen]
Of total refund of investments, total distributions from the unitholders' capital for tax purposes	858,776	1,017,401	1,134,692	1,127,025	1,127,025
[Of total refund of investments per unit, total distributions from the unitholders' capital for tax purposes per unit]	[301 yen]	[299 yen]	[296 yen]	[294 yen]	[294 yen]

(Note) GLP J-REIT intends to distribute funds in excess of the amount of retained earnings that do not exceed the amount obtained by deducting capital expenditure for the operating period immediately before the period in which the distribution is made from an amount equal to depreciation expenses for the corresponding period. The amount obtained by deducting 804 million yen of capital expenditure for the current fiscal period from 3,766 million yen of depreciation expenses for the period is 2,961 million yen.

For the time being, GLP J-REIT intends to make an OPD distribution (a refund of investment categorized as a distribution from unitholders' capital for tax purposes) in the amount equal to approximately 30% of depreciation

expenses for the operating period immediately before the period in which the distribution is made, unless GLP J-REIT determines that the OPD payment would have a negative impact on its long-term repair and maintenance plan or financial conditions in light of the estimated amount of capital expenditure for each fiscal period based on the plan.

With respect to all 75 properties held as of the end of the current fiscal period, the six-month period average of the total amount of the emergency repair and maintenance expenses and the medium- to long-term repair and maintenance expenses, which are set forth in the Engineering Reports, is 650 million yen.

5. Future Management Policy and Matters to be Addressed

GLP J-REIT is committed to implementing the following measures to advance growth over the medium to long term:

- (1) In terms of its internal growth strategy, while enjoying the stable cash flows that characterize its portfolio of assets, GLP J-REIT will aim to keep high occupancy rate of facilities regardless the fluctuation of vacancy rate in the market as a whole, and negotiate for higher rents for lease agreements subject to renewal upon the expirations of lease periods with consideration of market rents. At the same time, GLP J-REIT will seek to enhance the value of existing assets through appropriate maintenance of such assets and capital expenditures.
- (2) With regard to its external growth strategy, while utilizing the Optimal Takeout Arrangement (“OTA”) (Note 1), GLP J-REIT will pursue further expansion of its portfolio focusing on both the improvement of profitability and portfolio quality by acquiring properties developed by GLP Group as well as third-party properties. Specifically, GLP J-REIT will take advantage of 13 properties under Rights-of-First-Look agreement (floor area: approximately 0.59 million m²) (Note 2), which is held by GLP J-REIT as a specific and flexible pipeline, and seek future opportunities to acquire some of the 36 properties (floor area: approximately 3.42 million m²) (the figures include properties under construction or planned for construction) (Note 2) held by a joint venture formed by GLP Group with a third party.
- (3) As to financial strategy, GLP J-REIT will examine such financing activities as extending debt maturities through refinancing, issuing investment corporation bonds and raising funds through public offerings of units, while closely monitoring the trends in the financing environment. By doing so, GLP J-REIT will work to achieve an optimal balance of financing methods and financing costs.

(Note 1) Optimal Takeout Arrangement (“OTA”) refers to the arrangement under which GLP J-REIT acquires an asset at the timing designated by GLP J-REIT within the scheduled acquisition period, and with the acquisition price which may be reduced to some degree depending on the timing of acquisition.

(Note 2) Figures as of April 15, 2020 are stated.

6. Significant Subsequent Events

None to report.

[Profile of GLP J-REIT]

1. Status of Unitholders' Capital

	12th Period As of February 28, 2018	13th Period As of August 31, 2018	14th Period As of February 28, 2019	15th Period As of August 31, 2019	16th Period As of February 29, 2020
Number of investment units authorized (Units)	16,000,000	16,000,000	16,000,000	16,000,000	16,000,000
Number of investment units issued and outstanding (Units)	2,853,078	3,402,681	3,833,420	3,833,420	3,833,420
Unitholders' capital, net (Million yen) (Note)	208,665	265,985	309,633	308,499	307,372
Number of unitholders	14,310	17,820	18,961	17,779	16,031

(Note) It represents the amount of unitholders' capital, net of accumulated distributions in excess of retained earnings deducted from total unitholders' capital amount.

2. Matters Concerning Investment Units

The following is a list of major unitholders as of February 29, 2020.

Name	Location	Number of units held (Units)	Ratio to total number of units issued and outstanding (%) (Note)
Japan Trustee Services Bank, Ltd. (Trust Account)	1-8-11, Harumi, Chuo-ku, Tokyo	645,552	16.84
The Master Trust Bank of Japan, Ltd. (Trust Account)	2-11-3, Hamamatsucho, Minato-ku, Tokyo	546,467	14.25
J.P. MORGAN BANK LUXEMBOURG S.A. 384500 Standing proxy: Mizuho Bank, Ltd., Settlement & Clearing Services Department	Building A, Shinagawa Intercity, 2-15-1, Konan, Minato-ku, Tokyo	321,481	8.38
The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	2-2-2, Otemachi, Chiyoda-ku, Tokyo	168,330	4.39
GLP CAPITAL JAPAN 2 PRIVATE LIMITED Standing proxy: Mizuho Securities Co., Ltd. Retail Operations Department (Note 2)	Otemachi First Square, 1-5-1, Otemachi, Chiyoda-ku, Tokyo	132,240	3.44
Trust & Custody Services Bank, Ltd. (Securities Investment Trust Account)	Office Tower Z, Harumi Island Triton Square, 1-8-12, Harumi, Chuo-ku, Tokyo	101,621	2.65
SSBTC CLIENT OMNIBUS ACCOUNT Standing proxy: The Hong Kong and Shanghai Banking Corporation Limited, Tokyo Branch, Custody Department	3-11-1, Nihonbashi, Chuo-ku, Tokyo	77,545	2.02
Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.	2-5-2, Marunouchi, Chiyoda-ku, Tokyo	48,324	1.26
STATE STREET BANK AND TRUST COMPANY 505223 Standing proxy: Mizuho Bank, Ltd., Settlement & Clearing Services Department	Building A, Shinagawa Intercity, 2-15-1, Konan, Minato-ku, Tokyo	48,259	1.25

Name	Location	Number of units held (Units)	Ratio to total number of units issued and outstanding (%) (Note)
STATE STREET BANK WEST CLIENT – TREATY 505234 Standing proxy: Mizuho Bank, Ltd., Settlement & Clearing Services Department	Building A, Shinagawa Intercity, 2-15-1, Konan, Minato-ku, Tokyo	47,671	1.24
Total		2,137,490	55.75

(Note 1) “Ratio to total number of units issued and outstanding” is rounded down to the second decimal place.

(Note 2) GLP CAPITAL JAPAN 2 PRIVATE LIMITED is a group company of GLP, the Sponsor of GLP J-REIT, and holds 34,000 units in addition to the above. Thus, GLP CAPITAL JAPAN 2 PRIVATE LIMITED holds 166,240 units in total (ratio to total number of units issued and outstanding as of February 29, 2020: 4.33%).

3. Matters Concerning Directors and Auditors

(1) Names of Directors and Independent Auditor for the current period

Title	Name	Other concurrent title	Total amount of fees paid during the Period (Thousand yen)
Executive Director (Notes 1 and 2)	Yoji Tatsumi (Note 3)	Director, GLP Japan Advisors Inc. (Note 4)	—
	Yoshiyuki Miura (Note 3)	President, GLP Japan Advisors Inc. (Note 4)	—
Supervisory Director (Note 2)	Toraki Inoue	Representative CPA, Toraki Inoue CPA Firm President, Accounting Advisory Co., Ltd.	1,980
	Kota Yamaguchi	Partner, Kimura Takushima & Yamaguchi Law Firm Outside Director, Heiwa Corporation	1,980
Independent Auditor (Note 5)	KPMG AZSA LLC	—	14,500

(Note 1) Yoji Tatsumi owns 82 investment units of GLP J-REIT under his own name. Yoshiyuki Miura does not own investment units of GLP J-REIT under his own name nor the name of another person.

(Note 2) Executive Directors and Supervisory Directors may be an officer of entities other than the above; however, any of such entities including the above has no interest with GLP J-REIT.

(Note 3) Yoji Tatsumi resigned as Executive Director of GLP J-REIT effective December 19, 2019. Yoshiyuki Miura was appointed as Executive Director of GLP J-REIT effective December 19, 2019.

(Note 4) Yoji Tatsumi resigned as President of GLP Japan Advisors Inc. effective October 31, 2019. Yoshiyuki Miura was appointed as President of GLP Japan Advisors Inc. effective November 1, 2019.

(Note 5) The amount of fees paid to Independent Auditor includes the fees for the preparation of a comfort letter (Total 1,500 thousand yen).

(2) Policy on dismissal and non-reappointment of Independent Auditor

The dismissal and non-reappointment of Independent Auditor is to be resolved by the Board of Directors’ Meeting of GLP J-REIT after comprehensively considering various circumstances.

4. Asset Management Company, Custodian and General Administrators

The asset management company, the custodian and administrators as of the current period end are as follows:

Operational role	Company name
Asset Management Company	GLP Japan Advisors Inc.
Custodian, General Administrator, Transfer Agent for Investment Units	Mitsubishi UFJ Trust and Banking Corporation
Administrator for Investment Corporation Bonds	Sumitomo Mitsui Banking Corporation
Administrator for Investment Corporation Bonds	MUFG Bank, Ltd.
Administrator for Investment Corporation Bonds	Resona Bank, Limited.

[Status on Investment Properties]

1. Investment Status

Type of asset	Use of asset	Area (Note 1)	15th Period As of August 31, 2019		16th Period As of February 29, 2020	
			Total amount held (Million yen) (Note 2)	Ratio to total assets (%) (Note 3)	Total amount held (Million yen) (Note 2)	Ratio to total assets (%) (Note 3)
Property and equipment in trust (Note 4)	Logistics facility	Tokyo metropolitan area	335,729	55.0	334,250	55.1
		Greater Osaka area	155,648	25.5	154,778	25.5
		Other	92,852	15.2	92,227	15.2
Subtotal			584,230	95.7	581,256	95.8
Deposits and other assets			26,264	4.3	25,230	4.2
Total assets (Note 5)			610,494 [584,230]	100.0 [95.7]	606,486 [581,256]	100.0 [95.8]

(Note 1) “Tokyo metropolitan area” includes Tokyo, Kanagawa, Saitama, Chiba, Ibaraki, Tochigi, Gunma and Yamanashi prefectures. “Greater Osaka area” includes Osaka, Hyogo, Kyoto, Shiga, Nara and Wakayama prefectures. “Other” includes areas other than the above.

(Note 2) “Total amount held” represents the book value (for property and equipment or property and equipment in trust, the book value after deducting depreciation).

(Note 3) “Ratio to total assets” is rounded to the first decimal place.

(Note 4) The amount of “Property and equipment in trust” does not include the amount of construction in progress and construction in progress in trust. The amount of “Property and equipment in trust” in the Tokyo metropolitan area includes the book value of vehicles.

(Note 5) The total assets above are stated at the book value. In addition, the figures in square brackets represent the holding properties portion to total assets.

2. Major Properties Owned

The major components of assets (the 10 largest properties by book value) as of the current period end are as follows:

Name of properties	Book value (Million yen)	Leasable area (m ²) (Note 1)	Leased area (m ²) (Note 2)	Occupancy ratio (%) (Note 3)	Ratio to total rental revenues (%) (Note 3)	Primary use
GLP Osaka	35,626	128,504.34	127,642.38	99.3	4.9	Logistics facility
GLP Tokyo II	34,784	79,073.21	79,073.21	100.0	5.9	Logistics facility
GLP Amagasaki	23,088	110,224.41	110,224.41	100.0	4.6	Logistics facility
GLP Tokyo	21,427	56,757.92	56,757.92	100.0	3.8	Logistics facility
GLP Atsugi II	20,413	74,176.27	74,176.27	100.0	(Note 4)	Logistics facility
GLP Maishima I	18,986	72,948.78	72,948.78	100.0	(Note 4)	Logistics facility
GLP Shinsuna	18,314	44,355.46	44,355.46	100.0	2.5	Logistics facility
GLP Urayasu III	17,867	64,198.11	64,198.11	100.0	(Note 4)	Logistics facility
GLP Sugito II	17,329	101,272.40	100,345.84	99.1	3.6	Logistics facility
GLP Misato	16,824	46,892.00	46,892.00	100.0	(Note 4)	Logistics facility
Total	224,662	778,402.90	776,614.38	99.8	36.2	

(Note 1) “Leasable area” is the area of property or property in trust that is available for lease in accordance with relevant lease agreements or architectural drawings. The figures are rounded down to the second decimal place. Leasable area may change upon renewal of agreements.

(Note 2) “Leased area” is the total area leased to building tenants in accordance with the relevant lease agreements of each property or property in trust. The figures are rounded down to the second decimal place. When a property or property in trust is leased through a master lease agreement, the leased area represents the total space actually leased based on the lease agreement concluded with end-tenants.

(Note 3) “Occupancy ratio” and “Ratio to total rental revenues” are rounded to the first decimal place. As to “Occupancy ratio,” however, when it may result in 100.0% after rounding, the figure is rounded down to the first decimal place and shown as 99.9%.

(Note 4) Not disclosed because the tenants’ consent is not obtained.

3. Summary of Portfolio Properties

The following table summarizes the investment properties held by GLP J-REIT as of the current period end.

Name of property	Location (Note 1)	Type of ownership	Leasable area (m ²) (Note 2)	Appraisal value (Million yen) (Note 3)	Book value (Million yen)
GLP Tokyo	2-1-2, Tokai, Ota-ku, Tokyo	Beneficiary right of real estate in trust	56,757.92	31,300	21,427
GLP Higashi-Ogishima	23-9, Higashi-Ogishima, Kawasaki-ku, Kawasaki, Kanagawa		34,582.00	6,830	4,873
GLP Akishima	4-13-41, Mihori-cho, Akishima, Tokyo 4-13-42, Mihori-cho, Akishima, Tokyo		27,356.63	9,920	7,344
GLP Tomisato	3-1, Misawa, Tomisato, Chiba		27,042.59	6,090	4,494
GLP Narashino II	3-6-3, Akanehama, Narashino, Chiba		101,623.59	20,100	14,276
GLP Funabashi	1-1389-2, Kaijincho-Minami, Funabashi, Chiba		10,465.03	2,090	1,894
GLP Kazo	1-5-1, Minami-shinozaki, Kazo, Saitama		76,532.71	14,400	10,387
GLP Fukaya	1900-2, Mizugahara, Orinokuchi, Fukaya, Saitama		19,706.00	2,890	2,173
GLP Sugito II	398-2, Fukawa, Sugito-machi, Kita-Katsushika, Saitama		101,272.40	26,200	17,329
GLP Iwatsuki	2-9-10, Kokaba, Iwatsuki-ku, Saitama, Saitama		31,839.99	9,990	6,411
GLP Kasukabe	1155, Anzai, Suikaku, Kasukabe, Saitama		18,460.73	5,390	3,838
GLP Koshigaya II	2-2-1, Ryutsu-Danchi, Koshigaya, Saitama		43,533.28	14,100	9,141
GLP Misato II	3-2-1, Lala-city, Shinmisato, Misato, Saitama		59,208.59	22,000	14,014
GLP Tatsumi	3-11-10, Tatsumi, Koto-ku, Tokyo		12,925.58	6,770	4,805
GLP Hamura	4-9-8, Shinmeidai, Hamura, Tokyo		40,277.93	10,000	7,283
GLP Funabashi III	2-15-1, Nishiura, Funabashi, Chiba		18,281.84	4,340	2,958
GLP Sodegaura	385-18, Shiinomori, Sodegaura, Chiba		45,582.06	8,070	5,662
GLP Urayasu III	15-27, Chidori, Urayasu, Chiba		64,198.11	22,800	17,867
GLP Tatsumi Ila	3-8-10, Tatsumi, Koto-ku, Tokyo		17,108.52	8,580	6,582
GLP Tokyo II	3-4-11 Shinsuna, Koto-ku, Tokyo		79,073.21	47,400	34,784
GLP Okegawa	2-6 Akabori, Okegawa, Saitama		17,062.92	3,140	2,358
GLP Shinkiba	1-10-9, Shinkiba, Koto-ku, Tokyo		18,341.73	12,800	11,430
GLP Narashino	2-6-6, Shibazono, Narashino, Chiba		23,548.03	5,570	5,283
GLP Sugito	398-13, Fukawa, Sugito-machi, Kita-Katsushika, Saitama		58,918.12	10,600	8,222
GLP Matsudo	520-1, Kamihongo, Matsudo, Chiba		14,904.60	2,950	2,399
GLP-MFLP Ichikawa Shiohama (Note 4)	1-6-3, Shiohama, Ichikawa, Chiba		50,813.07	17,900	15,151
GLP Atsugi II	4022-2, Sakurada, Nakatsu, Aikawa-machi, Aiko, Kanagawa		74,176.27	24,200	20,413
GLP Yoshimi	603-1, Nishi-Yoshimi, Yoshimi-machi, Hiki, Saitama		62,362.89	11,800	10,758
GLP Noda-Yoshiharu	722-2, Aza Tameshita, Yoshiharu, Noda, Chiba		26,631.40	5,370	4,442
GLP Urayasu	76-4, Minato, Urayasu, Chiba		25,839.60	7,910	7,460
GLP Funabashi II	6-1, Shiomi-cho, Funabashi, Chiba		34,699.09	8,480	7,751
GLP Misato	3-1-3, Izumi, Misato, Saitama		46,892.00	19,000	16,824
GLP Shinsuna	2-5-20, Shinsuna, Koto-ku, Tokyo		44,355.46	18,900	18,314
GLP Shonan	16, Kirihara-cho, Fujisawa, Kanagawa		23,832.60	6,200	5,887
GLP Hirakata	3-2-27, Minami-Nakaburi, Hirakata, Osaka 3-2-7, Minami-Nakaburi, Hirakata, Osaka		29,829.56	6,390	4,533
GLP Hirakata II	3-3-1, Minami-Nakaburi, Hirakata, Osaka		43,283.01	9,420	7,431
GLP Maishima II	2-1-92, Hokuokoryokuchi, Konohana-ku, Osaka, Osaka		56,511.10	12,200	8,035
GLP Tsumori	2-1-30, Minami-Tsumori, Nishinari-ku, Osaka, Osaka		16,080.14	2,790	2,025
GLP Rokko	3-10, Koyochi-Higashi, Higashinada-ku, Kobe, Hyogo		39,339.00	6,130	4,979

Name of property	Location (Note 1)	Type of ownership	Leasable area (m ²) (Note 2)	Appraisal value (Million yen) (Note 3)	Book value (Million yen)
GLP Amagasaki	231-2, Nishi-Mukojima-cho, Amagasaki, Hyogo	Beneficiary right of real estate in trust	110,224.41	30,500	23,088
GLP Amagasaki II	16, Nishi-Takasu-cho, Amagasaki, Hyogo		12,342.95	2,380	1,930
GLP Nara	6-4, Imago-cho, Yamatokoriyama, Nara		19,545.35	2,990	2,036
GLP Sakai	1-63, Chikkoyawatamachi, Sakai-ku, Sakai, Osaka		10,372.10	2,260	1,791
GLP Rokko II	4-15-1, Koyocho-Higashi, Higashinada-ku, Kobe, Hyogo		20,407.30	4,340	3,098
GLP Kadoma	4-2-1, Shinomiya, Kadoma, Osaka		12,211.73	3,290	2,425
GLP Seishin	2-5-1, Yasakadai, Suma-ku, Kobe, Hyogo		9,533.88	1,640	1,405
GLP Fukusaki	1714-14, Saiji, Fukusaki-cho, Kanzaki, Hyogo		24,167.83	4,870	3,513
GLP Kobe-Nishi	7-1-1, Mitsugaoka, Nishi-ku, Kobe, Hyogo		35,417.31	7,610	6,622
GLP Fukaehama	34-1, Fukaehama-cho, Higashinada-ku, Kobe, Hyogo		19,386.00	4,880	4,598
GLP Maishima I	2-1-66, Hokuokoryokuchi, Konohana-ku, Osaka, Osaka		72,948.78	19,400	18,986
GLP Osaka	2-4-43, Nanko Minami, Suminoe, Osaka, Osaka		128,504.34	37,200	35,626
GLP Settsu	2-1-62, Torikainaka, Settsu, Osaka		38,997.24	7,630	7,343
GLP Nishinomiya	1-52, Hanshin Ryutsu Center, Yamaguchi-cho, Nishinomiya, Hyogo		19,766.00	2,810	2,741
GLP Shiga	2-6-56, Noji Higashi, Kusatsu, Shiga 2-6-50, Noji Higashi, Kusatsu, Shiga 2-6-55, Noji Higashi, Kusatsu, Shiga 2-2349-24, Azakamegaya, Noji Higashi, Kusatsu, Shiga		29,848.70	4,720	4,547
GLP Neyagawa	10-10, Shoji Minami-machi, Neyagawa, Osaka		26,938.02	8,660	8,015
GLP Morioka	59, Urata, Sakuramachi, Shiwa-cho, Shiwa, Iwate		10,253.80	867	735
GLP Tomiya	9-1-2, Narita, Tomiya, Miyagi		20,466.98	3,890	2,895
GLP Koriyama I	3-2-2, Oroshi, Kikuta-machi, Koriyama, Fukushima		24,335.96	4,590	3,628
GLP Koriyama III	5-12, Mukaihara, Horinouchi, Kikuta-machi, Koriyama, Fukushima		27,671.51	2,810	2,605
GLP Tokai	2-47, Asayama, Tokai, Aichi		32,343.31	8,360	5,851
GLP Hayashima	823, Yao, Hayashima-cho, Tsukubo, Okayama		13,527.76	1,690	1,194
GLP Hayashima II	4507-40, Hayashima, Hayashima-cho, Tsukubo, Okayama		14,447.48	2,880	2,140
GLP Kiyama	2950-1, Urata, Sonobe, Kiyama-cho, Miyaki, Saga		23,455.96	5,930	4,510
GLP Sendai	2-5-2, Sendaikou Kita, Miyagino-ku, Sendai, Miyagi		37,256.23	6,940	5,216
GLP Ebetsu	69-3, Kakuyama, Ebetsu, Hokkaido		18,489.25	2,380	1,397
GLP Kuwana	3646-1, Kanegaya, Mizono, Tado-cho, Kuwana, Mie		20,402.12	4,310	3,291
GLP Hatsukaichi	14-2, Mokuzaiko-Kita, Hatsukaichi, Hiroshima		10,981.89	2,360	1,807
GLP Komaki	1-31, Shinkoki, Komaki, Aichi		52,709.97	14,300	10,065
GLP Ogimachi	1-8-5, Ogimachi, Miyagino-ku, Sendai, Miyagi		13,155.28	1,650	1,414
GLP Hiroshima	2-7-11, Kusatsukou, Nishi-ku, Hiroshima, Hiroshima 2-7-4, Kusatsukou, Nishi-ku, Hiroshima, Hiroshima		21,003.04	4,420	3,554
GLP Tosu I	1715, Hirata, Hatazaki-machi, Tosu, Saga		74,860.38	11,000	9,203
GLP Tomiya IV	9-7-3, Narita, Tomiya, Miyagi 9-7-7, Narita, Tomiya, Miyagi		32,562.60	6,480	5,724
GLP Soja I	4-10, Nagara, Soja, Okayama		63,015.53	13,100	12,545
GLP Soja II	4-1, Nagara, Soja, Okayama		63,234.98	12,800	12,448
GLP Fujimae	2-201-8, Fujimae, Minato, Nagoya, Aichi		12,609.00	2,040	1,997
Total			2,770,644.28	728,987	581,256

- (Note 1) “Location” represents the indication of residential address. If no indication of residential address exists, the location of the building (one of those if there are multiple buildings) shown on the registry is stated.
- (Note 2) “Leasable area” is the area of property or property in trust that is available for lease in accordance with relevant lease agreements or architectural drawings. The figures are rounded down to the second decimal place. The leasable area may be changed upon renewal of lease agreements.
- (Note 3) “Appraisal value” represents the appraisal value or research price as set forth on the relevant study reports by real estate appraisers as of the balance sheet date in accordance with the policy prescribed in the Articles of Incorporation of GLP J-REIT and the rules of the Investment Trusts Association, Japan.
- (Note 4) GLP-MFLP Ichikawa Shiohama is a property under joint co-ownership which GLP J-REIT holds 50% beneficiary right of real estate in trust. “Leasable area” stated above is computed by multiplying 50% of the joint co-ownership ratio.

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The trend of property-related business of GLP J-REIT is as follows.

Name of property	15th Period From March 1, 2019 To August 31, 2019				16th Period From September 1, 2019 To February 29, 2020			
	At Period End		Rental revenues (Million yen)	Ratio to total rental revenues (%) (Note 2)	At Period End		Rental revenues (Million yen)	Ratio to total rental revenue (%) (Note 2)
	Number of tenants (Note 1)	Occupancy ratio (%) (Note 2)			Number of tenants (Note 1)	Occupancy ratio (%) (Note 2)		
GLP Tokyo	3	100.0	717	3.8	3	100.0	716	3.8
GLP Higashi-Ogishima	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Akishima	3	100.0	(Note 3)	(Note 3)	3	100.0	(Note 3)	(Note 3)
GLP Tomisato	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Narashino II	2	100.0	(Note 3)	(Note 3)	2	100.0	(Note 3)	(Note 3)
GLP Funabashi	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Kazo	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Fukaya	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Sugito II	5	99.1	688	3.6	5	99.1	686	3.6
GLP Iwatsuki	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Kasukabe	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Koshigaya II	2	100.0	(Note 3)	(Note 3)	2	100.0	(Note 3)	(Note 3)
GLP Misato II	2	100.0	(Note 3)	(Note 3)	2	100.0	(Note 3)	(Note 3)
GLP Tatsumi	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Hamura	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Funabashi III	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Sodegaura	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Urayasu III	2	100.0	(Note 3)	(Note 3)	2	100.0	(Note 3)	(Note 3)
GLP Tatsumi Iia	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Tokyo II	6	100.0	1,115	5.8	6	100.0	1,105	5.9
GLP Okegawa	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Shinkiba	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Narashino	3	100.0	172	0.9	3	100.0	171	0.9
GLP Sugito	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Matsudo	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP-MFLP Ichikawa Shiohama	5	100.0	486	2.5	5	87.6	426	2.3
GLP Atsugi II	2	100.0	(Note 3)	(Note 3)	2	100.0	(Note 3)	(Note 3)
GLP Yoshimi	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Noda-Yoshiharu	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Urayasu	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Funabashi II	1	99.0	(Note 3)	(Note 3)	1	99.0	(Note 3)	(Note 3)
GLP Misato	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Shinsuna	5	100.0	460	2.4	5	100.0	469	2.5
GLP Shonan	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Hirakata	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Hirakata II	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Maishima II	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Tsumori	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Rokko	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Amagasaki	7	100.0	879	4.6	7	100.0	861	4.6

Name of property	15th Period From March 1, 2019 To August 31, 2019				16th Period From September 1, 2019 To February 29, 2020			
	At Period End		Rental revenues (Million yen)	Ratio to total rental revenues (%) (Note 2)	At Period End		Rental revenues (Million yen)	Ratio to total rental revenue (%) (Note 2)
	Number of tenants (Note 1)	Occupancy ratio (%) (Note 2)			Number of tenants (Note 1)	Occupancy ratio (%) (Note 2)		
GLP Amagasaki II	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Nara	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Sakai	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Rokko II	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Kadoma	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Seishin	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Fukusaki	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Kobe-Nishi	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Fukaehama	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Maishima I	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Osaka	13	99.3	917	4.8	12	99.3	925	4.9
GLP Settsu	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Nishinomiya	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Shiga	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Neyagawa	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Morioka	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Tomiya	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Koriyama I	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Koriyama III	4	100.0	125	0.7	4	100.0	126	0.7
GLP Tokai	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Hayashima	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Hayashima II	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Kiyama	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Sendai	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Ebetsu	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Kuwana	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Hatsukaichi	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Komaki	2	100.0	(Note 3)	(Note 3)	2	100.0	(Note 3)	(Note 3)
GLP Ogimachi	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Hiroshima	2	100.0	(Note 3)	(Note 3)	2	100.0	(Note 3)	(Note 3)
GLP Fukuoka (Note 4)	—	—	(Note 3)	(Note 3)	—	—	—	—
GLP Tosu I	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Tomiya IV	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Soja I	5	100.0	445	2.3	7	88.8	422	2.2
GLP Soja II	7	99.6	407	2.1	6	99.6	386	2.1
GLP Fujimae	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Total	136	99.9	19,105	100.0	136	99.4	18,841	100.0

(Note 1) “Number of tenants” represents the total number of building tenants stated on the lease agreement of each property or property in trust.

(Note 2) “Occupancy ratio” and “Ratio to total rental revenues” are rounded to the first decimal place. As to “Occupancy ratio,” however, when it may result in 100.0% after rounding, the figure is rounded down to the first decimal place and shown as 99.9%.

(Note 3) Not disclosed because the tenants' consent is not obtained.

(Note 4) GLP Fukuoka was sold to a third party on March 29, 2019.

4. Specified Transaction

As of the current period end, the contract amount and fair value of the outstanding transaction under the specified transaction account of GLP J-REIT are as follows.

	Type	Contract amount (Million yen) (Note 1)		Fair value (Million yen) (Note 2)
			Due after one year	
OTC	Interest rate swaps: Receive floating/ Pay fix	184,830	172,680	(3,158)
Total		184,830	172,680	(3,158)

(Note 1) The contract amount of interest rate swaps is based on its notional principal.

(Note 2) Fair value is the amount measured by the counterparty of the transaction based on data such as market rates.

(Note 3) For the financial reporting purpose, the transaction is not measured at fair value but accounted for under special treatment for interest rate swaps based on "Accounting Standards for Financial Instruments" under Japanese GAAP.

5. Investments and Other Assets

(1) Investment securities – Equity securities

Name of stock	Number of share	Acquisition cost (Thousand yen)		Fair value (Thousand yen)		Unrealized gain/loss (Thousand yen)	Remarks
		Per share	Total	Per share	Total		
Okayama General Distribution Center Co., Ltd.	16 shares	100	1,600	100	1,600	—	(Note)

(Note) The book value is used as its fair value for the unlisted equity securities.

(2) Details of other specified assets

Beneficiary rights of real estate in trust held by GLP J-REIT are disclosed in aforementioned "3. Summary of Portfolio Properties." GLP J-REIT has no other specified assets.

[Capital Expenditure for Properties Owned]

1. Future Plan for Capital Expenditure

The following table summarizes the major capital expenditure plan in connection with scheduled renovation and others for properties owned as of the end of the current fiscal period. Estimated construction cost includes the amounts to be expensed for accounting purpose.

Property name	Location	Purpose	Planned period	Estimated construction cost (Million yen)		
				Total amount	Amount paid during the period	Total amount paid
GLP Shiga	Kusatsu, Shiga	Renewal of fire alarm receivers	From April 2020 to August 2020	40	—	—
GLP Settsu	Settsu, Osaka	Asphalt repaving work in the facility yard	From June 2020 to August 2020	26	—	—
GLP Settsu	Settsu, Osaka	Renewal of freight elevators, Building No.4	From April 2020 to August 2020	25	—	—
GLP Funabashi III	Funabashi, Chiba	Roofing work of West-side exterior walls	From June 2020 to August 2020	25	—	—
GLP Tokyo	Ota, Tokyo	FRP waterproofing work on roofs (Phase III)	From July 2020 to August 2020	20	—	—
GLP Fukaya	Fukaya, Saitama	Renewal of drain pipes	From March 2020 to April 2020	20	—	—

2. Capital Expenditure Incurred for the Period

The following table summarizes the major constructions to holding properties that resulted in capital expenditure for the current period. Capital expenditure for the current period was 804 million yen. The total construction cost amounted to 892 million yen, including repair and maintenance of 88 million yen that was accounted for as expenses.

Property name	Location	Purpose	Period	Construction cost (Million yen)
GLP Sugito II	Kita-Katsushika, Saitama	FRP waterproofing work on roofs (Phase II)	From November 2019 to January 2020	22
GLP Soja I	Soja, Okayama	Restoration of fireproof compartment on the fifth floor	From November 2019 to February 2020	22
GLP Kadoma	Kadoma, Osaka	Reinforcement of concrete-block walls	From October 2019 to November 2019	20
GLP Maishima I	Osaka, Osaka	Thermal insulation coating on roofs	From July 2019 to September 2019	20
GLP Tokai	Tokai, Aichi	Thermal insulation coating on roofs	From September 2019 to November 2019	20
Other	—	—	—	699
Total				804

3. Funds Reserved for Long-Term Repair Plans

Based on the long-term repair plan established for each property, GLP J-REIT accounted for the following reserves from the operating cash flows to be appropriated for the large-scale engineering works in the mid- to long-term future.

(Unit: Million yen)

Operating period	12th Period Sept. 1, 2017 to Feb. 28, 2018	13th Period Mar. 1, 2018 to Aug. 31, 2018	14th Period Sept. 1, 2018 to Feb 28, 2019	15th Period Mar. 1, 2019 to Aug. 31 2019	16th Period Sept. 1, 2019 to Feb 29, 2020
Balance brought forward from the previous period	—	—	—	—	—
Amount reserved during the period	—	—	—	—	—
Amount used during the period	—	—	—	—	—
Balance to be carried forward to the next period	—	—	—	—	—

(Note 1) GLP J-REIT intends not to account for reserves if the estimated amount of capital expenditure of the following period does not exceed the amount equivalent to 70% of the estimated depreciation expenses for the same period. GLP J-REIT estimates the amount of capital expenditure for the 17th period (for the period ending August 31, 2020) to be 1,066 million yen, which does not exceed 2,617 million yen, the amount equivalent to 70% of 3,738 million yen, which is the estimated depreciation expenses for the same period.

(Note 2) GLP J-REIT intends to distribute funds in excess of the amount of retained earnings that do not exceed the amount obtained by deducting capital expenditure for the operating period immediately before the period in which the distribution is made from an amount equal to depreciation expenses for the corresponding period. The amount obtained by deducting 804 million yen of capital expenditure for the current fiscal period from 3,766 million yen of depreciation expenses for the period is 2,961 million yen.

For the time being, GLP J-REIT intends to make an OPD distribution (a refund of investment categorized as a distribution from unitholders' capital for tax purposes) in the amount equal to approximately 30% of depreciation expenses for the operating period immediately before the period in which the distribution is made, unless GLP J-REIT determines that the OPD payment would have a negative impact on its long-term repair and maintenance plan or financial conditions in light of the estimated amount of capital expenditure for each fiscal period based on the plan.

With respect to all 75 properties held as of the end of the current fiscal period, the six-month period average of the total amount of the emergency repair and maintenance expenses and the medium- to long-term repair and maintenance expenses, which are set forth in the Engineering Reports, is 650 million yen. Please refer to the "Summary of Engineering Due Diligence Report" below for the emergency repair and maintenance expenses and the mid-to-long term repair and maintenance expenses for each asset.

(Reference) Summary of Engineering Due Diligence Report

Property number	Name of property	Engineering due diligence company	Date of report	Emergency repair and maintenance expenses (Thousand yen) (Note 1)	Mid-to-Long term repair and maintenance expenses (Thousand yen) (Note2)
Tokyo-1	GLP Tokyo	Deloitte Tohmatsu Property Risk Solution Co., Ltd.	August 31, 2017	—	446,000
Tokyo-2	GLP Higashi-Ogishima			—	337,520
Tokyo-3	GLP Akishima (Note 3)			—	206,370
Tokyo-4	GLP Tomisato			—	90,060
Tokyo-5	GLP Narashino II			—	1,117,350
Tokyo-6	GLP Funabashi			—	167,750
Tokyo-7	GLP Kazo			—	392,050
Tokyo-8	GLP Fukaya			—	307,300
Tokyo-9	GLP Sugito II			—	406,640
Tokyo-10	GLP Iwatsuki			—	71,950
Tokyo-11	GLP Kasukabe			—	167,980
Tokyo-12	GLP Koshigaya II			—	139,890
Tokyo-13	GLP Misato II (Note 3)			—	168,620
Tokyo-14	GLP Tatsumi			—	54,520
Tokyo-15	GLP Hamura		August 31, 2018	—	61,540
Tokyo-16	GLP Funabashi III			—	127,980
Tokyo-17	GLP Sodegaura			—	63,000
Tokyo-18	GLP Urayasu III			—	296,600
Tokyo-19	GLP Tatsumi Ila		January 31, 2020	—	143,790
Tokyo-21	GLP Tokyo II (Note 3)			—	368,030
Tokyo-22	GLP Okegawa		July 27, 2015	—	208,380
Tokyo-23	GLP Shinkiba			—	243,980
Tokyo-24	GLP Narashino		July 27, 2015	—	230,950
Tokyo-26	GLP Sugito (Note 3)			—	276,775
Tokyo-27	GLP Matsudo	Tokio Marine & Nichido Risk Consulting Co., Ltd.	December 14, 2015	—	142,870
Tokyo-28	GLP-MFLP Ichikawa Shiohama (Note 4)		April 12, 2016	—	220,644
Tokyo-29	GLP Atsugi II		August 3, 2016	—	180,143
Tokyo-30	GLP Yoshimi			—	142,536
Tokyo-31	GLP Noda-Yoshiharu	Deloitte Tohmatsu Property Risk Solution Co., Ltd.	July 1, 2015	—	62,226
Tokyo-32	GLP Urayasu	Tokio Marine & Nichido Risk Consulting Co., Ltd.	August 18, 2017	—	82,849
Tokyo-33	GLP Funabashi II			—	262,847
Tokyo-34	GLP Misato			—	211,734
Tokyo-35	GLP Shinsuna		July 30, 2018	—	298,639
Tokyo-36	GLP Shonan			—	142,715
Osaka-1	GLP Hirakata	Deloitte Tohmatsu Property Risk Solution Co., Ltd.	August 31, 2017	—	376,400
Osaka-2	GLP Hirakata II			—	236,350
Osaka-3	GLP Maishima II (Note 3)			—	271,900
Osaka-4	GLP Tsumori			—	143,330
Osaka-5	GLP Rokko			—	406,840
Osaka-6	GLP Amagasaki (Note 3)			—	204,430
Osaka-7	GLP Amagasaki II			—	136,600
Osaka-8	GLP Nara			—	146,790
Osaka-9	GLP Sakai			—	39,800
Osaka-10	GLP Rokko II		August 31, 2018	—	353,530
Osaka-11	GLP Kadoma		July 25, 2014	—	114,160
Osaka-12	GLP Seishin			—	186,900

Property number	Name of property	Engineering due diligence company	Date of report	Emergency repair and maintenance expenses (Thousand yen) (Note 1)	Mid-to-Long term repair and maintenance expenses (Thousand yen) (Note2)	
Osaka-13	GLP Fukusaki (Note 3)	Deloitte Tohmatsu Property Risk Solution Co., Ltd.	July 25, 2014	—	160,500	
Osaka-14	GLP Kobe-Nishi		January 28, 2015	—	57,340	
Osaka-15	GLP Fukaeahama (Note 3)	Tokio Marine & Nichido Risk Consulting Co., Ltd.	August 3, 2016	—	219,979	
Osaka-16	GLP Maishima I		August 18, 2017	—	407,302	
Osaka-17	GLP Osaka		July 30, 2018	—	459,059	
Osaka-18	GLP Settsu			—	413,785	
Osaka-19	GLP Nishinomiya			—	227,195	
Osaka-20	GLP Shiga			—	215,421	
Osaka-21	GLP Neyagawa			—	63,718	
Other-1	GLP Morioka		Deloitte Tohmatsu Property Risk Solution Co., Ltd.	August 31, 2017	—	52,660
Other-2	GLP Tomiya (Note 3)				—	84,040
Other-3	GLP Koriyama I	—			56,400	
Other-4	GLP Koriyama III	—			315,200	
Other-5	GLP Tokai	—			151,530	
Other-6	GLP Hayashima	—			144,200	
Other-7	GLP Hayashima II	—			51,550	
Other-8	GLP Kiyama (Note 3)	—			233,920	
Other-10	GLP Sendai	—		134,980		
Other-11	GLP Ebetsu	August 31, 2018		—	74,540	
Other-12	GLP Kuwana			—	126,470	
Other-13	GLP Hatsukaichi			—	83,530	
Other-14	GLP Komaki			—	227,250	
Other-15	GLP Ogimachi			July 25, 2014	—	110,170
Other-16	GLP Hiroshima	—			198,660	
Other-19	GLP Tosu I (Note 3)	Tokio Marine & Nichido Risk Consulting Co., Ltd.	July 27, 2015	—	187,234	
Other-20	GLP Tomiya IV		August 3, 2016	—	233,500	
Other-21	GLP Soja I		January 15, 2018	—	161,102	
Other-22	GLP Soja II			—	161,224	
Other-23	GLP Fujimae		July 30, 2018	—	143,851	
Total				—	15,615,569	

(Note 1) “Emergency repair and maintenance expenses” represents the repair costs deemed to be required within one year from the date of the report.

(Note 2) “Mid-to-Long term repair and maintenance expenses” represents the total repair costs deemed to be required within 12 years from the date of the report.

(Note 3) The amounts include repair and maintenance expenses reported in “Engineering Due Diligence Report (Solar Panels)” on January 15, 2018.

(Note 4) GLP-MFLP Ichikawa Shiohama is a property under joint co-ownership which GLP J-REIT holds 50% beneficiary right of real estate in trust. “Emergency repair and maintenance expenses” and “Mid-to-Long term repair and maintenance expenses” stated above are computed by multiplying 50% of the joint co-ownership ratio.

[Expenses and Liabilities]

1. Status of Expenses related to Asset Management

(Unit: Thousand yen)

	15th Period From March 1, 2019 To August 31, 2019	16th Period From September 1, 2019 To February 29, 2020
Asset management fee	2,140,433	2,034,963
Asset custody fee	8,287	8,284
Administrative service fees	25,481	26,783
Directors' remuneration	3,960	3,960
Audit fee	13,000	13,000
Taxes and dues	11,589	137
Other operating expenses	71,967	85,423
Total	2,274,720	2,172,553

(Note) In addition to above, the amount of asset management fee included in the calculation of gain on sales of property and equipment was 11,500 thousand yen for the 15th Period.

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2. Status of Borrowings

The following summarizes the outstanding loans payable by financial institutions as of the current period end.

Category	Name of financial institution	Date of borrowing	Balance at beginning of the period (Million yen)	Balance at end of the period (Million yen)	Average rate (Note 2)	Repayment date (Note 3)	Repayment	Use	Remarks
Long-term loans payable	MUFG Bank, Ltd.	February 1, 2013	3,250	—	1.03%	January 31, 2020	Lump-sum	(Note 6)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	February 1, 2013	3,250	3,250	1.30% (Note 4)	February 1, 2021	Lump-sum	(Note 6)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	March 3, 2014	2,000	2,000	1.09% (Note 4)	February 26, 2021	Lump-sum	(Note 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.		2,400	2,400					
	Mizuho Bank, Ltd.		1,250	1,250					
	Development Bank of Japan Inc.		450	450					
	Sumitomo Mitsui Banking Corporation	March 3, 2014	1,470	1,470	1.56% (Note 4)	February 29, 2024	Lump-sum	(Note 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.		1,170	1,170					
	Development Bank of Japan Inc.		500	500					
	MUFG Bank, Ltd.	March 3, 2014	3,800	3,800	0.92%	February 26, 2021	Lump-sum	(Note 5)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	June 30, 2014	500	500	1.48% (Note 4)	June 30, 2026	Lump-sum	(Note 5)	Unsecured not guaranteed
	MUFG Bank, Ltd.		500	500					
	Sumitomo Mitsui Banking Corporation	September 2, 2014	3,890	3,890	0.86% (Note 4)	September 2, 2022	Lump-sum	(Note 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.		4,440	4,440					
	Mizuho Bank, Ltd.		2,830	2,830					
	The Bank of Fukuoka, Ltd.		610	610					
	Development Bank of Japan Inc.		650	650					
	The Norinchukin Bank		350	350					
	Resona Bank, Limited.		270	270					
	Sumitomo Mitsui Trust Bank, Limited		560	560					
	Sumitomo Mitsui Banking Corporation	September 2, 2014	1,530	1,530	1.85% (Note 4)	September 2, 2027	Lump-sum	(Note 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.		1,170	1,170					
	Sumitomo Mitsui Banking Corporation	May 1, 2015	2,700	2,700	0.52% (Note 4)	April 30, 2021	Lump-sum	(Note 6)	Unsecured not guaranteed
	Mizuho Bank, Ltd.	May 1, 2015	700	700	0.52% (Note 4)	April 30, 2021	Lump-sum	(Note 6)	Unsecured not guaranteed
	The Norinchukin Bank	May 1, 2015	400	400	0.52% (Note 4)	April 30, 2021	Lump-sum	(Note 6)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	September 1, 2015	2,922	2,922	0.61% (Note 4)	February 28, 2022	Lump-sum	(Note 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.		3,028	3,028					
	Mizuho Bank, Ltd.		1,640	1,640					
	Citibank, N.A., Tokyo Branch		320	320					
	The Bank of Fukuoka, Ltd.		480	480					
	Development Bank of Japan Inc.		320	320					
	The Norinchukin Bank		320	320					
	Resona Bank, Limited.		320	320					
	Sumitomo Mitsui Trust Bank, Limited		440	440					
	Shinsei Bank, Limited		130	130					
	The 77 Bank, Ltd.		130	130					

	Category	Date of borrowing	Balance at beginning of the period (Million yen)	Balance at end of the period (Million yen)	Average rate (Note 2)	Repayment date (Note 3)	Repayment	Use	Remarks
	Name of financial institution								
Long-term loans payable	MUFG Bank, Ltd.	September 1, 2015	1,300	1,300	0.96% (Note 4)	September 1, 2025	Lump-sum	(Note 6)	Unsecured not guaranteed
	The Bank of Fukuoka, Ltd.	January 4, 2016	1,400	1,400	0.35% (Note 4)	February 26, 2021	Lump-sum	(Note 5)	Unsecured not guaranteed
	The Norinchukin Bank		1,400	1,400					
	MUFG Bank, Ltd.	January 4, 2016	1,900	1,900	0.61% (Note 4)	February 29, 2024	Lump-sum	(Note 5)	Unsecured not guaranteed
	Resona Bank, Limited.		1,400	1,400					
	Mizuho Bank, Ltd.	January 4, 2016	1,500	1,500	0.93% (Note 4)	February 27, 2026	Lump-sum	(Note 5)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	January 4, 2016	5,600	5,600	1.22% (Note 4)	December 21, 2026	Lump-sum	(Note 5)	Unsecured not guaranteed
	MUFG Bank, Ltd.		5,100	5,100					
	Sumitomo Mitsui Banking Corporation	January 4, 2016	500	500	1.31% (Note 4)	December 20, 2027	Lump-sum	(Note 5)	Unsecured not guaranteed
	MUFG Bank, Ltd.		400	400					
	Sumitomo Mitsui Banking Corporation	January 4, 2016	600	600	1.57% (Note 4)	December 20, 2028	Lump-sum	(Note 5)	Unsecured not guaranteed
	MUFG Bank, Ltd.		400	400					
	Sumitomo Mitsui Banking Corporation	January 15, 2016	980	980	0.42% (Note 4)	January 14, 2022	Lump-sum	(Note 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.	January 15, 2016	850	850	0.42%	January 14, 2022	Lump-sum	(Note 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.	January 15, 2016	610	610	0.42% (Note 4)	January 14, 2022	Lump-sum	(Note 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.	September 1, 2016	3,780	3,780	0.29%	September 1, 2023	Lump-sum	(Note 6)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	September 1, 2016	4,100	4,100	0.32%	September 1, 2024	Lump-sum	(Note 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.	September 1, 2016	1,250	1,250	0.26%	September 1, 2020	Lump-sum	(Notes 5 and 6)	Unsecured not guaranteed
	Mizuho Bank, Ltd.		1,570	1,570					
	Citibank, N.A., Tokyo Branch		270	270					
	The 77 Bank, Ltd.		60	60					
	Sumitomo Mitsui Banking Corporation	September 1, 2016	790	790	0.44%	March 1, 2024	Lump-sum	(Notes 5 and 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.		2,000	2,000					
	Mizuho Bank, Ltd.		1,280	1,280					
	Citibank, N.A., Tokyo Branch		780	780					
	The Bank of Fukuoka, Ltd.		500	500					
	Development Bank of Japan Inc.		230	230					
	The Norinchukin Bank		1,060	1,060					
	Resona Bank, Limited.		490	490					
	Aozora Bank, Ltd.		180	180					
	Shinsei Bank, Limited		180	180					
	Sumitomo Mitsui Trust Bank, Limited		480	480					
	The 77 Bank, Ltd.		180	180					

	Category	Date of borrowing	Balance at beginning of the period (Million yen)	Balance at end of the period (Million yen)	Average rate (Note 2)	Repayment date (Note 3)	Repayment	Use	Remarks
	Name of financial institution								
Long-term loans payable	Sumitomo Mitsui Banking Corporation	September 1, 2016	2,170	2,170	0.57%	March 3, 2025	Lump-sum	(Notes 5 and 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.		2,310	2,310					
	Mizuho Bank, Ltd.		1,110	1,110					
	The Bank of Fukuoka, Ltd.		740	740					
	Development Bank of Japan Inc.		550	550					
	Resona Bank, Limited.		650	650					
	Aozora Bank, Ltd.		370	370					
	Shinsei Bank, Limited		370	370					
	Sumitomo Mitsui Trust Bank, Limited		920	920					
	Mizuho Bank, Ltd.	December 20, 2016	1,150	1,150	0.26%	December 21, 2020	Lump-sum	(Note 5)	Unsecured not guaranteed
	The Bank of Fukuoka, Ltd.	December 20, 2016	500	500	0.53%	December 20, 2022	Lump-sum	(Note 5)	Unsecured not guaranteed
	Sumitomo Mitsui Trust Bank, Limited	December 20, 2016	1,150	1,150	0.56%	December 20, 2023	Lump-sum	(Note 5)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	December 20, 2016	5,700	5,700	0.79%	September 1, 2025	Lump-sum	(Note 5)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	September 1, 2017	870	870	0.46%	September 1, 2023	Lump-sum	(Note 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.	September 1, 2017	580	580	0.46%	September 1, 2023	Lump-sum	(Note 6)	Unsecured not guaranteed
	Mizuho Bank, Ltd.	January 4, 2018	1,500	1,500	0.19%	December 21, 2020	Lump-sum	(Note 5)	Unsecured not guaranteed
	MUFG Bank, Ltd.		800	800					
	Citibank, N.A., Tokyo Branch		1,800	1,800					
	The Bank of Fukuoka, Ltd.		1,800	1,800					
	The Norinchukin Bank		1,300	1,300					
	Sumitomo Mitsui Banking Corporation	January 4, 2018	5,100	5,100	0.28% (Note 4)	December 20, 2021	Lump-sum	(Note 5)	Unsecured not guaranteed
	MUFG Bank, Ltd.		3,600	3,600					
	Mizuho Bank, Ltd.		500	500					
	Resona Bank, Limited.	January 4, 2018	1,300	1,300	0.48% (Note 4)	December 22, 2025	Lump-sum	(Note 5)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	January 4, 2018	2,300	2,300	0.60% (Note 4)	October 30, 2026	Lump-sum	(Note 5)	Unsecured not guaranteed
	MUFG Bank, Ltd.		2,300	2,300					
	Mizuho Bank, Ltd.		2,000	2,000					
	Sumitomo Mitsui Banking Corporation	March 1, 2018	540	540	0.29% (Note 4)	September 1, 2021	Lump-sum	(Notes 5 and 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.		700	700					
	Mizuho Bank, Ltd.		930	930					
	Citibank, N.A., Tokyo Branch		140	140					
	The Norinchukin Bank		190	190					
	Resona Bank, Limited.		130	130					
	Sumitomo Mitsui Trust Bank, Limited		340	340					
	Shinsei Bank, Limited		200	200					

	Category	Date of borrowing	Balance at beginning of the period (Million yen)	Balance at end of the period (Million yen)	Average rate (Note 2)	Repayment date (Note 3)	Repayment	Use	Remarks
	Name of financial institution								
Long-term loans payable	Sumitomo Mitsui Banking Corporation	March 1, 2018	2,850	2,850	0.34% (Note 4)	February 28, 2023	Lump-sum	(Notes 5 and 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.		2,600	2,600					
	Mizuho Bank, Ltd.		1,900	1,900					
	Citibank, N.A., Tokyo Branch		470	470					
	Development Bank of Japan Inc.		580	580					
	The Norinchukin Bank		530	530					
	Resona Bank, Limited.		260	260					
	Sumitomo Mitsui Trust Bank, Limited		440	440					
	Shinsei Bank, Limited		500	500					
	Sumitomo Mitsui Banking Corporation	March 1, 2018	1,900	1,900	0.38% (Note 4)	February 29, 2024	Lump-sum	(Notes 5 and 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.		1,900	1,900					
	Mizuho Bank, Ltd.		1,140	1,140					
	Development Bank of Japan Inc.		270	270					
	The Norinchukin Bank		220	220					
	Resona Bank, Limited.		60	60					
	Sumitomo Mitsui Trust Bank, Limited		220	220					
	Shinsei Bank, Limited		290	290					
	Sumitomo Mitsui Banking Corporation	March 1, 2018	1,130	1,130	0.50% (Note 4)	February 27, 2026	Lump-sum	(Notes 5 and 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.		830	830					
	Mizuho Bank, Ltd.		820	820					
	Resona Bank, Limited.		390	390					
	Sumitomo Mitsui Banking Corporation	March 1, 2018	1,420	1,420	0.71% (Note 4)	February 29, 2028	Lump-sum	(Notes 5 and 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.		1,110	1,110					
	Mizuho Bank, Ltd.		630	630					
	Sumitomo Mitsui Banking Corporation	September 3, 2018	1,690	1,690	0.36% (Note 4)	September 2, 2022	Lump-sum	(Note 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.		1,280	1,280					
	Mizuho Bank, Ltd.		2,530	2,530					
	Citibank, N.A., Tokyo Branch		1,200	1,200					
	The Norinchukin Bank		980	980					
	Resona Bank, Limited.		120	120					
	Sumitomo Mitsui Trust Bank, Limited		940	940					
	Shinsei Bank, Limited		1,230	1,230					
	Sumitomo Mitsui Banking Corporation	September 3, 2018	4,920	4,920	0.45% (Note 4)	September 1, 2024	Lump-sum	(Note 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.		4,770	4,770					
	Mizuho Bank, Ltd.		2,610	2,610					
	Development Bank of Japan Inc.		530	530					
	The Norinchukin Bank		600	600					
	Resona Bank, Limited.		540	540					
	Sumitomo Mitsui Trust Bank, Limited		540	540					

	Category	Date of borrowing	Balance at beginning of the period (Million yen)	Balance at end of the period (Million yen)	Average rate (Note 2)	Repayment date (Note 3)	Repayment	Use	Remarks
	Name of financial institution								
Long-term loans payable	Sumitomo Mitsui Banking Corporation	September 3, 2018	3,160	3,160	0.70% (Note 4)	September 2, 2027	Lump-sum	(Note 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.		2,840	2,840					
	Mizuho Bank, Ltd.		1,770	1,770					
	Development Bank of Japan Inc.		530	530					
	Resona Bank, Limited.		540	540					
	Development Bank of Japan Inc.	December 20, 2018	1,250	1,250	0.31% (Note 4)	December 20, 2023	Lump-sum	(Note 5)	Unsecured not guaranteed
	Sumitomo Mitsui Trust Bank, Limited	December 20, 2018	1,250	1,250	0.31% (Note 4)	December 20, 2023	Lump-sum	(Note 5)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	February 28, 2019	557	557	0.21% (Note 4)	February 28, 2022	Lump-sum	(Note 5)	Unsecured not guaranteed
	MUFG Bank, Ltd.		703	703					
	Mizuho Bank, Ltd.		1,125	1,125					
	Citibank, N.A., Tokyo Branch		1,091	1,091					
	The Bank of Fukuoka, Ltd.		639	639					
	The Norinchukin Bank		139	139					
	Resona Bank, Limited.		100	100					
	Sumitomo Mitsui Trust Bank, Limited		131	131					
	Shinsei Bank, Limited		14	14					
	The Gunma Bank, Ltd.		500	500					
	Sumitomo Mitsui Banking Corporation	February 28, 2019	350	350	0.37% (Note 4)	February 27, 2026	Lump-sum	(Note 5)	Unsecured not guaranteed
	MUFG Bank, Ltd.		1,034	1,034					
	Mizuho Bank, Ltd.		2,007	2,007					
	The Bank of Fukuoka, Ltd.		1,223	1,223					
	Development Bank of Japan Inc.		73	73					
	The Norinchukin Bank		296	296					
	Resona Bank, Limited.		262	262					
	Shinsei Bank, Limited		14	14					
	Sumitomo Mitsui Banking Corporation	February 28, 2019	2,100	2,100	0.63% (Note 4)	February 28, 2029	Lump-sum	(Note 5)	Unsecured not guaranteed
	MUFG Bank, Ltd.		2,100	2,100					
	Mizuho Bank, Ltd.		1,800	1,800					
	Sumitomo Mitsui Banking Corporation	July 23, 2019	1,350	1,350	0.19% (Note 4)	July 31, 2023	Lump-sum	(Note 5)	Unsecured not guaranteed
	MUFG Bank, Ltd.		1,930	1,930					
	Mizuho Bank, Ltd.		1,261	1,261					
	Citibank, N.A., Tokyo Branch		310	310					
	The Bank of Fukuoka, Ltd.		613	613					
	Development Bank of Japan Inc.		2,236	2,236					
	The 77 Bank, Ltd.		300	300					

	Category	Date of borrowing	Balance at beginning of the period (Million yen)	Balance at end of the period (Million yen)	Average rate (Note 2)	Repayment date (Note 3)	Repayment	Use	Remarks
	Name of financial institution								
Long-term loans payable	Sumitomo Mitsui Banking Corporation	July 23, 2019	3,000	3,000	0.44% (Note 4)	July 31, 2028	Lump-sum	(Note 5)	Unsecured not guaranteed
	MUFG Bank, Ltd.		4,170	4,170					
	Mizuho Bank, Ltd.		2,730	2,730					
	The Bank of Fukuoka, Ltd.		460	460					
	Development Bank of Japan Inc.		1,680	1,680					
	MUFG Bank, Ltd.	January 31, 2020	—	3,250	0.32% (Note 4)	January 29, 2027	Lump-sum	(Note 5)	Unsecured not guaranteed
	Subtotal		235,000	235,000					
Total			235,000	235,000					

(Note 1) “Long-term loans payable” includes the current portion of long-term loans payable as of each period end.

(Note 2) “Average rate” represents the weighted average interest rate during the fiscal period and is rounded to the second decimal place.

(Note 3) When the repayment date falls on a day other than a business day, it shall be the next business day.

(Note 4) GLP J-REIT uses interest rate swaps to hedge the interest rate risk exposure. The rate stated above is the effective rate of interest after interest rate swaps.

(Note 5) The fund was used to make repayments of bank borrowing.

(Note 6) The fund was used to acquire properties or beneficiary rights of real estate in trust.

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3. Status of Investment Corporation Bonds

The following summarizes the status of investment corporation bonds issued as of the current period end.

Description	Issued date	Balance at beginning of the period (Million yen)	Balance at end of the period (Million yen)	Interest rate (Note 1)	Maturity date	Maturity method	Use	Remarks
GLP J-REIT 2nd Unsecured Bonds	July 30, 2014	2,000	2,000	0.98%	July 30, 2024	Lump-sum	(Note 2)	(Note 4)
GLP J-REIT 3rd Unsecured Bonds	December 26, 2014	4,500	4,500	0.51%	December 25, 2020	Lump-sum	(Note 2)	(Note 4)
GLP J-REIT 4th Unsecured Bonds	December 26, 2014	1,500	1,500	0.68%	December 26, 2022	Lump-sum	(Note 2)	(Note 4)
GLP J-REIT 5th Unsecured Bonds	December 26, 2014	3,000	3,000	1.17%	December 25, 2026	Lump-sum	(Note 2)	(Note 4)
GLP J-REIT 6th Unsecured Bonds	June 30, 2015	1,500	1,500	0.89%	June 30, 2025	Lump-sum	(Note 2)	(Note 4)
GLP J-REIT 7th Unsecured Bonds	November 28, 2016	6,900	—	0.01%	November 28, 2019	Lump-sum	(Note 2)	(Note 4)
GLP J-REIT 8th Unsecured Bonds	November 28, 2016	1,100	1,100	0.45%	November 27, 2026	Lump-sum	(Note 2)	(Note 4)
GLP J-REIT 9th Unsecured Bonds	February 27, 2017	1,000	1,000	0.47%	February 26, 2027	Lump-sum	(Note 2)	(Note 4)
GLP J-REIT 10th Unsecured Bonds	July 9, 2018	2,000	2,000	0.23%	July 7, 2023	Lump-sum	(Note 2)	(Note 4)
GLP J-REIT 11th Unsecured Bonds	July 9, 2018	1,000	1,000	0.56%	July 7, 2028	Lump-sum	(Note 2)	(Note 4)
GLP J-REIT 12th Unsecured Bonds (Green Bonds)	December 20, 2018	5,100	5,100	0.68%	December 20, 2028	Lump-sum	(Note 2)	(Note 4)
GLP J-REIT 13th Unsecured Bonds (Green Bonds)	July 8, 2019	8,000	8,000	0.61%	July 6, 2029	Lump-sum	(Note 2)	(Note 5)
GLP J-REIT 14th Unsecured Bonds (Green Bonds)	November 27, 2019	—	5,000	0.55%	November 27, 2029	Lump-sum	(Note 3)	(Note 4)
Total		37,600	35,700					

(Note 1) “Interest rate” is rounded to the second decimal place.

(Note 2) The fund was used to make repayment of bank borrowing.

(Note 3) The fund was used to redeem the investment corporation bonds.

(Note 4) The bond is subject to the special pari passu clause among specified investment corporation bonds.

(Note 5) The bond is subject to the special pari passu clause among investment corporation bonds.

4. Status of Short-Term Investment Corporation Bonds

None

5. Status of Subscription Rights to New Investment Units

None

[Acquisition and Disposition]

1. Acquisition and Disposition of Real Estate Properties & Asset-Backed Securities and Infrastructure & Infrastructure Related Assets

None

2. Acquisition and Disposition of Other Assets

Other assets except real estate properties & asset-backed securities and infrastructure & infrastructure related assets mentioned above mostly consist of cash and deposits and cash and deposits in trust.

3. Appraisal Values of Specified Assets

(1) Real estate properties

None

(2) Other

(a) Name of the party who performed the investigation

KPMG AZSA LLC

(b) Overview of the method and results of the investigation

The transaction subject to the investigation for the period from September 1, 2019 to February 29, 2020 is one interest rate swap transaction. For the transaction, GLP J-REIT entrusted KPMG AZSA LLC to perform the investigation of comparable price, name of its counterparty, contract amount, duration of transaction etc. based on the Article 201-2 of the Act on Investment Trusts and Investment Corporations, and obtained the report on agreed-upon procedures based on Professional Practice Guidelines 4460, the “Practical Guidelines on Agreed-Upon Procedures for the Investigation of Values, etc. of Specified Assets held by Investment Trusts or Investment Corporations” issued by the Japanese Institute of Certified Public Accountants.

This investigation is neither a part of the financial audit nor an attestation engagement on the reasonableness of values or the internal control system.

4. Transactions with Interested Parties

(1) Transactions

None to report.

(2) Amounts of fees paid

	Total fees (A) (Thousand yen)	Name of interested parties and major shareholders and the amount of transactions		(B)/(A) (%)
		Paid to	Amount paid (B) (Thousand yen)	
Property management fee	351,139	GLP Japan Inc.	351,139	100.0
Royalty fee	7,500	GLP Japan Inc.	7,500	100.0
Leasing commission	113,455	GLP Japan Inc.	113,455	100.0

(Note) The term “interested parties” refers to interested parties of Asset Management Company (Asset Manager) as stipulated by Article 123 of the Order for Enforcement of the Act on Investment Trusts and Investment Corporations and Article 26, Paragraph 1, Item 27 of the Regulations Concerning Investment Reports of Investment Trusts and Investment Corporations issued by The Investment Trust Association, Japan.

5. Status on Transactions with Asset Manager in connection with Concurrent Business conducted by the Asset Manager

No item to report since GLP Japan Advisors Inc., the Asset Manager of GLP J-REIT, does not concurrently engaged in any of the Type I Financial Instruments Business, Type II Financial Instruments Business, Building Lots and Buildings Transaction Business or Real Estate Specified Joint Business.

[Accounting]

1. Status on Assets, Liabilities, Principals, and Income and Losses

Please refer to the “Balance Sheets,” “Statements of Income,” “Statements of Changes in Net Assets,” “Notes to Financial Statements” and “Statements of Distributions” presented later in this report.

2. Change in Calculation of Depreciation

None

3. Change in Valuation of Real Estate Properties and Infrastructure Assets

None

4. Status of Beneficiary Certificates of Investment Trust Established by Self

None

[Other Information]

1. Notice

The following summarizes an overview of major contracts that the Board of Directors of GLP J-REIT approved to conclude or modify for the current period.

Date of approval	Item	Summary
October 16, 2019	Conclusion of Underwriting Agreement and other with regard to investment corporation bonds	<p>Based on a comprehensive resolution on the issuance of unsecured investment corporation bonds at a meeting of the Board of Directors held on October 16, 2019, GLP J-REIT entered into the following agreements with effective date of November 14, 2019.</p> <p>(1) Underwriting Agreement, relating to the issuance of GLP J-REIT 14th Unsecured Bond with special pari passu conditions among specified investment corporation bonds (Green Bonds), concluded among GLP Japan Advisors Inc., SMBC Nikko Securities Inc., Daiwa Securities Co. Ltd. and Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.</p> <p>(2) Fiscal Agent Agreement for GLP J-REIT 14th Unsecured Bond with special pari passu conditions among specified investment corporation bonds (Green Bonds), concluded with Sumitomo Mitsui Banking Corporation ("SMBC"). Under the Agreement, SMBC is designated as the fiscal agent, issuing agent and payment agent.</p> <p>(3) Memorandum agreed with SMBC regarding the fiscal agent commission prescribed in the Fiscal Agent Agreement as stated above (2), for GLP J-REIT 14th Unsecured Bond with special pari passu conditions among specified investment corporation bonds (Green Bonds).</p>

2. Other

In this report, any fraction is rounded down for monetary amounts and rounded off for ratios unless otherwise stated.

[Disclosure regarding Investments in Real Estate Holding Companies in Foreign Countries]

None

[Disclosure regarding Properties Held by above Mentioned Real Estate Holding Companies in Foreign Countries]

None

SUPPLEMENTAL INFORMATION

[The information provided in this section is based on the status as of February 29, 2020, unless otherwise stated.]

Diversification of Portfolio

The following summarizes the diversification of properties in trust.

a. By Geographical Area

Area	Total floor space (m ²) (Note 1)	Ratio (%) (Note 2)	Acquisition cost (Million yen)	Ratio (%) (Note 2)
Tokyo metropolitan area	1,614,237.22	51.7	348,273	57.3
Greater Osaka area	874,816.15	28.0	161,837	26.6
Other	635,665.42	20.3	97,864	16.1
Total	3,124,718.80	100.0	607,974	100.0

(Note 1) “Total floor space” is based on the floor space stated on any of the followings: certificate of completion of the major building, notice of verification of building construction or application for verification of building construction. For a property in trust under joint co-ownership, floor space is based on the entire property.

(Note 2) “Ratio” is rounded to the first decimal place. Thus, the totals shown do not necessarily agree with the sums of the individual ratios.

b. By Building Age

Building age (Note 1)	Number of properties	Total floor space (m ²) (Note 2)	Ratio (%) (Note 3)	Acquisition cost (Million yen)	Ratio (%) (Note 3)
20 years or more	28	745,209.89	23.8%	125,637	20.7%
15 years or more but less than 20 years	11	465,025.61	14.9%	115,563	19.0%
10 years or more but less than 15 years	28	1,388,728.67	44.4%	273,726	45.0%
5 years or more but less than 10 years	4	269,229.84	8.6%	39,946	6.6%
Less than 5 years	4	256,524.79	8.2%	53,100	8.7%
Total	75	3,124,718.80	100.0%	607,974	100.0%

(Note 1) As a general rule, “Building age” shows the period of years from a completion date of new construction of major building stated on real estate register to February 29, 2020.

(Note 2) “Total floor space” is based on the floor space stated on any of the followings: certificate of completion of the major building, notice of verification of building construction or application for verification of building construction. For a property in trust under joint co-ownership, floor space is based on the entire property.

(Note 3) “Ratio” is rounded to the first decimal place. Thus, the totals shown do not necessarily agree with the sums of the individual ratios.

c. By Total Floor Space

Total floor space (m ²) (Note 1)	Number of properties	Total floor space (m ²) (Note 1)	Ratio (%) (Note 2)	Acquisition cost (Million yen)	Ratio (%) (Note 2)
100,000 m ² or more	6	751,558.94	24.1	147,056	24.2
50,000 m ² or more but less than 100,000 m ²	14	978,218.86	31.3	189,583	31.2
30,000 m ² or more but less than 50,000 m ²	19	720,788.28	23.1	139,115	22.9
10,000 m ² or more but less than 30,000 m ²	35	664,749.07	21.3	130,749	21.5
Less than 10,000 m ²	1	9,403.64	0.3	1,470	0.2
Total	75	3,124,718.80	100.0	607,974	100.0

(Note 1) “Total floor space” is based on the floor space stated on any of the followings: certificate of completion of the major building, notice of verification of building construction or application for verification of building construction. For a property in trust

under joint co-ownership, floor space is based on the entire property.

(Note 2) “Ratio” is rounded to the first decimal place. Thus, the totals shown do not necessarily agree with the sums of the individual ratios.

d. By Remaining Lease Period

Lease period (Remaining period) (Note 1)	Leased area (m ²) (Note 2)	Ratio (%) (Note 3)	Annual contracted rent (Million yen) (Note 4)	Ratio (%) (Note 3)
7 years or more	383,398.91	13.9%	5,306	14.6
5 years or more but less than 7 years	267,238.47	9.7%	3,491	9.6
3 years or more but less than 5 years	639,030.09	23.2%	7,912	21.8
1 year or more but less than 3 years	1,171,919.67	42.5%	15,937	43.9
Less than 1 year	293,300.90	10.6%	3,680	10.1
Total	2,754,888.05	100.0%	36,328	100.0

(Note 1) “Lease period” represents the remaining lease period subsequent to February 29, 2020 based on the lease agreement of each property or property in trust as of February 29, 2020.

(Note 2) “Leased area” represents the total leased area by remaining lease period, based on the relevant lease agreement of each property or property in trust as of February 29, 2020, and is rounded down to the second decimal place. For a property in trust under joint co-ownership, leased area is computed by multiplying the joint co-ownership ratio.

(Note 3) “Ratio” is rounded to the first decimal place. Thus, the totals shown do not necessarily agree with the sums of the individual ratios.

(Note 4) “Annual contracted rent” represents the total of individual rents annualized and classified by remaining lease period. It is calculated by multiplying the monthly contracted rent for building (including CAM but excluding consumption taxes. If the property or property in trust has multiple tenants, the total of all monthly rents.) indicated in the relevant lease agreement(s) of each property or property in trust as of February 29, 2020 by 12, rounded down to the nearest one million yen. For a property in trust under joint co-ownership, leased area is computed by multiplying the joint co-ownership ratio.

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Summary of Portfolio Properties

Area	Property number	Name of property	Location	Construction date (Note 1)	Annual contracted rent (Million yen) (Note 2)	Tenant leasehold and security deposit (Million yen) (Note 3)	Land area (m ²)
Tokyo	Tokyo-1	GLP Tokyo	Ota, Tokyo	November 17, 2003	1,333	272	14,879.68
	Tokyo-2	GLP Higashi-Ogishima	Kawasaki, Kanagawa	August 27, 1987	(Note 4)	(Note 4)	25,313.64
	Tokyo-3	GLP Akishima	Akishima, Tokyo	February 10, 2001	(Note 4)	(Note 4)	30,939.95
	Tokyo-4	GLP Tomisato	Tomisato, Chiba	July 3, 2007	(Note 4)	(Note 4)	39,398.15
	Tokyo-5	GLP Narashino II	Narashino, Chiba	August 26, 1991	(Note 4)	(Note 4)	55,185.00
	Tokyo-6	GLP Funabashi	Funabashi, Chiba	April 14, 1990	(Note 4)	(Note 4)	5,804.04
	Tokyo-7	GLP Kazo	Kazo, Saitama	March 11, 2005	(Note 4)	(Note 4)	38,278.86
	Tokyo-8	GLP Fukaya	Fukaya, Saitama	January 23, 1991	(Note 4)	(Note 4)	31,666.62
	Tokyo-9	GLP Sugito II	Kita-katsushika, Saitama	January 18, 2007	1,275	393	53,792.06
	Tokyo-10	GLP Iwatsuki	Saitama, Saitama	August 5, 2008	(Note 4)	(Note 4)	17,277.60
	Tokyo-11	GLP Kasukabe	Kasukabe, Saitama	July 15, 2004	(Note 4)	(Note 4)	18,269.08
	Tokyo-12	GLP Koshigaya II	Koshigaya, Saitama	July 28, 2006	(Note 4)	(Note 4)	16,056.14
	Tokyo-13	GLP Misato II	Misato, Saitama	September 19, 2008	(Note 4)	(Note 4)	30,614.09
	Tokyo-14	GLP Tatsumi	Koto, Tokyo	September 8, 2003	(Note 4)	(Note 4)	6,500.01
	Tokyo-15	GLP Hamura	Hamura, Tokyo	January 13, 2009	(Note 4)	(Note 4)	26,712.92
	Tokyo-16	GLP Funabashi III	Funabashi, Chiba	January 24, 2001	(Note 4)	(Note 4)	9,224.00
	Tokyo-17	GLP Sodegaura	Sodegaura, Chiba	June 15, 2007	(Note 4)	(Note 4)	32,524.00
	Tokyo-18	GLP Urayasu III	Urayasu, Chiba	March 6, 2006	(Note 4)	(Note 4)	33,654.00
	Tokyo-19	GLP Tatsumi IIa	Koto, Tokyo	August 28, 1986	(Note 4)	(Note 4)	6,384.51
	Tokyo-21	GLP Tokyo II	Koto, Tokyo	April 20, 2006	2,023	454	31,998.97
	Tokyo-22	GLP Okegawa	Okegawa, Saitama	July 31, 1993	(Note 4)	(Note 4)	9,913.68
	Tokyo-23	GLP Shinkiba	Koto, Tokyo	August 29, 2002	(Note 4)	(Note 4)	11,224.54
	Tokyo-24	GLP Narashino	Narashino, Chiba	September 26, 1989	321	44	14,047.00
	Tokyo-26	GLP Sugito	Kita-Katsushika, Saitama	July 4, 2005	(Note 4)	(Note 4)	48,237.80
	Tokyo-27	GLP Matsudo	Matsudo, Chiba	April 5, 1999	(Note 4)	(Note 4)	12,088.34
	Tokyo-28	GLP-MFLP Ichikawa Shiohama (Note 5)	Ichikawa, Chiba	January 14, 2014	781	124	52,887.00
	Tokyo-29	GLP Atsugi II	Aiko, Kanagawa	June 1, 2016	(Note 4)	(Note 4)	38,241.60
	Tokyo-30	GLP Yoshimi	Hiki, Saitama	September 4, 2015	(Note 4)	(Note 4)	33,911.95
	Tokyo-31	GLP Noda-Yoshiharu	Noda, Chiba	September 19, 2012	(Note 4)	(Note 4)	17,026.44
	Tokyo-32	GLP Urayasu	Urayasu, Chiba	April 7, 2003	(Note 4)	(Note 4)	16,054.00
	Tokyo-33	GLP Funabashi II	Funabashi, Chiba	January 13, 1989	(Note 4)	(Note 4)	16,346.00
	Tokyo-34	GLP Misato	Misato, Saitama	January 25, 2006	(Note 4)	(Note 4)	38,992.48
	Tokyo-35	GLP Shinsuna	Koto, Tokyo	March 31, 1987	903	255	22,831.21
	Tokyo-36	GLP Shonan	Fujisawa, Kanagawa	December 24, 1999	(Note 4)	(Note 4)	14,384.17
Tokyo metropolitan area, total					20,277	6,674	870,659.53
Osaka	Osaka-1	GLP Hirakata	Hirakata, Osaka	September 20, 1985	(Note 4)	(Note 4)	25,290.30
	Osaka-2	GLP Hirakata II	Hirakata, Osaka	December 11, 2000	(Note 4)	(Note 4)	31,131.17
	Osaka-3	GLP Maishima II	Osaka, Osaka	October 15, 2006	(Note 4)	(Note 4)	24,783.06
	Osaka-4	GLP Tsumori	Osaka, Osaka	October 14, 1981	(Note 4)	(Note 4)	9,021.75
	Osaka-5	GLP Rokko	Kobe, Hyogo	March 4, 1991	(Note 4)	(Note 4)	24,969.30
	Osaka-6	GLP Amagasaki	Amagasaki, Hyogo	December 8, 2006	1,551	607	59,078.60
	Osaka-7	GLP Amagasaki II	Amagasaki, Hyogo	February 12, 1992	(Note 4)	(Note 4)	4,310.06
	Osaka-8	GLP Nara	Yamatokoriyama, Nara	November 22, 1969	(Note 4)	(Note 4)	13,420.77
	Osaka-9	GLP Sakai	Sakai, Osaka	September 18, 2007	(Note 4)	(Note 4)	10,000.03
	Osaka-10	GLP Rokko II	Kobe, Hyogo	July 26, 2006	(Note 4)	(Note 4)	18,212.00
	Osaka-11	GLP Kadoma	Kadoma, Osaka	January 29, 1980	(Note 4)	(Note 4)	8,436.79
	Osaka-12	GLP Seishin	Kobe, Hyogo	December 19, 1995	(Note 4)	(Note 4)	5,489.57
	Osaka-13	GLP Fukuaki	Kanzaki, Hyogo	July 20, 2004	(Note 4)	(Note 4)	40,466.90
	Osaka-14	GLP Kobe-Nishi	Kobe, Hyogo	January 8, 2015	(Note 4)	(Note 4)	20,999.95
	Osaka-15	GLP Fukaehama	Kobe, Hyogo	February 28, 2007	(Note 4)	(Note 4)	18,242.52
	Osaka-16	GLP Maishima I	Osaka, Osaka	July 10, 2006	(Note 4)	(Note 4)	25,834.92
	Osaka-17	GLP Osaka	Osaka, Osaka	August 19, 2004	1,815	371	45,953.22

Area	Property number	Name of property	Location	Construction date (Note 1)	Annual contracted rent (Million yen) (Note 2)	Tenant leasehold and security deposit (Million yen) (Note 3)	Land area (m ²)
	Osaka-18	GLP Settsu	Settsu, Osaka	March 20, 1981	(Note 4)	(Note 4)	37,718.42
	Osaka-19	GLP Nishinomiya	Nishinomiya, Hyogo	October 31, 1979	(Note 4)	(Note 4)	14,639.04
	Osaka-20	GLP Shiga	Kusatsu, Shiga	October 16, 1991	(Note 4)	(Note 4)	32,678.54
	Osaka-21	GLP Neyagawa	Neyagawa, Osaka	April 4, 2018	(Note 4)	(Note 4)	13,328.77
Greater Osaka area, total					9,664	3,294	484,005.68
	Other-1	GLP Morioka	Shiwa, Iwate	August 27, 1980	(Note 4)	(Note 4)	10,244.70
	Other-2	GLP Tomiya	Tomiya, Miyagi	April 5, 2006	(Note 4)	(Note 4)	19,525.08
	Other-3	GLP Koriyama I	Koriyama, Fukushima	August 21, 2008	(Note 4)	(Note 4)	18,626.32
	Other-4	GLP Koriyama III	Koriyama, Fukushima	February 17, 1993	237	55	22,862.07
	Other-5	GLP Tokai	Tokai, Aichi	July 14, 2004	(Note 4)	(Note 4)	18,987.22
	Other-6	GLP Hayashima	Tsukubo, Okayama	November 28, 1989	(Note 4)	(Note 4)	12,808.41
	Other-7	GLP Hayashima II	Tsukubo, Okayama	December 7, 2007	(Note 4)	(Note 4)	14,675.59
	Other-8	GLP Kiyama	Miyaki, Saga	November 5, 2008	(Note 4)	(Note 4)	73,225.00
	Other-10	GLP Sendai	Sendai, Miyagi	January 4, 2007	(Note 4)	(Note 4)	19,276.01
	Other-11	GLP Ebetsu	Ebetsu, Hokkaido	January 20, 2009	(Note 4)	(Note 4)	35,111.40
	Other-12	GLP Kuwana	Kuwana, Mie	September 4, 2006	(Note 4)	(Note 4)	46,811.76
	Other-13	GLP Hatsukaichi	Hatsukaichi, Hiroshima	July 10, 2006	(Note 4)	(Note 4)	18,452.00
	Other-14	GLP Komaki	Komaki, Aichi	February 15, 2008	(Note 4)	(Note 4)	27,640.00
	Other-15	GLP Ogimachi	Sendai, Miyagi	August 9, 1974	(Note 4)	(Note 4)	10,354.95
	Other-16	GLP Hiroshima	Hiroshima, Hiroshima	March 31, 1989	(Note 4)	(Note 4)	15,603.94
	Other-19	GLP Tosu I	Tosu, Saga	January 31, 2008	(Note 4)	(Note 4)	51,843.52
	Other-20	GLP Tomiya IV	Tomiya, Miyagi	November 24, 1998	(Note 4)	(Note 4)	24,947.28
	Other-21	GLP Soja I	Soja, Okayama	February 6, 2013	691	237	33,054.58
	Other-22	GLP Soja II	Soja, Okayama	October 13, 2015	768	208	33,061.77
	Other-23	GLP Fujimae	Nagoya, Aichi	October 21, 1987	(Note 4)	(Note 4)	17,972.76
Other, total					6,387	2,099	525,084.36
Total portfolio					36,328	12,068	1,879,749.57

(Note 1) “Construction date” generally represents the date of construction of the main building as stated in the property registry. For properties with several main buildings, it represents the date of construction of the building with the largest floor space according to the property registry. When the date of construction is not stated in the registry, the delivery date of the inspection certificate is shown.

(Note 2) “Annual contracted rent” represents the amount annualized by multiplying the monthly contracted rent (including CAM but excluding consumption taxes, if the property or property in trust has multiple tenants, the total of all monthly rents) as indicated in the relevant lease agreement(s) of each property or property in trust as of February 29, 2020 by 12. Any fraction less than one million yen is rounded down. Accordingly, the sum of annual contracted rent of each property or property in trust may not equal to each subtotal or total of portfolio. In addition, the amount does not include parking or solar panel rents.

(Note 3) “Tenant leasehold and security deposit” represents total balance of leasehold and security deposit amount based on the lease agreement of each property or property in trust as of February 29, 2020, rounded down to the nearest million yen. Accordingly, the sum of leasehold and security deposits of each property or property in trust may not equal to each subtotal or total of portfolio.

(Note 4) Not disclosed because the tenants’ consent is not obtained.

(Note 5) “Annual contracted rent” and “Tenant leasehold and security deposit” are computed by multiplying 50% of the joint co-ownership ratio. “Land area” is based on the entire property.

Valuation and Appraisal

Property number	Name of property	Appraiser	Date of valuation	Appraisal value (Million yen) (Note 1)	Indicated value				
					Direct Capitalization method		Discount Cash Flow method		
					Value (Million yen)	Cap rate (%)	Value (Million yen)	Discount rate (%)	Yield (%)
Tokyo-1	GLP Tokyo	JLL Morii Valuation & Advisory K.K.	February 29, 2020	31,300	31,900	3.5	30,600	3.3	3.7
Tokyo-2	GLP Higashi-Ogishima	JLL Morii Valuation & Advisory K.K.	February 29, 2020	6,830	6,960	4.1	6,700	3.9	4.3
Tokyo-3	GLP Akishima	JLL Morii Valuation & Advisory K.K.	February 29, 2020	9,920	10,100	4.1	9,740	3.9	4.3
Tokyo-4	GLP Tomisato	Tanizawa Sogo Appraisal	February 29, 2020	6,090	6,220	4.6	6,030	1y 4.6% 2-10y 4.7%	4.8
Tokyo-5	GLP Narashino II	Tanizawa Sogo Appraisal	February 29, 2020	20,100	20,400	4.7	19,900	1y 4.4% 2y- 4.6%	4.7
Tokyo-6	GLP Funabashi	Tanizawa Sogo Appraisal	February 29, 2020	2,090	2,090	4.5	2,090	1-2y 4.4% 3-4y 4.5% 5y- 4.6%	4.7
Tokyo-7	GLP Kazo	Tanizawa Sogo Appraisal	February 29, 2020	14,400	15,000	4.5	14,100	1y 4.4% 2-10y 4.6%	4.7
Tokyo-8	GLP Fukaya	Tanizawa Sogo Appraisal	February 29, 2020	2,890	2,980	4.8	2,850	1y-2y 4.7% 3y-10y 4.9%	5.0
Tokyo-9	GLP Sugito II	JLL Morii Valuation & Advisory K.K.	February 29, 2020	26,200	26,600	3.9	25,700	3.7	4.1
Tokyo-10	GLP Iwatsuki	JLL Morii Valuation & Advisory K.K.	February 29, 2020	9,990	10,200	3.9	9,770	3.7	4.1
Tokyo-11	GLP Kasukabe	JLL Morii Valuation & Advisory K.K.	February 29, 2020	5,390	5,490	4.2	5,290	4.0	4.4
Tokyo-12	GLP Koshigaya II	JLL Morii Valuation & Advisory K.K.	February 29, 2020	14,100	14,400	3.8	13,800	3.6	4.0
Tokyo-13	GLP Misato II	JLL Morii Valuation & Advisory K.K.	February 29, 2020	22,000	22,400	3.8	21,600	3.6	4.0
Tokyo-14	GLP Tatsumi	JLL Morii Valuation & Advisory K.K.	February 29, 2020	6,770	6,910	3.6	6,620	3.4	3.8
Tokyo-15	GLP Hamura	Tanizawa Sogo Appraisal	February 29, 2020	10,000	10,100	4.2	9,960	1y-4y 4.0% 5y-10y 4.2%	4.4
Tokyo-16	GLP Funabashi III	CBRE K.K.	February 29, 2020	4,340	4,360	4.0	4,340	3.8	4.1
Tokyo-17	GLP Sodegaura	JLL Morii Valuation & Advisory K.K.	February 29, 2020	8,070	8,200	4.6	7,930	4.4	4.8
Tokyo-18	GLP Urayasu III	Tanizawa Sogo Appraisal	February 29, 2020	22,800	23,000	3.8	22,700	1y-3y 3.7% 4y-10y 3.8%	3.9
Tokyo-19	GLP Tatsumi Ila	JLL Morii Valuation & Advisory K.K.	February 29, 2020	8,580	8,760	3.6	8,390	3.4	3.8
Tokyo-21	GLP Tokyo II	Japan Real Estate Institute	February 29, 2020	47,400	47,800	3.6	46,900	3.3	3.7
Tokyo-22	GLP Okegawa	CBRE K.K.	February 29, 2020	3,140	3,080	4.6	3,140	4.4	4.7
Tokyo-23	GLP Shinkiba	Tanizawa Sogo Appraisal	February 29, 2020	12,800	13,400	3.9	12,500	1y-3y 3.9% 4y-10y 4.0%	4.1
Tokyo-24	GLP Narashino	Tanizawa Sogo Appraisal	February 29, 2020	5,570	5,640	4.6	5,540	4.6	4.7
Tokyo-26	GLP Sugito	JLL Morii Valuation & Advisory K.K.	February 29, 2020	10,600	10,900	4.1	10,300	3.9	4.3
Tokyo-27	GLP Matsudo	JLL Morii Valuation & Advisory K.K.	February 29, 2020	2,950	3,000	4.4	2,890	4.2	4.6
Tokyo-28	GLP-MFLP Ichikawa Shiohama (Note 2)	Japan Real Estate Institute	February 29, 2020	17,900	18,050	4.0	17,750	3.7	4.2
Tokyo-29	GLP Atsugi II	Tanizawa Sogo Appraisal	February 29, 2020	24,200	24,300	4.1	24,100	1y-6y 4.0% 7y-10y 4.1%	4.2
Tokyo-30	GLP Yoshimi	Tanizawa Sogo Appraisal	February 29, 2020	11,800	12,100	4.6	11,600	1y-6y 4.5% 7y-10y 4.6%	4.7
Tokyo-31	GLP Noda-Yoshiharu	Tanizawa Sogo Appraisal	February 29, 2020	5,370	5,410	4.8	5,350	1-5y 4.4% 6y-10y 4.6%	4.8
Tokyo-32	GLP Urayasu	Tanizawa Sogo Appraisal	February 29, 2020	7,910	8,010	4.0	7,870	1y-3y 3.9% 4y-10y 4.0%	4.1
Tokyo-33	GLP Funabashi II	JLL Morii Valuation & Advisory K.K.	February 29, 2020	8,480	8,680	4.0	8,270	3.8	4.2
Tokyo-34	GLP Misato	JLL Morii Valuation & Advisory K.K.	February 29, 2020	19,000	19,400	3.8	18,600	3.6	4.0
Tokyo-35	GLP Shinsuna	Tanizawa Sogo Appraisal	February 29, 2020	18,900	19,600	3.9	18,800	1y-2y 3.9% 3y-10y 4.0%	4.1
Tokyo-36	GLP Shonan	Tanizawa Sogo Appraisal	February 29, 2020	6,200	6,230	4.5	6,180	1y-3y 4.4% 4y-10y 4.5%	4.6
Osaka-1	GLP Hirakata	Japan Real Estate Institute	February 29, 2020	6,390	6,420	4.8	6,350	4.4	5.1
Osaka-2	GLP Hirakata II	Japan Real Estate Institute	February 29, 2020	9,420	9,530	4.5	9,300	4.3	4.7
Osaka-3	GLP Maishima II	Japan Real Estate Institute	February 29, 2020	12,200	12,300	4.6	12,100	4.3	4.8
Osaka-4	GLP Tsumori	Japan Real Estate Institute	February 29, 2020	2,790	2,830	5.0	2,750	4.7	5.3
Osaka-5	GLP Rokko	Japan Real Estate Institute	February 29, 2020	6,130	6,180	5.0	6,070	4.6	5.3
Osaka-6	GLP Amagasaki	Japan Real Estate Institute	February 29, 2020	30,500	30,900	4.2	30,000	4.0	4.4

Property number	Name of property	Appraiser	Date of valuation	Appraisal value (Million yen) (Note 1)	Indicated value				
					Direct Capitalization method		Discount Cash Flow method		
					Value (Million yen)	Cap rate (%)	Value (Million yen)	Discount rate (%)	Yield (%)
Osaka-7	GLP Amagasaki II	Japan Real Estate Institute	February 29, 2020	2,380	2,410	4.9	2,340	4.5	5.3
Osaka-8	GLP Nara	JLL Morii Valuation & Advisory K.K.	February 29, 2020	2,990	3,020	5.4	2,950	5.2	5.6
Osaka-9	GLP Sakai	Japan Real Estate Institute	February 29, 2020	2,260	2,260	5.1	2,250	4.7	5.3
Osaka-10	GLP Rokko II	Tanizawa Sogo Appraisal	February 29, 2020	4,340	4,400	4.8	4,320	1y 4.8% 2y-10y 5.0%	5.0
Osaka-11	GLP Kadoma	CBRE K.K.	February 29, 2020	3,290	3,320	4.6	3,290	4.4	4.7
Osaka-12	GLP Seishin	Japan Real Estate Institute	February 29, 2020	1,640	1,660	5.1	1,620	4.8	5.4
Osaka-13	GLP Fukusaki	Japan Real Estate Institute	February 29, 2020	4,870	4,920	5.1	4,820	4.7	5.4
Osaka-14	GLP Kobe-Nishi	Japan Real Estate Institute	February 29, 2020	7,610	7,640	4.7	7,580	4.7	5.1
Osaka-15	GLP Fukae-hama	Japan Real Estate Institute	February 29, 2020	4,880	4,950	4.8	4,810	4.5	5.0
Osaka-16	GLP Maishima I	Japan Real Estate Institute	February 29, 2020	19,400	19,600	4.4	19,100	4.2	4.6
Osaka-17	GLP Osaka	JLL Morii Valuation & Advisory K.K.	February 29, 2020	37,200	38,700	3.9	36,500	3.7	4.1
Osaka-18	GLP Settsu	Japan Real Estate Institute	February 29, 2020	7,630	7,730	4.8	7,530	4.6	5.0
Osaka-19	GLP Nishinomiya	Japan Real Estate Institute	February 29, 2020	2,810	2,840	5.3	2,780	4.7	5.1
Osaka-20	GLP Shiga	JLL Morii Valuation & Advisory K.K.	February 29, 2020	4,720	4,800	4.8	4,640	4.6	5.0
Osaka-21	GLP Neyagawa	JLL Morii Valuation & Advisory K.K.	February 29, 2020	8,660	8,830	4.0	8,490	3.8	4.2
Other-1	GLP Morioka	Tanizawa Sogo Appraisal	February 29, 2020	867	891	6.3	856	6.1	6.5
Other-2	GLP Tomiya	Tanizawa Sogo Appraisal	February 29, 2020	3,890	3,970	5.1	3,850	1y-2y 4.8% 3y-4y 4.9% 5y-10y 5.0%	5.3
Other-3	GLP Koriyama I	Tanizawa Sogo Appraisal	February 29, 2020	4,590	4,620	5.4	4,580	1y-2y 5.1% 3y-4y 5.2% 5y-10y 5.3%	5.6
Other-4	GLP Koriyama III	Tanizawa Sogo Appraisal	February 29, 2020	2,810	2,840	5.4	2,790	1y 5.1% 2y-10y 5.3%	5.6
Other-5	GLP Tokai	JLL Morii Valuation & Advisory K.K.	February 29, 2020	8,360	8,510	4.3	8,210	4.1	4.5
Other-6	GLP Hayashima	Japan Real Estate Institute	February 29, 2020	1,690	1,700	5.7	1,670	5.5	5.9
Other-7	GLP Hayashima II	Japan Real Estate Institute	February 29, 2020	2,880	2,890	5.2	2,860	4.9	5.4
Other-8	GLP Kiyama	Japan Real Estate Institute	February 29, 2020	5,930	6,000	4.9	5,850	4.4	5.3
Other-10	GLP Sendai	Tanizawa Sogo Appraisal	February 29, 2020	6,940	6,990	4.9	6,920	1y-2y 4.6% 3y-10y 4.8%	5.1
Other-11	GLP Ebetsu	JLL Morii Valuation & Advisory K.K.	February 29, 2020	2,380	2,410	5.2	2,340	5.0	5.4
Other-12	GLP Kuwana	Tanizawa Sogo Appraisal	February 29, 2020	4,310	4,350	5.4	4,290	1y-2y 5.4% 3y-10y 5.6%	5.6
Other-13	GLP Hatsukaichi	Tanizawa Sogo Appraisal	February 29, 2020	2,360	2,370	5.4	2,360	1y-3y 5.4% 4y-10y 5.6%	5.6
Other-14	GLP Komaki	JLL Morii Valuation & Advisory K.K.	February 29, 2020	14,300	14,500	4.1	14,000	3.9	4.3
Other-15	GLP Ogimachi	Tanizawa Sogo Appraisal	February 29, 2020	1,650	1,660	5.8	1,650	1y-2y 5.3% 3y-10y 5.5%	5.8
Other-16	GLP Hiroshima	Japan Real Estate Institute	February 29, 2020	4,420	4,450	5.4	4,390	5.1	5.6
Other-19	GLP Tosu I	Japan Real Estate Institute	February 29, 2020	11,000	11,200	4.6	10,800	4.2	5.0
Other-20	GLP Tomiya IV	JLL Morii Valuation & Advisory K.K.	February 29, 2020	6,480	6,580	5.0	6,380	4.8	5.2
Other-21	GLP Soja I	Tanizawa Sogo Appraisal	February 29, 2020	13,100	13,100	5.0	13,100	1y 4.9% 2~4y 5.0% 5y- 5.1%	5.2
Other-22	GLP Soja II	Tanizawa Sogo Appraisal	February 29, 2020	12,800	13,200	5.0	12,600	1y 4.9% 2~3y 5.0% 4y- 5.1%	5.2
Other-23	GLP Fujimae	Tanizawa Sogo Appraisal	February 29, 2020	2,040	2,180	4.7	2,150	1y-2y 4.7% 3y-10y 4.8%	4.9

(Note 1) "Appraisal value" represents the appraisal value or research price as set forth on the relevant review reports by real estate appraisers as of the balance sheet date in accordance with the policy prescribed in the Articles of Incorporation of GLP J-REIT and the rules of the Investment Trusts Association, Japan.

(Note 2) "Appraisal value" of GLP-MFLP Ichikawa Shiohama as of the end of the period is the value based on 50% of the joint co-ownership ratio. "Indicated value" is computed by multiplying 50% of the joint co-ownership ratio.

Summary of Engineering Reviews and Seismic Risk Assessment

Property number	Name of property	Engineering due diligence company	Date of report	Emergency repair and maintenance costs (Thousand yen) (Notes 1 and 2)	Mid- to Long-term repair and maintenance costs (Thousand yen) (Notes 1 and 3)	PML (%) (Note 4)
Tokyo-1	GLP Tokyo	Deloitte Tohmatsu Property Risk Solution Co., Ltd.	August 31, 2017	—	446,000	8.5
Tokyo-2	GLP Higashi-Ogishima			—	337,520	11.3
Tokyo-3	GLP Akishima (Note 5)			—	206,370	11.6
Tokyo-4	GLP Tomisato			—	90,060	8.4
Tokyo-5	GLP Narashino II			—	1,117,350	11.4
Tokyo-6	GLP Funabashi			—	167,750	14.0
Tokyo-7	GLP Kazo			—	392,050	12.9
Tokyo-8	GLP Fukaya			—	307,300	5.1
Tokyo-9	GLP Sugito II			—	406,640	9.2
Tokyo-10	GLP Iwatsuki			—	71,950	14.8
Tokyo-11	GLP Kasukabe			—	167,980	14.9
Tokyo-12	GLP Koshigaya II			—	139,890	8.7
Tokyo-13	GLP Misato II (Note 5)			—	168,620	11.7
Tokyo-14	GLP Tatsumi			—	54,520	14.9
Tokyo-15	GLP Hamura		August 31, 2018	—	61,540	12.5
Tokyo-16	GLP Funabashi III			—	127,980	11.3
Tokyo-17	GLP Sodegaura			—	63,000	9.3
Tokyo-18	GLP Urayasu III			—	296,600	12.0
Tokyo-19	GLP Tatsumi IIa		January 31, 2020	—	143,790	13.6
Tokyo-21	GLP Tokyo II (Note 5)			—	368,030	1.7
Tokyo-22	GLP Okegawa			—	208,380	14.2
Tokyo-23	GLP Shinkiba		July 27, 2015	—	243,980	14.9
Tokyo-24	GLP Narashino			—	230,950	11.4
Tokyo-26	GLP Sugito	Tokio Marine & Nichido Risk Consulting Co., Ltd.	December 14, 2015	—	276,775	9.3
Tokyo-27	GLP Matsudo		April 12, 2016	—	142,870	10.9
Tokyo-28	GLP-MFLP Ichikawa Shiohama (Note 6)		August 3, 2016	—	220,644	1.7
Tokyo-29	GLP Atsugi II			—	180,143	1.4
Tokyo-30	GLP Yoshimi			—	142,536	8.8
Tokyo-31	GLP Noda-Yoshiharu	Deloitte Tohmatsu Property Risk Solution Co., Ltd.	July 1, 2015	—	62,226	11.8
Tokyo-32	GLP Urayasu	Tokio Marine & Nichido Risk Consulting Co., Ltd.	August 18, 2017	—	82,849	14.3
Tokyo-33	GLP Funabashi II			—	262,847	14.7
Tokyo-34	GLP Misato			—	211,734	12.9
Tokyo-35	GLP Shinsuna		July 30, 2018	—	298,639	12.5
Tokyo-36	GLP Shonan			—	142,715	8.3
Osaka-1	GLP Hirakata	Deloitte Tohmatsu Property Risk Solution Co., Ltd.	August 31, 2017	—	376,400	9.3
Osaka-2	GLP Hirakata II			—	236,350	14.6
Osaka-3	GLP Maishima II (Note 5)			—	271,900	10.5
Osaka-4	GLP Tsumori			—	143,330	16.6
Osaka-5	GLP Rokko			—	406,840	12.6
Osaka-6	GLP Amagasaki (Note 5)			—	204,430	12.9
Osaka-7	GLP Amagasaki II			—	136,600	10.8
Osaka-8	GLP Nara			—	146,790	26.1
Osaka-9	GLP Sakai			—	39,800	12.9
Osaka-10	GLP Rokko II		August 30, 2018	—	353,530	8.5
Osaka-11	GLP Kadoma		July 25, 2014	—	114,160	16.9
Osaka-12	GLP Seishin			—	186,900	11.1
Osaka-13	GLP Fukusaki (Note 5)			—	160,500	6.6
Osaka-14	GLP Kobe-Nishi		January 28, 2015	—	57,340	6.2

Property number	Name of property	Engineering due diligence company	Date of report	Emergency repair and maintenance costs (Thousand yen) (Notes 1 and 2)	Mid- to Long-term repair and maintenance costs (Thousand yen) (Notes 1 and 3)	PML (%) (Note 4)	
Osaka-15	GLP Fukaehama (Note 5)	Tokio Marine & Nichido Risk Consulting Co., Ltd.	August 3, 2016	—	219,979	12.8	
Osaka-16	GLP Maishima I		August 18, 2017	—	407,302	2.4	
Osaka-17	GLP Osaka		July 30, 2018	—	459,059	1.5	
Osaka-18	GLP Settsu			—	413,785	22.6	
Osaka-19	GLP Nishinomiya			—	227,195	13.5	
Osaka-20	GLP Shiga			—	215,421	11.1	
Osaka-21	GLP Neyagawa			—	63,718	12.0	
Other-1	GLP Morioka	Deloitte Tohmatsu Property Risk Solution Co., Ltd	August 31, 2017	—	52,660	13.5	
Other-2	GLP Tomiya (Note 5)			—	84,040	12.4	
Other-3	GLP Koriyama I			—	56,400	9.4	
Other-4	GLP Koriyama III			—	315,200	8.9	
Other-5	GLP Tokai			—	151,530	14.9	
Other-6	GLP Hayashima			—	144,200	8.7	
Other-7	GLP Hayashima II			—	51,550	6.6	
Other-8	GLP Kiyama (Note 5)			—	233,920	8.0	
Other-10	GLP Sendai		August 30, 2018	—	134,980	10.8	
Other-11	GLP Ebetsu			—	74,540	9.5	
Other-12	GLP Kuwana			—	126,470	10.5	
Other-13	GLP Hatsukaichi			—	83,530	9.6	
Other-14	GLP Komaki		July 25, 2014	—	227,250	5.2	
Other-15	GLP Ogimachi			—	110,170	16.3	
Other-16	GLP Hiroshima		Tokio Marine & Nichido Risk Consulting Co., Ltd.	July 30, 2018	—	198,660	8.3
Other-19	GLP Tosu I (Note 5)				July 27, 2015	—	187,234
Other-20	GLP Tomiya IV	August 3, 2016			—	233,500	12.4
Other-21	GLP Soja I	January 15, 2018			—	161,102	1.5
Other-22	GLP Soja II				—	161,224	1.5
Other-23	GLP Fujimae			—	143,851	13.9	
Portfolio PML (Note 4)						1.9	

(Note 1) Each of “Emergency repair and maintenance costs” and “Mid- to Long-term repair and maintenance costs” is based on “Engineering Due Diligence Report.”

(Note 2) “Emergency repair and maintenance costs” represents the repair costs deemed to be required within one year from the date of the report.

(Note 3) “Mid- to Long-term repair and maintenance costs” represents the repair costs deemed to be required within 12 years from the date of the report.

(Note 4) Probable Maximum Loss (“PML”) by each portfolio and PML of the entire portfolio are based on the “Portfolio Seismic Risk Assessment Review” dated on ~~February 25, 2018~~ ~~August 25, 2017~~ and rounded to the first decimal place.

(Note 5) The amounts include repair and maintenance expenses reported in “Engineering Due Diligence Report (Solar Panels)” on January 15, 2018.

(Note 6) GLP-MFLP Ichikawa Shiohama is a property under joint co-ownership which GLP J-REIT holds 50% beneficiary right of real estate in trust. “Emergency repair and maintenance expenses” and “Mid-to Long-term repair and maintenance expenses” stated above are computed by multiplying 50% of the joint co-ownership ratio.

Information on Major Properties — None

Information on Major Tenants

There is no major tenant that occupies 10% or more of the total leased area of GLP J-REIT’s entire property portfolio.

Long-Term Loans Payable

	Category	Balance at beginning of the period (Thousand yen)	Increase (Thousand yen)	Decrease (Thousand yen)	Balance at end of the period (Thousand yen)	Average rate (Note 2)	Repayment date (Note 3)	Use	Remarks
	Name of financial institution								
Long-term loans payable	MUFG Bank, Ltd.	3,250,000	—	3,250,000	—	1.03%	January 31, 2020	(Note 6)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	3,250,000	—	—	3,250,000	1.30% (Note 4)	February 1, 2021	(Note 6)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	2,000,000	—	—	2,000,000	1.09% (Note 4)	February 26, 2021	(Note 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.	2,400,000	—	—	2,400,000				
	Mizuho Bank, Ltd.	1,250,000	—	—	1,250,000				
	Development Bank of Japan Inc.	450,000	—	—	450,000	1.56% (Note 4)	February 29, 2024	(Note 6)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	1,470,000	—	—	1,470,000				
	MUFG Bank, Ltd.	1,170,000	—	—	1,170,000				
	Development Bank of Japan Inc.	500,000	—	—	500,000	0.92%	February 26, 2021	(Note 5)	Unsecured not guaranteed
	MUFG Bank, Ltd.	3,800,000	—	—	3,800,000				
	Sumitomo Mitsui Banking Corporation	500,000	—	—	500,000				
	MUFG Bank, Ltd.	500,000	—	—	500,000	1.48% (Note 4)	June 30, 2026	(Note 5)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	3,890,000	—	—	3,890,000				
	MUFG Bank, Ltd.	4,440,000	—	—	4,440,000				
	Mizuho Bank, Ltd.	2,830,000	—	—	2,830,000	0.86% (Note 4)	September 2, 2022	(Note 6)	Unsecured not guaranteed
	The Bank of Fukuoka, Ltd.	610,000	—	—	610,000				
	Development Bank of Japan Inc.	650,000	—	—	650,000				
	The Norinchukin Bank	350,000	—	—	350,000				
	Resona Bank, Limited.	270,000	—	—	270,000				
	Sumitomo Mitsui Trust Bank, Limited	560,000	—	—	560,000				
	Sumitomo Mitsui Banking Corporation	1,530,000	—	—	1,530,000	1.85% (Note 4)	September 2, 2027	(Note 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.	1,170,000	—	—	1,170,000				
	Sumitomo Mitsui Banking Corporation	2,700,000	—	—	2,700,000	0.52% (Note 4)	April 30, 2021	(Note 6)	Unsecured not guaranteed
	Mizuho Bank, Ltd.	700,000	—	—	700,000	0.52% (Note 4)	April 30, 2021	(Note 6)	Unsecured not guaranteed
	The Norinchukin Bank	400,000	—	—	400,000	0.52% (Note 4)	April 30, 2021	(Note 6)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	2,922,000	—	—	2,922,000	0.61% (Note 4)	February 28, 2022	(Note 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.	3,028,000	—	—	3,028,000				
	Mizuho Bank, Ltd.	1,640,000	—	—	1,640,000				
	Citibank, N.A., Tokyo Branch	320,000	—	—	320,000				
	The Bank of Fukuoka, Ltd.	480,000	—	—	480,000				
	Development Bank of Japan Inc.	320,000	—	—	320,000				
	The Norinchukin Bank	320,000	—	—	320,000				
	Resona Bank, Limited.	320,000	—	—	320,000				
	Sumitomo Mitsui Trust Bank, Limited	440,000	—	—	440,000				
	Shinsei Bank, Limited	130,000	—	—	130,000				
	The 77 Bank, Ltd.	130,000	—	—	130,000				
	MUFG Bank, Ltd.	1,300,000	—	—	1,300,000	0.96% (Note 4)	September 1, 2025	(Note 6)	Unsecured not guaranteed
	The Bank of Fukuoka, Ltd.	1,400,000	—	—	1,400,000	0.35% (Note 4)	February 26, 2021	(Note 5)	Unsecured not guaranteed
	The Norinchukin Bank	1,400,000	—	—	1,400,000				
	MUFG Bank, Ltd.	1,900,000	—	—	1,900,000	0.61% (Note 4)	February 29, 2024	(Note 5)	Unsecured not guaranteed
	Resona Bank, Limited.	1,400,000	—	—	1,400,000				
	Mizuho Bank, Ltd.	1,500,000	—	—	1,500,000	0.93% (Note 4)	February 27, 2026	(Note 5)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	5,600,000	—	—	5,600,000	1.22% (Note 4)	December 21, 2026	(Note 5)	Unsecured not guaranteed
	MUFG Bank, Ltd.	5,100,000	—	—	5,100,000				
	Sumitomo Mitsui Banking Corporation	500,000	—	—	500,000	1.31% (Note 4)	December 20, 2027	(Note 5)	Unsecured not guaranteed
	MUFG Bank, Ltd.	400,000	—	—	400,000				

	Category	Balance at beginning of the period (Thousand yen)	Increase (Thousand yen)	Decrease (Thousand yen)	Balance at end of the period (Thousand yen)	Average rate (Note 2)	Repayment date (Note 3)	Use	Remarks
	Name of financial institution								
Long-term loans payable	Sumitomo Mitsui Banking Corporation	600,000	—	—	600,000	1.57% (Note 4)	December 20, 2028	(Note 5)	Unsecured not guaranteed
	MUFG Bank, Ltd.	400,000	—	—	400,000				
	Sumitomo Mitsui Banking Corporation	980,000	—	—	980,000	0.42% (Note 4)	January 14, 2022	(Note 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.	850,000	—	—	850,000	0.42%	January 14, 2022	(Note 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.	610,000	—	—	610,000	0.42% (Note 4)	January 14, 2022	(Note 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.	3,780,000	—	—	3,780,000	0.29%	September 1, 2023	(Note 6)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	4,100,000	—	—	4,100,000	0.32%	September 1, 2024	(Note 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.	1,250,000	—	—	1,250,000	0.26%	September 1, 2020	(Notes 5 and 6)	Unsecured not guaranteed
	Mizuho Bank, Ltd.	1,570,000	—	—	1,570,000				
	Citibank, N.A., Tokyo Branch	270,000	—	—	270,000				
	The 77 Bank, Ltd.	60,000	—	—	60,000				
	Sumitomo Mitsui Banking Corporation	790,000	—	—	790,000	0.44%	March 1, 2024	(Notes 5 and 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.	2,000,000	—	—	2,000,000				
	Mizuho Bank, Ltd.	1,280,000	—	—	1,280,000				
	Citibank, N.A., Tokyo Branch	780,000	—	—	780,000				
	The Bank of Fukuoka, Ltd.	500,000	—	—	500,000				
	Development Bank of Japan Inc.	230,000	—	—	230,000				
	The Norinchukin Bank	1,060,000	—	—	1,060,000				
	Resona Bank, Limited.	490,000	—	—	490,000				
	Aozora Bank, Ltd.	180,000	—	—	180,000				
	Shinsei Bank, Limited	180,000	—	—	180,000				
	Sumitomo Mitsui Trust Bank, Limited	480,000	—	—	480,000				
	The 77 Bank, Ltd.	180,000	—	—	180,000				
	Sumitomo Mitsui Banking Corporation	2,170,000	—	—	2,170,000	0.57%	March 3, 2025	(Notes 5 and 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.	2,310,000	—	—	2,310,000				
	Mizuho Bank, Ltd.	1,110,000	—	—	1,110,000				
	The Bank of Fukuoka, Ltd.	740,000	—	—	740,000				
	Development Bank of Japan Inc.	550,000	—	—	550,000				
	Resona Bank, Limited.	650,000	—	—	650,000				
	Aozora Bank, Ltd.	370,000	—	—	370,000				
	Shinsei Bank, Limited	370,000	—	—	370,000				
	Sumitomo Mitsui Trust Bank, Limited	920,000	—	—	920,000				
	Mizuho Bank, Ltd.	1,150,000	—	—	1,150,000	0.26%	December 21, 2020	(Note 5)	Unsecured not guaranteed
	The Bank of Fukuoka, Ltd.	500,000	—	—	500,000	0.53%	December 20, 2022	(Note 5)	Unsecured not guaranteed
	Sumitomo Mitsui Trust Bank, Limited	1,150,000	—	—	1,150,000	0.56%	December 20, 2023	(Note 5)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	5,700,000	—	—	5,700,000	0.79%	September 1, 2025	(Note 5)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	870,000	—	—	870,000	0.46%	September 1, 2023	(Note 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.	580,000	—	—	580,000	0.46%	September 1, 2023	(Note 6)	Unsecured not guaranteed

	Category	Balance at beginning of the period (Thousand yen)	Increase (Thousand yen)	Decrease (Thousand yen)	Balance at end of the period (Thousand yen)	Average rate (Note 2)	Repayment date (Note 3)	Use	Remarks
	Name of financial institution								
Long-term loans payable	Mizuho Bank, Ltd.	1,500,000	—	—	1,500,000	0.19%	December 21, 2020	(Note 5)	Unsecured not guaranteed
	MUFG Bank, Ltd.	800,000	—	—	800,000				
	Citibank, N.A., Tokyo Branch	1,800,000	—	—	1,800,000				
	The Bank of Fukuoka, Ltd.	1,800,000	—	—	1,800,000				
	The Norinchukin Bank	1,300,000	—	—	1,300,000				
	Sumitomo Mitsui Banking Corporation	5,100,000	—	—	5,100,000	0.28% (Note 4)	December 20, 2021	(Note 5)	Unsecured not guaranteed
	MUFG Bank, Ltd.	3,600,000	—	—	3,600,000				
	Mizuho Bank, Ltd.	500,000	—	—	500,000				
	Resona Bank, Limited.	1,300,000	—	—	1,300,000	0.48% (Note 4)	December 22, 2025	(Note 5)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	2,300,000	—	—	2,300,000	0.60% (Note 4)	October 30, 2026	(Note 5)	Unsecured not guaranteed
	MUFG Bank, Ltd.	2,300,000	—	—	2,300,000				
	Mizuho Bank, Ltd.	2,000,000	—	—	2,000,000				
	Sumitomo Mitsui Banking Corporation	540,000	—	—	540,000	0.29% (Note 4)	September 1, 2021	(Notes 5 and 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.	700,000	—	—	700,000				
	Mizuho Bank, Ltd.	930,000	—	—	930,000				
	Citibank, N.A., Tokyo Branch	140,000	—	—	140,000				
	The Norinchukin Bank	190,000	—	—	190,000				
	Resona Bank, Limited.	130,000	—	—	130,000				
	Sumitomo Mitsui Trust Bank, Limited	340,000	—	—	340,000				
	Shinsei Bank, Limited	200,000	—	—	200,000				
	Sumitomo Mitsui Banking Corporation	2,850,000	—	—	2,850,000	0.34% (Note 4)	February 28, 2023	(Notes 5 and 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.	2,600,000	—	—	2,600,000				
	Mizuho Bank, Ltd.	1,900,000	—	—	1,900,000				
	Citibank, N.A., Tokyo Branch	470,000	—	—	470,000				
	Development Bank of Japan Inc.	580,000	—	—	580,000				
	The Norinchukin Bank	530,000	—	—	530,000				
	Resona Bank, Limited.	260,000	—	—	260,000				
	Sumitomo Mitsui Trust Bank, Limited	440,000	—	—	440,000				
	Shinsei Bank, Limited	500,000	—	—	500,000				
	Sumitomo Mitsui Banking Corporation	1,900,000	—	—	1,900,000				
MUFG Bank, Ltd.	1,900,000	—	—	1,900,000					
Mizuho Bank, Ltd.	1,140,000	—	—	1,140,000					
Development Bank of Japan Inc.	270,000	—	—	270,000					
The Norinchukin Bank	220,000	—	—	220,000					
Resona Bank, Limited.	60,000	—	—	60,000					
Sumitomo Mitsui Trust Bank, Limited	220,000	—	—	220,000					
Shinsei Bank, Limited	290,000	—	—	290,000					
Sumitomo Mitsui Banking Corporation	1,130,000	—	—	1,130,000	0.50% (Note 4)	February 27, 2026	(Notes 5 and 6)	Unsecured not guaranteed	
MUFG Bank, Ltd.	830,000	—	—	830,000					
Mizuho Bank, Ltd.	820,000	—	—	820,000					
Resona Bank, Limited.	390,000	—	—	390,000					
Sumitomo Mitsui Banking Corporation	1,420,000	—	—	1,420,000	0.71% (Note 4)	February 29, 2028	(Notes 5 and 6)	Unsecured not guaranteed	
MUFG Bank, Ltd.	1,110,000	—	—	1,110,000					
Mizuho Bank, Ltd.	630,000	—	—	630,000					

	Category	Balance at beginning of the period (Thousand yen)	Increase (Thousand yen)	Decrease (Thousand yen)	Balance at end of the period (Thousand yen)	Average rate (Note 2)	Repayment date (Note 3)	Use	Remarks
	Name of financial institution								
Long-term loans payable	Sumitomo Mitsui Banking Corporation	1,690,000	—	—	1,690,000	0.36% (Note 4)	September 2, 2022	(Note 6)	Unsecured not guaranteed
	MUFG Bank, Ltd.	1,280,000	—	—	1,280,000				
	Mizuho Bank, Ltd.	2,530,000	—	—	2,530,000				
	Citibank, N.A., Tokyo Branch	1,200,000	—	—	1,200,000				
	The Norinchukin Bank	980,000	—	—	980,000				
	Resona Bank, Limited.	120,000	—	—	120,000				
	Sumitomo Mitsui Trust Bank, Limited	940,000	—	—	940,000				
	Shinsei Bank, Limited	1,230,000	—	—	1,230,000	0.45% (Note 4)	September 1, 2024	(Note 6)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	4,920,000	—	—	4,920,000				
	MUFG Bank, Ltd.	4,770,000	—	—	4,770,000				
	Mizuho Bank, Ltd.	2,610,000	—	—	2,610,000				
	Development Bank of Japan Inc.	530,000	—	—	530,000				
	The Norinchukin Bank	600,000	—	—	600,000				
	Resona Bank, Limited.	540,000	—	—	540,000				
	Sumitomo Mitsui Trust Bank, Limited	540,000	—	—	540,000	0.70% (Note 4)	September 2, 2027	(Note 6)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	3,160,000	—	—	3,160,000				
	MUFG Bank, Ltd.	2,840,000	—	—	2,840,000				
	Mizuho Bank, Ltd.	1,770,000	—	—	1,770,000				
	Development Bank of Japan Inc.	530,000	—	—	530,000				
	Resona Bank, Limited.	540,000	—	—	540,000	0.31% (Note 4)	December 20, 2023	(Note 5)	Unsecured not guaranteed
	Development Bank of Japan Inc.	1,250,000	—	—	1,250,000				
	Sumitomo Mitsui Trust Bank, Limited	1,250,000	—	—	1,250,000	0.31% (Note 4)	December 20, 2023	(Note 5)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	557,000	—	—	557,000	0.21% (Note 4)	February 28, 2022	(Note 5)	Unsecured not guaranteed
	MUFG Bank, Ltd.	703,000	—	—	703,000				
	Mizuho Bank, Ltd.	1,125,000	—	—	1,125,000				
	Citibank, N.A., Tokyo Branch	1,091,000	—	—	1,091,000				
	The Bank of Fukuoka, Ltd.	639,000	—	—	639,000				
	The Norinchukin Bank	139,000	—	—	139,000				
	Resona Bank, Limited.	100,500	—	—	100,500				
	Sumitomo Mitsui Trust Bank, Limited	131,000	—	—	131,000				
	Shinsei Bank, Limited	14,500	—	—	14,500				
	The Gunma Bank, Ltd.	500,000	—	—	500,000				
	Sumitomo Mitsui Banking Corporation	350,000	—	—	350,000	0.37% (Note 4)	February 27, 2026	(Note 5)	Unsecured not guaranteed
	MUFG Bank, Ltd.	1,034,000	—	—	1,034,000				
	Mizuho Bank, Ltd.	2,007,000	—	—	2,007,000				
	The Bank of Fukuoka, Ltd.	1,223,000	—	—	1,223,000				
	Development Bank of Japan Inc.	73,000	—	—	73,000				
	The Norinchukin Bank	296,000	—	—	296,000				
	Resona Bank, Limited.	262,500	—	—	262,500				
	Shinsei Bank, Limited	14,500	—	—	14,500				
	Sumitomo Mitsui Banking Corporation	2,100,000	—	—	2,100,000	0.63% (Note 4)	February 28, 2029	(Note 5)	Unsecured not guaranteed
	MUFG Bank, Ltd.	2,100,000	—	—	2,100,000				
	Mizuho Bank, Ltd.	1,800,000	—	—	1,800,000				
	Sumitomo Mitsui Banking Corporation	1,350,000	—	—	1,350,000	0.19% (Note 4)	July 31, 2023	(Note 5)	Unsecured not guaranteed
	MUFG Bank, Ltd.	1,930,000	—	—	1,930,000				
	Mizuho Bank, Ltd.	1,261,000	—	—	1,261,000				
	The Bank of Fukuoka, Ltd.	613,000	—	—	613,000				
	Development Bank of Japan Inc.	2,236,000	—	—	2,236,000				
	Citibank, N.A., Tokyo Branch	310,000	—	—	310,000				
	The 77 Bank, Ltd.	300,000	—	—	300,000				

	Category	Balance at beginning of the period (Thousand yen)	Increase (Thousand yen)	Decrease (Thousand yen)	Balance at end of the period (Thousand yen)	Average rate (Note 2)	Repayment date (Note 3)	Use	Remarks
	Name of financial institution								
Long-term loans payable	Sumitomo Mitsui Banking Corporation	3,000,000	—	—	3,000,000	0.44% (Note 4)	July 31, 2028	(Note 5)	Unsecured not guaranteed
	MUFG Bank, Ltd.	4,170,000	—	—	4,170,000				
	Mizuho Bank, Ltd.	2,730,000	—	—	2,730,000				
	The Bank of Fukuoka, Ltd.	460,000	—	—	460,000				
	Development Bank of Japan Inc.	1,680,000	—	—	1,680,000	0.32% (Note 4)	January 29, 2027	(Note 5)	Unsecured not guaranteed
	MUFG Bank, Ltd.	—	3,250,000	—	3,250,000				
	Subtotal	235,000,000	3,250,000	3,250,000	235,000,000				
	Total	235,000,000	3,250,000	3,250,000	235,000,000				

(Note 1) “Long-term loans payable” include the current portion of long-term loans payable as of each period end.

(Note 2) “Average rate” represents the weighted average interest rate during the fiscal period and is rounded to the second decimal place.

(Note 3) When the repayment date falls on a day other than a business day, it shall be the next business day.

(Note 4) GLP J-REIT uses interest rate swaps to hedge the interest rate risk exposure. The rate stated above is the effective rate of interest after interest rate swaps.

(Note 5) The fund was used to make repayments of bank borrowings.

(Note 6) The fund was used to acquire properties or beneficiary rights of real estate in trust.

(Note 7) The repayment schedule for long-term loans payable excluding the current portion within five years after the balance sheet date is as follows:

(Unit: Thousand yen)

	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years
Long-term loans payable	27,450,000	33,660,000	34,200,000	29,320,000	26,760,000

Investment Corporation Bonds

(Unit: Thousand yen)

Description	Issued date	Balance at beginning of the period	Decrease during the period	Balance at end of the period	Interest rate (Note 1)	Maturity date	Use	Collateral
GLP J-REIT 2nd Unsecured Bond	July 30, 2014	2,000,000	—	2,000,000	0.98%	July 30, 2024	(Note 2)	Unsecured (Notes 4, 6)
GLP J-REIT 3rd Unsecured Bonds	December 26, 2014	4,500,000	—	4,500,000	0.51%	December 25, 2020	(Note 2)	Unsecured (Notes 4, 6)
GLP J-REIT 4th Unsecured Bonds	December 26, 2014	1,500,000	—	1,500,000	0.68%	December 26, 2022	(Note 2)	Unsecured (Notes 4, 6)
GLP J-REIT 5th Unsecured Bonds	December 26, 2014	3,000,000	—	3,000,000	1.17%	December 25, 2026	(Note 2)	Unsecured (Notes 4, 6)
GLP J-REIT 6th Unsecured Bonds	June 30, 2015	1,500,000	—	1,500,000	0.89%	June 30, 2025	(Note 2)	Unsecured (Notes 4, 6)
GLP J-REIT 7th Unsecured Bonds	November 28, 2016	6,900,000	6,900,000	—	0.01%	November 28, 2019	(Note 2)	Unsecured (Notes 4, 6)
GLP J-REIT 8th Unsecured Bonds	November 28, 2016	1,100,000	—	1,100,000	0.45%	November 27, 2026	(Note 2)	Unsecured (Notes 4, 6)
GLP J-REIT 9th Unsecured Bonds	February 27, 2017	1,000,000	—	1,000,000	0.47%	February 26, 2027	(Note 2)	Unsecured (Notes 4, 6)
GLP J-REIT 10th Unsecured Bonds	July 9, 2018	2,000,000	—	2,000,000	0.23%	July 7, 2023	(Note 2)	Unsecured (Notes 4, 6)
GLP J-REIT 11th Unsecured Bonds	July 9, 2018	1,000,000	—	1,000,000	0.56%	July 7, 2028	(Note 2)	Unsecured (Notes 4, 6)
GLP J-REIT 12th Unsecured Bonds (Green Bonds)	December 20, 2018	5,100,000	—	5,100,000	0.68%	December 20, 2028	(Note 2)	Unsecured (Notes 4, 6)
GLP J-REIT 13th Unsecured Bonds (Green Bonds)	July 8, 2019	8,000,000	—	8,000,000	0.61%	July 6, 2029	(Note 2)	Unsecured (Notes 5, 6)
GLP J-REIT 14th Unsecured Bonds (Green Bonds)	November 27, 2019	—	—	5,000,000	0.55%	November 27, 2029	(Note 3)	Unsecured (Notes 4, 6)
Total		37,600,000	6,900,000	35,700,000				

(Note 1) The interest rate is rounded to the second decimal place.

(Note 2) The fund was used to repay bank borrowings.

(Note 3) The fund was used to redeem the investment corporation bonds.

(Note 4) The bond is subject to the special *pari passu* clause among specified investment corporation bonds.

(Note 5) The bond is subject to the special *pari passu* clause among investment corporation bonds.

(Note 6) The redemption schedule for investment corporation bonds within five years after the balance sheet date is as follows:

(Unit: Thousand yen)

	Within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years
Investment corporation bonds	4,500,000	—	1,500,000	2,000,000	2,000,000

Property and Equipment

(Unit: Thousand yen)

Class of assets		Balance at beginning of the period	Increase	Decrease	Balance at end of the period	Accumulated depreciation		Net book value	Note
							Depreciation for the period		
Property and equipment	Vehicles	1,016	—	—	1,016	889	127	127	
	Buildings in trust	252,215,936	714,288	14,143	252,916,081	36,383,602	3,572,430	216,532,479	(Note)
	Structures in trust	6,322,840	86,197	—	6,409,038	2,094,058	180,282	4,314,980	(Note)
	Machinery and equipment in trust	58,088	—	—	58,088	52,254	412	5,833	
	Tools, furniture and fixtures in trust	269,295	4,377	—	273,672	147,991	12,841	125,681	(Note)
	Land in trust	360,276,976	—	—	360,276,976	—	—	360,276,976	
	Subtotal	619,144,153	804,863	14,143	619,934,873	38,678,796	3,766,094	581,256,077	
	Total	619,144,153	804,863	14,143	619,934,873	38,678,796	3,766,094	581,256,077	

(Note) “Increase” was due to capital expenditures.

“Decrease” was due to retirement of noncurrent assets.

Information on Other Specified Assets — None



Independent Auditor's Report

To the Board of Directors of
GLP J-REIT:

We have audited the accompanying financial statements of GLP J-REIT (a Japanese Real Estate Investment Trust), which comprise the balance sheets as at February 29, 2020 and August 31, 2019, and the statements of income and retained earnings, statements of changes in net assets and statements of cash flows for the six-month periods ended February 29, 2020 and August 31, 2019 and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in Japan, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in Japan. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, while the objective of the financial statement audit is not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of GLP J-REIT as at February 29, 2020 and August 31, 2019, and their financial performance and cash flows for the six-month periods ended February 29, 2020 and August 31, 2019 in accordance with accounting principles generally accepted in Japan.

KPMG AZSA LLC

May 28, 2020
Tokyo, Japan

GLP J-REIT
Balance Sheets
As of February 29, 2020 and August 31, 2019

	<i>Thousands of yen</i>	
	As of	
	February 29, 2020	August 31, 2019
Assets		
Current assets:		
Cash and cash equivalents (Note 3)	¥ 20,655,908	¥ 21,552,162
Operating accounts receivable	2,047,146	2,081,143
Prepaid expenses	592,847	484,484
Other current assets	2,293	1,445
Total current assets	23,298,196	24,119,236
Property and equipment, net (Note 5):		
Vehicles	1,016	1,016
Land in trust	360,276,976	360,276,976
Buildings in trust	252,916,081	252,215,936
Structures in trust	6,409,038	6,322,840
Machinery and equipment in trust	58,088	58,088
Tools, furniture and fixtures in trust	273,672	269,295
	619,934,873	619,144,153
Accumulated depreciation	(38,678,796)	(34,913,834)
Total property and equipment, net	581,256,077	584,230,318
Investments and other assets:		
Investment securities	1,600	1,600
Long-term prepaid expenses	1,677,531	1,873,649
Deferred tax assets (Note 12)	54	—
Security deposit	10,000	10,000
Investment unit issuance expenses	79,016	110,855
Investment corporation bond issuance costs	162,417	147,804
Other	1,400	1,400
Total investments and other assets	1,932,020	2,145,309
Total Assets	¥ 606,486,294	¥ 610,494,864

The accompanying notes are an integral part of these financial statements.

GLP J-REIT

Balance Sheets

As of February 29, 2020 and August 31, 2019

	<i>Thousands of yen</i>	
	As of	
	February 29, 2020	August 31, 2019
Liabilities		
Current liabilities:		
Operating accounts payable	¥ 212,021	¥ 378,322
Current portion of investment corporation bonds (Notes 3 and 11)	4,500,000	6,900,000
Current portion of long-term loans payable (Notes 3, 4 and 10)	27,450,000	3,250,000
Accounts payable	2,739,732	2,610,195
Accrued expenses	102,100	102,949
Income taxes payable	1,588	605
Consumption taxes payable	733,135	1,226,772
Advances received	3,279,884	3,219,459
Current portion of tenant leasehold and security deposits	400,030	494,842
Total current liabilities	39,418,493	18,183,145
Noncurrent liabilities:		
Investment corporation bonds (Notes 3 and 11)	31,200,000	30,700,000
Long-term loans payable (Notes 3, 4 and 10)	207,550,000	231,750,000
Tenant leasehold and security deposits (Note 3)	11,916,251	11,522,686
Tenant leasehold and security deposits in trust (Note 3)	152,560	224,560
Total noncurrent liabilities	250,818,812	274,197,246
Total Liabilities	290,237,305	292,380,392
Net Assets (Note 9)		
Unitholders' equity:		
Unitholders' capital, net (Note 9)	307,372,226	308,499,251
Units authorized:		
16,000,000 units as of February 29, 2020 and August 31, 2019		
Units issued and outstanding:		
3,833,420 units as of February 29, 2020 and August 31, 2019		
Unappropriated retained earnings	8,876,762	9,615,220
Total unitholders' equity	316,248,989	318,114,472
Total Net Assets	316,248,989	318,114,472
Total Liabilities and Net Assets	¥606,486,294	¥610,494,864

The accompanying notes are an integral part of these financial statements.

GLP J-REIT

Statements of Income and Retained Earnings

For the six-month periods ended February 29, 2020 and August 31, 2019

	<i>Thousands of yen</i>	
	For the six-month periods ended	
	February 29, 2020	August 31, 2019
Operating revenues:		
Rental revenues (Note 7)	¥17,793,652	¥17,800,716
Other rental revenues (Note 7)	1,047,389	1,304,806
Gain on sales of property and equipment (Note 6)	—	786,436
Total operating revenues	18,841,042	19,891,959
Operating expenses:		
Rental expenses (Notes 5 and 7)	6,747,701	6,765,071
Asset management fee	2,034,963	2,140,433
Asset custody fee	8,284	8,287
Administrative service fees	26,783	25,481
Directors' remuneration	3,960	3,960
Audit fee	13,000	13,000
Taxes and dues	137	11,589
Other operating expenses	85,423	71,967
Total operating expenses	8,920,254	9,039,791
Operating income	9,920,787	10,852,167
Non-operating income (expenses):		
Interest income	93	90
Reversal of distributions payable	468	1,294
Interest on refund of consumption taxes	—	452
Insurance income (Note 13)	422,093	231,558
Interest expense	(693,415)	(796,463)
Borrowing related expenses	(229,644)	(271,295)
Amortization of investment unit issuance expenses	(31,838)	(46,151)
Amortization of investment corporation bond issuance costs	(13,994)	(14,360)
Interest expenses on investment corporation bonds	(108,372)	(86,386)
Loss on disaster (Note 13)	(386,725)	(194,647)
Others, net	(2,143)	(63,430)
Total non-operating expenses, net	(1,043,479)	(1,239,339)
Income before income taxes	8,877,307	9,612,828
Income taxes (Note 12):		
-Current	1,602	605
-Deferred	(54)	62
Total income taxes	1,547	667
Net income	¥ 8,875,759	¥ 9,612,160
Accumulated earnings brought forward	1,003	3,059
Unappropriated retained earnings	¥ 8,876,762	¥ 9,615,220

GLP J-REIT

Statements of Income and Retained Earnings

For the six-month periods ended February 29, 2020 and August 31, 2019

	For the six-month periods ended	
	February 29, 2020	August 31, 2019
Earnings per unit (Note 14):		
Net income per unit	2,315 yen	2,507 yen
Weighted average number of units outstanding	3,833,420 units	3,833,420 units

The accompanying notes are an integral part of these financial statements.

GLP J-REIT

Statements of Changes in Net Assets

For the six-month periods ended February 29, 2020 and August 31, 2019

	<i>Thousands of yen</i>			
	Number of units	Unitholders' capital, net	Retained earnings	Total net assets
Balance as of February 28, 2019	3,833,420	¥309,633,944	¥9,053,764	¥318,687,708
Distributions in excess of retained earnings	—	(1,134,692)	—	(1,134,692)
Distributions of earnings	—	—	(9,050,704)	(9,050,704)
Net income	—	—	9,612,160	9,612,160
Balance as of August 31, 2019 (Note 9)	3,833,420	¥308,499,251	¥9,615,220	¥318,114,472
Distributions in excess of retained earnings	—	(1,127,025)	—	(1,127,025)
Distributions of earnings	—	—	(9,614,217)	(9,614,217)
Net income	—	—	8,875,759	8,875,759
Balance as of February 29, 2020 (Note 9)	3,833,420	¥307,372,226	¥8,876,762	¥316,248,989

The accompanying notes are an integral part of these financial statements.

GLP J-REIT

Statements of Cash Flows

For the six-month periods ended February 29, 2020 and August 31, 2019

	<i>Thousands of yen</i>	
	For the six-month periods ended	
	February 29, 2020	August 31, 2019
Operating activities:		
Income before income taxes	¥ 8,877,307	¥ 9,612,828
Depreciation (Notes 5 and 9)	3,766,094	3,769,420
Loss on retirement of noncurrent assets	13,010	—
Amortization of investment corporation bond issuance costs	13,994	14,360
Amortization of investment unit issuance expenses	31,838	46,151
Interest income	(93)	(90)
Reversal of distributions payable	(468)	(1,294)
Interest expense	801,787	882,850
Insurance income (Note 13)	(422,093)	(231,558)
Loss on disaster (Note 13)	386,725	194,647
Decrease (increase) in operating accounts receivable	56,696	(171,517)
Decrease (increase) in prepaid expenses	(108,362)	61,552
Decrease (increase) in consumption taxes receivable	—	1,146,043
Decrease (increase) in other current assets	(847)	847
Decrease (increase) in long-term prepaid expenses	196,118	(91,942)
Increase (decrease) in operating accounts payable	(166,301)	159,704
Increase (decrease) in accounts payable	(48,810)	129,984
Increase (decrease) in consumption taxes payable	(493,636)	1,226,772
Increase (decrease) in advances received	60,425	58,860
Decrease in property and equipment in trust due to sales	—	1,462,953
Subtotal	12,963,385	18,270,573
Interest received	93	90
Interest paid	(802,636)	(858,134)
Income taxes paid	(619)	(1,706)
Proceeds from insurance income (Note 13)	399,393	231,558
Payments for loss on disaster (Note 13)	(113,208)	(352,329)
Net cash provided by (used in) operating activities	12,446,408	17,290,052
Investing activities:		
Purchase of property and equipment in trust	(901,866)	(577,460)
Proceeds from tenant leasehold and security deposits	458,083	156,099
Repayments of tenant leasehold and security deposits	(231,329)	(76,132)
Net cash provided by (used in) investing activities	(675,113)	(497,492)
Financing activities:		
Repayments of short-term loans payable	—	(800,000)
Proceeds from long-term loans payable	3,250,000	20,040,000
Repayments of long-term loans payable	(3,250,000)	(28,740,000)
Proceeds from issuance of investment corporation bonds	5,000,000	8,000,000
Redemption of investment corporation bonds	(6,900,000)	—
Payments of investment corporation bond issuance costs	(28,608)	(53,996)
Payment of distributions of earnings	(9,612,366)	(9,049,332)
Payment of distributions in excess of retained earnings	(1,126,575)	(1,134,240)
Net cash provided by (used in) financing activities	(12,667,550)	(11,737,568)
Net increase (decrease) in cash and cash equivalents	(896,254)	5,054,990
Cash and cash equivalents at beginning of period	21,552,162	16,497,172
Cash and cash equivalents at end of period (Note 3)	¥ 20,655,908	¥ 21,552,162

The accompanying notes are an integral part of these financial statements.

GLP J-REIT
Notes to Financial Statements
For the six-month periods ended February 29, 2020 and August 31, 2019

1. Organization and Basis of Presentation

1) Organization

GLP J-REIT is a Japanese real estate investment corporation specializing in modern logistics facilities in Japan. GLP J-REIT was established on September 16, 2011 under the Act on Investment Trusts and Investment Corporations of Japan (hereinafter the “Investment Trust Act of Japan”).

GLP J-REIT is externally managed by a licensed asset management company, GLP Japan Advisors Inc. (hereinafter “Asset Manager”) which operates with support of GLP Japan Inc. based on the Sponsor Support Agreement.

Since its initial public offering on December 20, 2012, GLP J-REIT has, on a number of occasions, issued units through public offering or through allocation to a third party. Those units are listed on the J-REIT section of the Tokyo Stock Exchange.

As of February 29, 2020, GLP J-REIT held beneficiary rights of real estate in trust with respect to 75 properties located in the Tokyo metropolitan area, the greater Osaka area and other areas.

2) Basis of presentation

The accompanying financial statements have been prepared in accordance with the provisions set forth in the Investment Trust Act of Japan and the Japanese Financial Instruments and Exchange Act and related accounting regulations, and in conformity with accounting principles generally accepted in Japan (hereinafter “Japanese GAAP”), which are different in certain respects as to application and disclosure requirements from the International Financial Reporting Standards.

The accompanying financial statements have been reformatted and translated into English from the financial statements of GLP J-REIT prepared in accordance with Japanese GAAP and filed with the appropriate Local Finance Bureau of the Ministry of Finance as required by the Financial Instruments and Exchange Act. In preparing these financial statements, certain reclassifications and modifications have been made to the financial statements issued domestically in order to present them in a format which is more familiar to readers outside Japan. In addition, certain reclassifications have been made in the prior period’s financial statements to conform to the classifications used in the current period.

GLP J-REIT does not prepare consolidated financial statements as it has no subsidiaries.

As permitted by the regulations under the Financial Instruments and Exchange Act of Japan, amounts of less than one thousand yen have been omitted. As a result, the totals shown in the accompanying financial statements do not necessarily agree with the sums of the individual amounts.

The fiscal period of GLP J-REIT represents two six-month accounting periods: each period is from September 1 to February 28/29 of the following year and from March 1 to August 31.

2. Summary of Significant Accounting Policies

1) Cash and cash equivalents

Cash and cash equivalents consist of cash on hand and cash in trust, readily-available bank deposits, readily-available bank deposits in trust and short-term investments that are liquid and realizable with a maturity of three months or less when purchased and that are subject to an insignificant risk of changes in value.

The balance of cash and cash equivalents as of February 29, 2020 and August 31, 2019 included 9,485,699 thousand yen and 9,234,471 thousand yen of cash and deposits in trust, respectively.

2) Property and equipment

Property and equipment are stated at cost, which includes the original purchase price and related acquisition costs and expenses. Depreciation of property and equipment, including property and equipment in trust, is calculated by the straight-line method over the estimated useful lives as follows:

Buildings	2 to 77 years
Structures	2 to 60 years
Machinery and equipment	6 to 12 years
Vehicles	4 years
Tools, furniture and fixtures	2 to 18 years

3) Taxes on property and equipment

With respect to taxes on property and equipment held by GLP J-REIT, of the tax amounts assessed and determined, the amounts corresponding to the relevant accounting period are accounted for as rental expenses.

Of the amounts paid for the acquisition of real estate or beneficiary right of real estate in trust, the amounts equivalent to property-related taxes are capitalized as part of the acquisition cost of the relevant property instead of being charged as expenses.

4) Investment securities

Available-for-sale securities with no readily determinable market price are stated at cost. Cost of securities sold is determined by the moving-average method.

5) Investment unit issuance expenses

Investment unit issuance expenses are amortized over three years using the straight-line method.

6) Hedge accounting

GLP J-REIT enters into derivative transactions in order to hedge against risks defined in its Articles of

Incorporation in compliance with their general risk management policy. GLP J-REIT uses interest rate swaps for the purpose of hedging its risk exposure associated with interests on floating rate loans payable. Where deferral accounting is generally adopted for hedge transactions, GLP J-REIT applies the special accounting treatment to interest rate swaps which qualify for hedge accounting and meet the specific matching criteria. Under the special accounting treatment, interest rate swaps are not measured at fair value, but the differential paid or received under the swap agreements is recognized and included in interest expense.

The hedge effectiveness test for interest rate swaps is omitted since all interest rate swaps of GLP J-REIT meet the specific matching criteria for the special accounting treatment as permitted under the Japanese GAAP.

7) Beneficiary rights of real estate or solar panels in trust

As to beneficiary rights of real estate or solar panels in trust, all accounts of assets and liabilities for assets in trust as well as the related income generated and expenses incurred are recorded in the relevant balance sheet and statement of income accounts.

8) Consumption taxes

Consumption taxes withheld and paid are not included in the accompanying statements of income.

9) Capitalized borrowing related expenses

Capitalized borrowing related expenses are amortized over the borrowing period on a straight-line basis and the amount amortized is included in borrowing related expenses.

10) Investment corporation bond issuance costs

Investment corporation bond issuance costs are amortized over the respective terms of the bonds using the straight-line method.

3. Financial Instruments

1) Detailed information on financial instruments

(a) Policy for financial instruments

GLP J-REIT procures funds for acquisition of assets or repayment of debts through issuance of new investment units, bank loans and issuance of investment corporation bonds.

GLP J-REIT enters into derivative transactions solely for the purpose of reducing interest rate and other risks. GLP J-REIT does not use derivative transactions for speculative purposes.

GLP J-REIT generally invests surplus funds in deposits considering the safety and liquidity of the investment although surplus funds could be invested in securities and monetary claims as a matter of policy.

(b) Financial instruments, their risks and risk management system

Deposits are used for investment of GLP J-REIT's surplus funds. These deposits are exposed to credit risk, such as bankruptcy of the depository financial institution. GLP J-REIT limits credit risk by using only short-term deposits in financial institutions with high credit ratings.

Bank loans and investment corporation bonds are mainly made to procure funds for acquisition of properties and refinancing of bank loans or investment corporation bonds upon their maturities. GLP J-REIT mitigates the liquidity risk exposure upon repayment and redemption of loans by diversifying the maturities and lending institutions and manages such liquidity risk by preparing and monitoring the forecasted cash flows.

Certain loans are floating rate and exposed to the risk of rising interest rates. GLP J-REIT mitigates such risk by maintaining a prudent loan-to-value ratio and stabilizing its financial costs with the use of derivative transactions (interest rate swaps) as a hedge. All interest rate swaps meet the specific matching criteria to qualify for the special accounting treatment, thus the hedge effectiveness test is omitted. Derivative transactions are executed and managed under the Management Guidelines of the Asset Manager.

Tenant leasehold and security deposits and tenant leasehold and security deposits in trust are deposits received from tenants. GLP J-REIT is obligated to repay the deposits upon the tenant's termination of the leased property, and is thus exposed to liquidity risk. GLP J-REIT generally minimizes and manages such risk by holding sufficient funds to make the repayments and monitoring its cash flows.

(c) Supplemental explanation regarding fair values of financial instruments

The fair value of financial instruments is based on observable market prices, if available. When there is no available observable market price, the fair value is reasonably estimated. Since various factors are considered in estimating the fair value, different assumptions and factors could result in a range of fair values.

2) Estimated fair value of financial instruments

Book value, fair value and differences between the values as of February 29, 2020 and August 31, 2019 are as stated below. Financial instruments for which the fair value is difficult to estimate are excluded from the following table (see*2 below).

<i>Thousands of yen</i>			
As of February 29, 2020			
	Book value	Fair value	Difference
(1) Cash and cash equivalents:			
Cash and deposits	¥ 11,170,208	¥ 11,170,208	¥ —
Cash and deposits in trust	9,485,699	9,485,699	—
Total assets	¥ 20,655,908	¥ 20,655,908	¥ —
(1) Current portion of investment corporation bonds	¥ 4,500,000	¥ 4,512,150	¥ 12,150
(2) Current portion of long-term loans payable	27,450,000	27,530,613	80,613
(3) Investment corporation bonds	31,200,000	31,481,490	281,490
(4) Long-term loans payable	207,550,000	211,117,511	3,567,511
Total liabilities	¥270,700,000	¥274,641,764	¥ 3,941,764
Derivative transactions	¥ —	¥ —	¥ —

<i>Thousands of yen</i>			
As of August 31, 2019			
	Book value	Fair value	Difference
(1) Cash and cash equivalents:			
Cash and deposits	¥ 12,317,691	¥ 12,317,691	¥ —
Cash and deposits in trust	9,234,471	9,234,471	—
Total assets	¥ 21,552,162	¥ 21,552,162	¥ —
(1) Current portion of investment corporation bonds	¥ 6,900,000	¥ 6,898,620	¥ (1,380)
(2) Current portion of long-term loans payable	3,250,000	3,266,875	16,875
(3) Investment corporation bonds	30,700,000	31,292,440	592,440
(4) Long-term loans payable	231,750,000	235,209,667	3,459,667
Total liabilities	¥272,600,000	¥276,667,602	¥ 4,067,602
Derivative transactions	¥ —	¥ —	¥ —

Notes:

*1 Methods to estimate fair value of financial instruments and matters regarding derivative transactions

Assets:

(1) Cash and cash equivalents

Due to the short maturities, the book value of these instruments is deemed a reasonable approximation of the fair value; therefore, the book value is used as the fair value.

Liabilities:

(1) Current portion of investment corporation bonds and (3) Investment corporation bonds

The reference value published by the Japan Securities Dealers Association is used as the fair value.

(2) Current portion of long-term loans payable and (4) Long-term loans payable

With respect to long-term loans payable, interest rates of floating-rate loans are periodically adjusted or renewed by contract. Thus, the book value of these instruments is deemed a reasonable approximation of the fair value, and the book value is, therefore, used as the fair value. The fair value of fixed-rate loans is measured

by discounting the total principal and interest amount at the current rates that are reasonably estimated to be applicable if GLP J-REIT enters into new similar loans. The fair value of interest rate swaps under the special accounting treatment is included in long-term loans payable designated as a hedged item.

Derivative transactions:

Please refer to Note 4, “Derivative Transactions.”

*2 Financial instruments for which the fair value is difficult to estimate are as follows:

	<i>Thousands of yen</i>	
	As of	
	February 29, 2020	August 31, 2019
Tenant leasehold and security deposits	¥11,916,251	¥11,522,686
Tenant leasehold and security deposits in trust	152,560	224,560
Total	¥12,068,812	¥11,747,246

Regarding tenant leasehold and security deposits and tenant leasehold and security deposits in trust, no observable market prices are available and the timing of repayments is not reliably estimated. Thus, it is impracticable to reasonably estimate their future cash flows and difficult to estimate their fair value. Therefore, their fair values are not disclosed.

*3 Redemption schedules for monetary claims are as follows:

	<i>Thousands of yen</i>					
	As of February 29, 2020					
	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years
Cash and cash equivalents:						
Cash and deposits	¥11,170,208	¥ —	¥ —	¥ —	¥ —	¥ —
Cash and deposits in trust	9,485,699	—	—	—	—	—
Total	¥20,655,908	¥ —	¥ —	¥ —	¥ —	¥ —

	<i>Thousands of yen</i>					
	As of August 31, 2019					
	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years
Cash and cash equivalents:						
Cash and deposits	¥12,317,691	¥ —	¥ —	¥ —	¥ —	¥ —
Cash and deposits in trust	9,234,471	—	—	—	—	—
Total	¥21,552,162	¥ —	¥ —	¥ —	¥ —	¥ —

*4 Redemption schedules for investment corporation bonds and long-term loans payable are as follows:

<i>Thousands of yen</i>						
As of February 29, 2020						
	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years
Investment corporation bonds	¥ 4,500,000	¥ —	¥ 1,500,000	¥ 2,000,000	¥ 2,000,000	¥ 25,700,000
Long-term loans payable	27,450,000	33,660,000	34,200,000	29,320,000	26,760,000	83,610,000
Total	¥31,950,000	¥33,660,000	¥35,700,000	¥31,320,000	¥28,760,000	¥109,310,000

<i>Thousands of yen</i>						
As of August 31, 2019						
	Due within one year	Due after one to two years	Due after two to three years	Due after three to four years	Due after four to five years	Due after five years
Investment corporation bonds	¥ 6,900,000	¥ 4,500,000	¥ —	¥ 3,500,000	¥ 2,000,000	¥ 20,700,000
Long-term loans payable	3,250,000	31,250,000	29,860,000	42,200,000	29,470,000	98,970,000
Total	¥10,150,000	¥35,750,000	¥29,860,000	¥45,700,000	¥31,470,000	¥119,670,000

4. Derivative Transactions

For the six-month periods ended February 29, 2020 and August 31, 2019, GLP J-REIT only utilized interest rate swaps which qualified for hedge accounting and met the specific matching criteria, as described below.

Hedge accounting method:	Special accounting treatment for interest rate swaps
Type of derivative transaction:	Interest rate swaps, receive floating/ pay fix
Primary hedged item:	Long-term loans payable

<i>Thousands of yen</i>							
As of							
February 29, 2020				August 31, 2019			
Contract amount		Fair value	measurement method	Contract amount		Fair value	measurement method
Total	Due after one year			Total	Due after one year		
¥184,830,000	¥172,680,000	(*1)	(*2)	¥181,580,000	¥181,580,000	(*1)	(*2)

Notes:

- *1 Interest rate swaps under the special accounting treatment are accounted for as an integral component of long-term loans payable designated as hedged items. Thus, their fair value is included in that of long-term loans payable disclosed in Note 3, “Financial Instruments, 2) Estimated fair value of financial instruments, (2) Current portion of long-term loans payable and (4) Long-term loans payable.”
- *2 Fair value is measured by the counterparty of the relevant transaction based on market rates.

5. Investment and Rental Properties

Property and equipment consists of leasable logistics facilities for the purpose of earning rental revenues. The following table summarizes the book value, including changes during the fiscal periods and fair value of these rental properties.

	<i>Thousands of yen</i>	
	For the six-month periods ended	
	February 29, 2020	August 31, 2019
Book value		
Balance at the beginning of the period	¥584,230,318	¥588,700,584
Change during the period	(2,974,241)	(4,470,265)
Balance at the end of the period	¥581,256,077	¥584,230,318
Fair value at the end of the period	¥728,987,000	¥721,011,000

The fair value of investment and rental properties was determined based on third-party appraisals or research prices.

The change in book value for the six-month period ended February 29, 2020 primarily consisted of the decrease due to depreciation of 3,766,094 thousand yen and the increase due to capital expenditure.

The change in book value for the six-month period ended August 31, 2019 primarily consisted of the decrease due to the sales of a property (GLP Fukuoka) in the amount of 1,462,953 thousand yen and depreciation of 3,769,420 thousand yen and the increase due to capital expenditure.

6. Gain on Sales of Property and Equipment

On March 29, 2019, GLP J-REIT sold a beneficiary right of real estate in trust to a third party and recognized a gain on sales for the fiscal period ended August 31, 2019. The details are summarized as follows:

	<i>Thousands of yen</i>
GLP Fukuoka:	
Sales proceeds	¥2,300,000
Less: Costs of property and equipment sold	(1,462,953)
Other selling expenses	(50,610)
Gain on sales of property and equipment	¥ 786,436

No beneficiary rights of real estate in trust were sold during the fiscal period ended February 29, 2020.

7. Property-related Revenues and Expenses

The following table summarizes the revenues and expenses generated from the property leasing activities for the six-month periods ended February 29, 2020 and August 31, 2019.

<i>Thousands of yen</i>		
For the six-month periods ended		
	February 29, 2020	August 31, 2019
A. Property-related revenues		
Rental revenues:		
Rental revenues	¥17,190,203	¥17,195,612
Common area charges	603,449	605,103
Total	17,793,652	17,800,716
Other revenues related to property leasing		
Utility charges	518,605	549,928
Parking lots	81,250	80,738
Solar panel leasing	383,761	597,964
Others	63,771	76,174
Total	1,047,389	1,304,806
Total property-related revenues	¥18,841,042	¥19,105,522
B. Property-related expenses		
Rental expenses:		
Taxes and dues	¥ 1,576,300	¥ 1,577,503
Property and facility management fees	675,979	683,378
Utilities	409,433	449,456
Repairs and maintenance	88,031	110,554
Casualty insurance	56,728	45,004
Depreciation	3,766,094	3,769,420
Others	175,133	129,754
Total property-related expenses	¥ 6,747,701	¥ 6,765,071
C. Operating income from property leasing (A – B)	¥12,093,340	¥12,340,451

8. Leases

The future minimum rental revenues from tenants subsequent to each fiscal period end under non-cancelable operating leases of properties are as follows:

<i>Thousands of yen</i>		
As of		
	February 29, 2020	August 31, 2019
Due within one year	¥ 34,095,167	¥ 33,489,922
Due after one year	76,523,712	87,050,328
Total	¥ 110,618,879	¥ 120,540,250

9. Net Assets

1) Stated capital

GLP J-REIT issues only non-par value units in accordance with the Act on Investment Trusts and Investment Corporations of Japan and all issue amounts of new units are designated as stated capital. GLP J-REIT maintains at least 50,000 thousand yen as the minimum net assets as required by Article 67, Paragraph 4 of the Act on Investment Trusts and Investment Corporations.

2) Unitholders' capital, net

Unitholders' capital, net as of February 29, 2020 and August 31, 2019 consists of the following items:

	<i>Thousands of yen</i>	
	As of	
	February 29, 2020	August 31, 2019
Unitholders' capital - accumulated paid-in amount	¥317,943,829	¥317,943,829
Deduction from unitholders' capital - accumulated distribution in excess of retained earnings	(10,571,602)	(9,444,577)
Unitholders' capital, net	¥307,372,226	¥308,499,251

3) Distributions

Distributions related to the period but declared after the balance sheet date are summarized as follows:

	<i>Yen</i>			
	For the six-month periods ended			
	February 29, 2020		August 31, 2019	
	Total	Per unit	Total	Per unit
I Unappropriated retained earnings	¥8,876,762,993		¥9,615,220,439	
II Distributions in excess of retained earnings				
Deduction from unitholders' capital	1,127,025,480		1,127,025,480	
	10,003,788,473		10,742,245,919	
III Distributions				
Distributions of earnings	8,874,367,300	¥2,315	9,614,217,360	¥2,508
Distributions in excess of retained earnings	1,127,025,480	294	1,127,025,480	294
Total Distributions	10,001,392,780	¥2,609	10,741,242,840	¥2,802
IV Retained earnings carried forward	¥ 2,395,693		¥ 1,003,079	

In accordance with Section 34.1 of the Articles of Incorporation set forth by GLP J-REIT for distributions of cash dividends, the amount of the distributions shall be more than 90% of income available for dividends defined in Section 67.15 of the Special Taxation Measures Act.

Accordingly, GLP J-REIT declared a distribution amount of 8,874,367,300 yen and 9,614,217,360 yen, which was the amount equivalent to the maximum integral multiples of the number of investment units issued and outstanding as of February 29, 2020 and August 31, 2019, respectively.

Furthermore, based on the distribution policy as defined in Section 34.2 of its Articles of Incorporation, GLP J-REIT will make an Optimal Payable Distribution (the “OPD”), which represents a distribution of funds in excess of retained earnings, in each fiscal period on a continuing basis. Accordingly, GLP J-REIT intends to distribute funds in excess of retained earnings, which do not exceed the amount calculated by deducting the amount of capital expenditures for the accounting period immediately preceding the period in which the OPD is made from the depreciation expense for the corresponding period. For the six-month periods ended February 29, 2020 and August 31, 2019, the amount of capital expenditures was 804,863,712 yen and 762,108,194 yen, and the depreciation expense was 3,766,094,454 yen and 3,769,420,123 yen, respectively. Thus, the maximum amount available for the OPD amounted to 2,961,230,742 yen and 3,007,311,929 yen for the six-month periods ended February 29, 2020 and August 31, 2019, respectively.

Thus, GLP J-REIT declared an OPD amounting to 1,127,025,480 yen as a refund of its investment categorized as a distribution from unitholders’ capital for tax purposes for both of the six-month periods ended February 29, 2020 and August 31, 2019. The amounts of OPD approximated 30% of the depreciation expense of 3,766,094,454 yen and 3,769,420,123 yen for the six-month periods ended February 29, 2020 and August 31, 2019, respectively.

10. Long-Term Loans Payable

Long-term loans payable consisted of bank borrowings under loan agreements. The following table summarizes the long-term loans payables as of February 29, 2020 and August 31, 2019.

	<i>Thousands of yen</i>	
	As of	
	February 29, 2020	August 31, 2019
1.03% unsecured long-term loans due 2020	¥ —	¥ 3,250,000
0.26% unsecured long-term loans due 2020	3,150,000	3,150,000
0.26% unsecured long-term loans due 2020	1,150,000	1,150,000
0.19% unsecured long-term loans due 2020	7,200,000	7,200,000
1.30% unsecured long-term loans due 2021 (*)	3,250,000	3,250,000
1.09% unsecured long-term loans due 2021 (*)	6,100,000	6,100,000
0.92% unsecured long-term loans due 2021	3,800,000	3,800,000
0.52% unsecured long-term loans due 2021 (*)	3,800,000	3,800,000
0.35% unsecured long-term loans due 2021 (*)	2,800,000	2,800,000
0.28% unsecured long-term loans due 2021 (*)	9,200,000	9,200,000
0.29% unsecured long-term loans due 2021 (*)	3,170,000	3,170,000
0.86% unsecured long-term loans due 2022 (*)	13,600,000	13,600,000
0.61% unsecured long-term loans due 2022 (*)	10,050,000	10,050,000
0.42% unsecured long-term loans due 2022 (*)	1,590,000	1,590,000
0.42% unsecured long-term loans due 2022	850,000	850,000
0.53% unsecured long-term loans due 2022	500,000	500,000
0.36% unsecured long-term loans due 2022 (*)	9,970,000	9,970,000
0.21% unsecured long-term loans due 2022 (*)	5,000,000	5,000,000
0.29% unsecured long-term loans due 2023	3,780,000	3,780,000
0.56% unsecured long-term loans due 2023	1,150,000	1,150,000
0.46% unsecured long-term loans due 2023	1,450,000	1,450,000
0.34% unsecured long-term loans due 2023 (*)	10,130,000	10,130,000

	<i>Thousands of yen</i>	
	As of	
	February 29, 2020	August 31, 2019
0.31% unsecured long-term loans due 2023 (*)	2,500,000	2,500,000
0.19% unsecured long-term loans due 2023 (*)	8,000,000	8,000,000
1.56% unsecured long-term loans due 2024 (*)	3,140,000	3,140,000
0.61% unsecured long-term loans due 2024 (*)	3,300,000	3,300,000
0.32% unsecured long-term loans due 2024	4,100,000	4,100,000
0.44% unsecured long-term loans due 2024	8,150,000	8,150,000
0.38% unsecured long-term loans due 2024 (*)	6,000,000	6,000,000
0.45% unsecured long-term loans due 2024 (*)	14,510,000	14,510,000
0.96% unsecured long-term loans due 2025 (*)	1,300,000	1,300,000
0.57% unsecured long-term loans due 2025	9,190,000	9,190,000
0.79% unsecured long-term loans due 2025	5,700,000	5,700,000
0.48% unsecured long-term loans due 2025 (*)	1,300,000	1,300,000
1.48% unsecured long-term loans due 2026 (*)	1,000,000	1,000,000
0.93% unsecured long-term loans due 2026 (*)	1,500,000	1,500,000
1.22% unsecured long-term loans due 2026 (*)	10,700,000	10,700,000
0.60% unsecured long-term loans due 2026 (*)	6,600,000	6,600,000
0.50% unsecured long-term loans due 2026 (*)	3,170,000	3,170,000
0.37% unsecured long-term loans due 2026 (*)	5,260,000	5,260,000
1.85% unsecured long-term loans due 2027 (*)	2,700,000	2,700,000
1.31% unsecured long-term loans due 2027 (*)	900,000	900,000
0.70% unsecured long-term loans due 2027 (*)	8,840,000	8,840,000
0.32% unsecured long-term loans due 2027 (*)	3,250,000	—
1.57% unsecured long-term loans due 2028 (*)	1,000,000	1,000,000
0.71% unsecured long-term loans due 2028 (*)	3,160,000	3,160,000
0.44% unsecured long-term loans due 2028 (*)	12,040,000	12,040,000
0.63% unsecured long-term loans due 2029 (*)	6,000,000	6,000,000
Less: current portion	(27,450,000)	(3,250,000)
Total long-term loans payable, less current portion	¥ 207,550,000	¥ 231,750,000

Note:

- * GLP J-REIT uses interest rate swaps to hedge their interest rate risk exposure. The stated interest rate includes the effect of the interest rate swap.

The stated interest rate is the weighted average interest rate during the period ended February 29, 2020 and is rounded to the second decimal place.

The redemption schedules for long-term loans payable subsequent to February 29, 2020 and August 31, 2019 are disclosed in Note 3, “Financial Instruments.”

11. Investment Corporation Bonds

GLP J-REIT issued 14 series of unsecured investment corporation bonds to refinance bank borrowings and to redeem investment corporation bonds. GLP J-REIT 2nd to 12th and 14th Unsecured Bonds were issued with special *pari passu* conditions among specified investment corporation bonds. GLP J-REIT 13th Unsecured Bonds were issued with special *pari passu* conditions among investment corporation bonds. Each bond would be repaid on a lump-sum basis at each contractual maturity date. The following summarizes the status of investment corporation bonds as of February 29, 2020 and August 31, 2019.

Description	Issued date	Maturity date	Interest rate	Thousands of yen	
				As of	
				February 29, 2020	August 31, 2019
GLP J-REIT 2nd Unsecured Bonds	July 30, 2014	July 30, 2024	0.98%	¥ 2,000,000	¥ 2,000,000
GLP J-REIT 3rd Unsecured Bonds	December 26, 2014	December 25, 2020	0.51%	4,500,000	4,500,000
GLP J-REIT 4th Unsecured Bonds	December 26, 2014	December 26, 2022	0.68%	1,500,000	1,500,000
GLP J-REIT 5th Unsecured Bonds	December 26, 2014	December 25, 2026	1.17%	3,000,000	3,000,000
GLP J-REIT 6th Unsecured Bonds	June 30, 2015	June 30, 2025	0.89%	1,500,000	1,500,000
GLP J-REIT 7th Unsecured Bonds	November 28, 2016	November 28, 2019	0.01%	—	6,900,000
GLP J-REIT 8th Unsecured Bonds	November 28, 2016	November 27, 2026	0.45%	1,100,000	1,100,000
GLP J-REIT 9th Unsecured Bonds	February 27, 2017	February 26, 2027	0.47%	1,000,000	1,000,000
GLP J-REIT 10th Unsecured Bonds	July 9, 2018	July 7, 2023	0.23%	2,000,000	2,000,000
GLP J-REIT 11th Unsecured Bonds	July 9, 2018	July 7, 2028	0.56%	1,000,000	1,000,000
GLP J-REIT 12th Unsecured Bonds (Green Bonds)	December 20, 2018	December 20, 2028	0.68%	5,100,000	5,100,000
GLP J-REIT 13th Unsecured Bonds (Green Bonds)	July 8, 2019	July 6, 2029	0.61%	8,000,000	8,000,000
GLP J-REIT 14th Unsecured Bonds (Green Bonds)	November 27, 2019	November 27, 2029	0.55%	5,000,000	—
Total				¥35,700,000	¥37,600,000

The stated interest rate is rounded to the second decimal place.

12. Income Taxes

GLP J-REIT is subject to Japanese corporate income taxes on its taxable income. The tax effects of temporary differences that give rise to a significant portion of the deferred tax assets and liabilities as of February 29, 2020 and August 31, 2019 were as follows:

	<i>Thousands of yen</i>	
	As of	
	February 29, 2020	August 31, 2019
Deferred tax assets		
Enterprise tax payable	¥ 54	¥ —
Total	54	—
Net deferred tax assets	¥ 54	¥ —

Reconciliations between the Japanese statutory tax rate and the actual income tax rate with respect to pre-tax income reflected in the accompanying statement of income for the six-month periods ended February 29, 2020 and August 31, 2019 are as follows:

	%	
	For the six-month periods ended	
	February 29, 2020	August 31, 2019
Statutory effective tax rate	31.51	31.51
(Adjustments)		
Distributions deductible for tax purposes	(31.50)	(31.51)
Other	0.01	0.01
Actual tax rate	0.02	0.01

GLP J-REIT has a policy of making cash distributions of earnings in excess of 90% of distributable income as defined in the Special Taxation Measures Act for the fiscal period to qualify for conditions as set forth in the Special Taxation Measures Act to achieve a deduction of cash distributions for income tax purposes. Based on this policy, GLP J-REIT treated the cash distributions of earnings as a tax deductible distribution as defined in the Special Taxation Measures Act.

13. Insurance Income and Loss on Disaster

For the six-month period ended February 29, 2020, GLP J-REIT recognized a loss on disaster of 386,725 thousand yen for the restoration of property damage sustained during Typhoon Faxai (No.15) and Typhoon Hagibis (No.19) in 2019. However, GLP J-REIT received insurance proceeds of 422,093 thousand yen for those damages and recognized the amount as insurance income.

For the six-month period ended August 31, 2019, GLP J-REIT recognized a loss on disaster of 194,647 thousand yen for the restoration of property damage sustained during Typhoon Jebi (No. 21) and Typhoon Trami (No. 24) in September 2018. However, GLP J-REIT received insurance proceeds of 231,558 thousand yen for those damages and recognized the amount as insurance income.

14. Per Unit Information

The following table summarizes per unit information for the six-month periods ended and as of February 29, 2020 and August 31, 2019.

	For the six-month periods ended	
	February 29, 2020	August 31, 2019
Net income per unit:		
Basic net income per unit	2,315 yen	2,507 yen
Weighted average number of units outstanding	3,833,420 units	3,833,420 units
	As of	
	February 29, 2020	August 31, 2019
Net assets per unit	82,497 yen	82,984 yen

Diluted earnings per unit and related information are not disclosed as no dilutive securities were outstanding.

15. Transactions with Related Parties

1) Transactions and account balances with the parent company and major corporate unitholders

(For the six-month periods ended February 29, 2020 and August 31, 2019)

None

2) Transactions and account balances with affiliates

(For the six-month periods ended February 29, 2020 and August 31, 2019)

None

3) Transactions and account balances with companies under common control and others

(For the six-month period ended February 29, 2020)

None

(For the six-month period ended August 31, 2019)

Classification	Name of the company	Location	Stated capital (Thousands of yen)	Type of business	% of voting rights (owned)	Business relationship	Type of transaction	Transaction amount (Thousands of yen)	Account title	Balance at the end of the period (Thousands of yen)
Subsidiary of major unitholder (* 3)	GLP Japan Inc.	Minato-ku, Tokyo	¥100,000	Investment advisory/ agency	—	Entrustment of property management Patent license	Property management fee	¥295,651	—	—
							Leasing commission	52,904	—	—
							Royalty fee (*2)	6,250	—	—
	GLP J-REIT Master Lease GK	Minato-ku, Tokyo	1,000	Real estate	—	Solar panel leasing	Rental income from solar panel leasing	201,908	—	—
	Ichikawashiohama Godo Kaisha	Minato-ku, Tokyo	1,000	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	23,897	—	—
	GLP Tosu One GK	Minato-ku, Tokyo	2,200	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	45,816	—	—
	GLP Sugito Y.K.	Minato-ku, Tokyo	4,300	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	12,376	—	—
	GLP Urayasu Three Y.K.	Minato-ku, Tokyo	3,000	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	37,402	—	—
	GLP Tokyo Two Y.K.	Minato-ku, Tokyo	3,000	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	17,137	—	—
	GLP Komaki Y.K.	Minato-ku, Tokyo	3,000	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	30,985	—	—
	GLP Fukusaki Y.K.	Minato-ku, Tokyo	3,500	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	20,374	—	—
	GLP Amagasaki Y.K.	Minato-ku, Tokyo	3,000	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	32,664	—	—
	GLP Misato Two GK	Minato-ku, Tokyo	2,200	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	21,197	—	—
	GLP Maishima Two Y.K.	Minato-ku, Tokyo	3,000	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	22,665	—	—
	GLP Kiyama GK	Minato-ku, Tokyo	2,200	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	33,792	—	—

Notes:

*1 Consumption taxes are not included in the transaction amount.

*2 Decisions relating to the terms and conditions of transactions:

(a) The royalty fee was mutually agreed after negotiation between both parties, based on the initial formula proposed by GLP Japan Inc.

(b) The terms and conditions of other transactions are determined based on market conditions.

*3 On July 25, 2019, GLP CAPITAL JAPAN 2 PRIVATE LIMITED sold a part of GLP J-REIT's investment units and accordingly, GLP Holdings Limited, its parent company, became no longer a major unitholder. Thus, GLP Japan Inc., GLP J-REIT Master Lease GK, Ichikawashiohama Godo Kaisha, GLP Tosu One GK, GLP Sugito Y.K., GLP Urayasu Three Y.K., GLP Tokyo Two Y.K., GLP Komaki Y.K., GLP Fukusaki Y.K., GLP Amagasaki Y.K., GLP Misato Two GK, GLP Maishima Two Y.K. and GLP Kiyama GK do not fall under the classification of subsidiary of major unitholder as of August 31, 2019. Transaction amounts stated above are the amounts recognized for the period when they were subsidiaries of the major unitholder.

Transactions with GLP Japan Advisors Inc., the Asset Manager of GLP J-REIT, are described as transactions with Yoji Tatsumi in "4) Transactions and account balances with directors and major individual unitholders" below.

4) Transactions and account balances with directors and major individual unitholders

(For the six-month period ended February 29, 2020)

Classification	Name	Location	Stated capital (Thousands of yen)	Type of business	% of voting rights (owned)	Type of transaction	Transaction amount (Thousands of yen)	Account title	Balance at the end of the period (Thousands of yen)
Director and his/her relatives	Yoji Tatsumi	—	¥—	(* 2)	0.0%	Payment of asset management fee to GLP Japan Advisors Inc. (* 2)	¥2,034,963	—	—
	Yoshiyuki Miura	—	¥—	(* 2)	—			Accounts payable	¥1,937,092

Notes:

- *1 Consumption taxes are not included in the transaction amount but included in the related balance at the end of the period.
- *2 Yoji Tatsumi resigned as the President & CEO of GLP Japan Advisors Inc. effective October 31, 2019 and Yoshiyuki Miura was appointed as the President & CEO of GLP Advisors Inc. effective November 1, 2019. In addition, Yoji Tatsumi resigned as Executive Director of GLP J-REIT effective December 19, 2019 and Yoshiyuki Miura was appointed as Executive Director of GLP J-REIT on the same date. It is the transaction executed by Yoji Tatsumi and Yoshiyuki Miura as the President & CEO of GLP Japan Advisors Inc. The asset management fee was determined in accordance with the rules prescribed in the Articles of Incorporation of GLP J-REIT.

(For the six-month period ended August 31, 2019)

Classification	Name	Location	Stated capital (Thousands of yen)	Type of business	% of voting rights (owned)	Type of transaction	Transaction amount (Thousands of yen)	Account title	Balance at the end of the period (Thousands of yen)
Director and his/her relatives	Yoji Tatsumi	—	¥—	Executive Director of GLP J-REIT and President & CEO of GLP Japan Advisors Inc.	0.0%	Payment of asset management fee to GLP Japan Advisors Inc. (* 2)	¥2,151,933	Accounts payable	¥2,012,349

Notes:

- *1 Consumption taxes are not included in the transaction amount but included in the related balance at the end of the period.
- *2 It is the transaction executed by Yoji Tatsumi as the President & CEO of GLP Japan Advisors Inc. The asset management fee was determined in accordance with the rules prescribed in the Articles of Incorporation of GLP J-REIT. The asset management fee includes 11,500 thousand yen of the management fee for a property sold, which was included in gain on sales of property and equipment.

16. Segment and Related Information

Segment Information

1) Overview of operating and reportable segments

Operating segments are a component of GLP J-REIT for which separate financial information is available and whose operating results are regularly evaluated by the Board of Directors to make decisions about how resources are allocated and assess their performance. Consequently, each property is considered an operating segment. However, when properties share similar economic characteristic and meet other specific conditions, they may be aggregated for purposes of reporting segment information. Therefore, properties with multiple tenants have been aggregated and presented as the “Multi-tenant Property” reportable segment, whereas build-to-suit (“BTS”) properties developed for a single tenant or properties with a single tenant have been aggregated and presented as the “BTS Property” reportable segment.

As of February 29, 2020, GLP J-REIT's properties were classified into each reportable segment as follows:

Multi-tenant Property:	GLP Tokyo, GLP Sugito II, GLP Koshigaya II, GLP Misato II, GLP Amagasaki, GLP Koriyama III, GLP Urayasu III, GLP Komaki, GLP Tokyo II, GLP Narashino, GLP-MFLP Ichikawa Shiohama, GLP Atsugi II, GLP Soja I, GLP Soja II, GLP Shinsuna and GLP Osaka
BTS Property:	GLP Higashi-Ogishima, GLP Akishima, GLP Tomisato, GLP Narashino II, GLP Funabashi, GLP Kazo, GLP Fukaya, GLP Iwatsuki, GLP Kasukabe, GLP Tatsumi, GLP Hirakata, GLP Hirakata II, GLP Maishima II, GLP Tsumori, GLP Rokko, GLP Amagasaki II, GLP Nara, GLP Sakai, GLP Morioka, GLP Tomiya, GLP Koriyama I, GLP Tokai, GLP Hayashima, GLP Hayashima II, GLP Kiyama, GLP Sendai, GLP Hamura, GLP Funabashi III, GLP Sodegaura, GLP Rokko II, GLP Ebetsu, GLP Kuwana, GLP Hatsukaichi, GLP Tatsumi IIa, GLP Okegawa, GLP Kadoma, GLP Seishin, GLP Fukusaki, GLP Ogimachi, GLP Hiroshima, GLP Kobe-Nishi, GLP Shinkiba, GLP Sugito, GLP Matsudo, GLP Tosu I, GLP Yoshimi, GLP Fukaehama, GLP Tomiya IV, GLP Noda-Yoshiharu, GLP Urayasu, GLP Funabashi II, GLP Misato, GLP Maishima I, GLP Shonan, GLP Settsu, GLP Nishinomiya, GLP Shiga, GLP Neyagawa and GLP Fujimae

2) Basis of measurement for the amounts of segment income, segment assets and other items for each reportable segment

The accounting policies of each reportable segment are consistent to those disclosed in Note 2, "Summary of Significant Accounting Policies." Segment income is measured on the basis of operating income, excluding certain corporate expenses and gain on sales of property and equipment (see reconciling items below). Segment assets are measured on the basis of total assets, excluding certain assets (see reconciling items below).

3) Information about segment income, segment assets and other items for the periods ended February 29, 2020 and August 31, 2019 is as described in the following tables.

	<i>Thousands of yen</i>			
	As of and for the six-month period ended February 29, 2020			
	Multi-tenant rental business	BTS rental business	Reconciling items (*2)	Amount on financial statements
Operating revenues (*1)	¥ 8,682,953	¥ 10,158,088	¥ —	¥ 18,841,042
Segment income	5,404,920	6,688,419	(2,172,553)	9,920,787
Segment assets	275,301,205	317,638,057	13,547,031	606,486,294
Other items				
Depreciation	1,552,225	2,213,868	—	3,766,094
Increase in property and equipment	226,516	578,347	—	804,863

Notes:

*1 Operating revenues are exclusively earned from external parties.

*2 Reconciling items to total segment income consist of corporate expenses that are not allocated to each reportable segment. Corporate expenses represent mainly asset management fee of 2,034,963 thousand yen, asset custody fee of 8,284 thousand yen, administrative service fees of 26,783 thousand yen, directors' remuneration of 3,960 thousand yen and other expenses.

Reconciling items to total segment assets consist of several assets that are not allocated to each reportable

segment. Those assets include cash and cash equivalents of 11,170,208 thousand yen, long-term prepaid expenses of 1,677,531 thousand yen and investment unit issuance expenses of 79,016 thousand yen.

	<i>Thousands of yen</i>			
	As of and for the six-month period ended August 31, 2019			
	Multi-tenant rental business	BTS rental business	Reconciling items (*2)	Amount on financial statements
Operating revenues (*1)	¥ 8,863,385	¥ 10,242,136	¥ 786,436	¥ 19,891,959
Segment income	5,588,058	6,752,392	(1,488,283)	10,852,167
Segment assets	276,923,399	318,666,530	14,904,935	610,494,864
Other items				
Depreciation	1,547,306	2,222,113	—	3,769,420
Increase in property and equipment	221,758	540,349	—	762,108

Notes:

*1 Operating revenues are exclusively earned from external parties.

*2 Reconciling items to operating revenues of 786,436 thousand yen consist of gain on sales of property and equipment which does not belong to reportable segments. Reconciling items to total segment income consist of gain on sales of property and equipment of 786,436 thousand yen and corporate expenses that are not allocated to each reportable segment. Corporate expenses represent mainly asset management fee of 2,140,433 thousand yen, asset custody fee of 8,287 thousand yen, administrative service fees of 25,481 thousand yen, directors' remuneration of 3,960 thousand yen and other expenses. Reconciling items to total segment assets consist of several assets that are not allocated to each reportable segment. Those assets include cash and cash equivalents of 12,317,691 thousand yen, long-term prepaid expenses of 1,873,649 thousand yen and investment unit issuance expenses of 110,855 thousand yen.

Related Information

(For the six-month periods ended February 29, 2020 and August 31, 2019)

1) Information by geographic area

(a) Operating revenues

Substantially all of the operating revenue is earned from external customers in Japan.

(b) Property and equipment

Substantially all property and equipment are located in Japan.

2) Information on major tenants

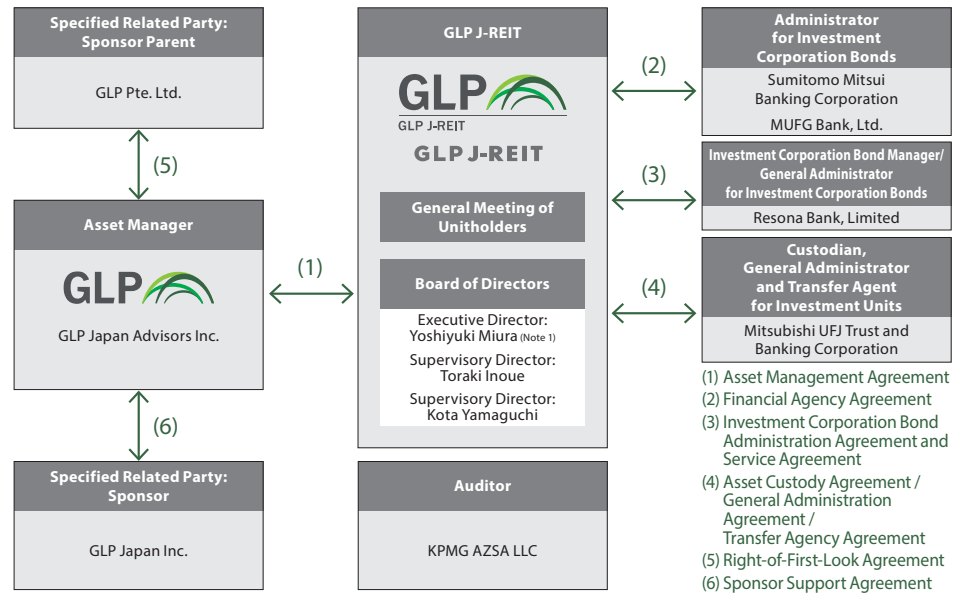
Disclosure of this information has been omitted as no customer accounting for 10% or more of the total operating revenues existed.

17. Subsequent Events

None to report.

Overview of GLP J-REIT

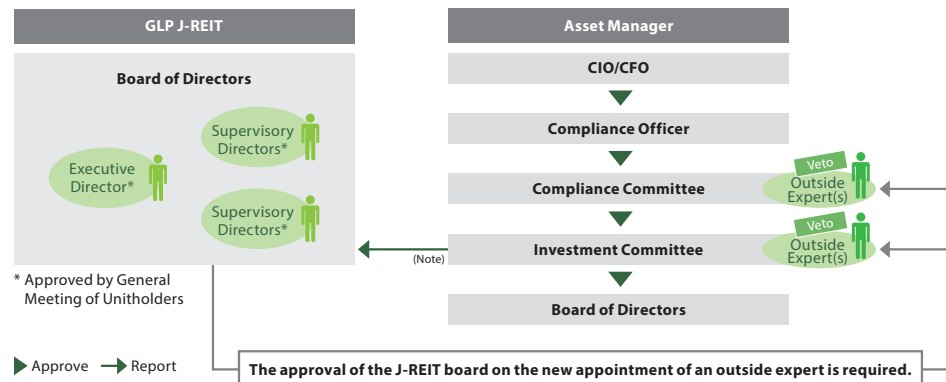
Structure of GLP J-REIT



(Note 1) Assumed the position of new executive director on December 19, 2019.

(Note 2) Each of the following companies indirectly holds GLP Japan Advisors Inc. and is therefore regarded as a "Specified Related Party" as defined in the Financial Instruments and Exchange Act (the Act): GLP Holdings Limited, GLP Holdings, L.P., GLP Topco Limited, GLP Midco Limited, GLP Bidco Limited, GLP Pte. Ltd. (hereinafter, "GLP"), GLP IM Holdings Limited, GLP Fund Management Holdings Limited and GLP Singapore Pte. Ltd., and GLP J-REIT Master Lease Godo Kaisha and Osaka Logistic Special Purpose Company are also regarded as "Specified Related Parties" as defined in the Act since the companies are conducting or have conducted transactions specified under Article 29-3, Paragraph 3, Item 4 (Real Estate Lending Transactions) or transactions specified under Article 29-3, Paragraph 3, Item 2 (Acquisition of Beneficiary Right of Real Estate in Trust) of Order for Enforcement of the Act and thus are considered as "interested parties" of GLP Japan Advisors Inc.

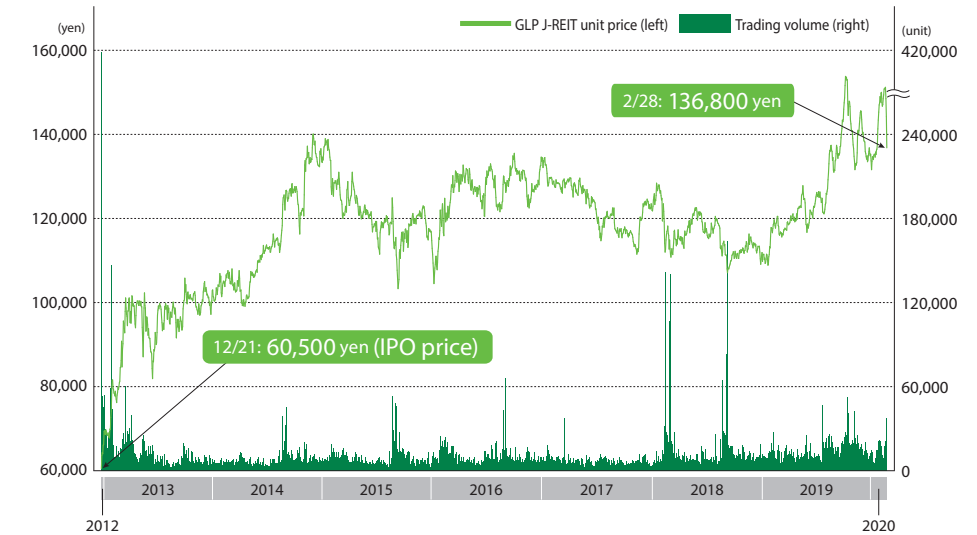
Governance Structure for Related Party Transactions



(Note) The approval of the J-REIT board is necessary for transactions that require the consent of J-REIT based on the resolution of the J-REIT board, and reporting to the board is necessary for other cases.

Investment Units

Historical Investment Unit Price (closing price)



Unitholder Composition (as of the end of February 2020)

