

SUMMARY OF FINANCIAL RESULTS (REIT) For the 12th Fiscal Period Ended February 28, 2018

< Under Japanese GAAP >

April 13, 2018

Name of REIT Issuer: GLP J-REIT Stock Exchange Listing: TSE
Securities Code: 3281 URL <http://www.glpjreit.com/>
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Name of Asset Manager: GLP Japan Advisors Inc.
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Scheduled date to file securities report: May 30, 2018

Scheduled date to commence distribution payments: May 15, 2018

Supplementary materials for financial results: ☒ Yes • No (Japanese / English)

Holding of financial results briefing session: ☒ Yes • No (For institutional investors and analysts, in both Japanese and English)

(Amounts are rounded down to the nearest million yen)

1. Financial Results for the Fiscal Period Ended February 28, 2018 (From September 1, 2017 to February 28, 2018)

(1) Operating Results

[Percentages indicate period-on-period changes]

	Operating revenues		Operating income		Ordinary income		Net income	
Period ended	Million yen	%	Million yen	%	Million yen	%	Million yen	%
February 28, 2018	14,181	(2.2)	7,463	(3.0)	6,388	(0.0)	6,387	(0.0)
August 31, 2017	14,505	3.1	7,694	3.0	6,391	1.5	6,390	1.5

	Net income per unit		Return on unitholders' equity		Ordinary income to total assets		Ordinary income to operating revenues	
Period ended	Yen		%		%		%	
February 28, 2018	2,238		3.0		1.4		45.0	
August 31, 2017	2,239		3.0		1.4		44.1	

(2) Distributions

	Distributions (excluding OPD*)		Optimal payable distribution (OPD)		Distributions (including OPD)		Payout ratio	Distributions to net assets
	Per Unit	Total	Per Unit	Total	Per Unit	Total		
Period ended	Yen	Million yen	Yen	Million yen	Yen	Million yen	%	%
February 28, 2018	2,239	6,388	301	858	2,540	7,246	100.0	3.0
August 31, 2017	2,240	6,390	302	861	2,542	7,252	100.0	3.0

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

(Note 1) Payout ratio is rounded down to the first decimal place.

(Note 2) Payout ratio and distributions to net assets ratio are calculated on the basis of excluding OPD.

(Note 3) All of the amounts of OPD for the periods ended February 28, 2018 and August 31, 2017 are the refund of investment categorized as a distribution from in unitholders' capital for tax purposes.

(Note 4) Retained earnings decreased at a rate of 0.004 and 0.005 for the periods ended February 28, 2018 and August 31, 2017, respectively, due to OPD (a refund of investment categorized as a distribution from unitholders' capital for tax purposes). These rates are calculated based on Article 23, Paragraph 1, Item 4 of the Order for Enforcement of the Corporation Tax Act.

(3) Financial Position

	Total assets	Net assets	Unitholders' equity to total assets	Net assets per unit
Period ended	Million yen	Million yen	%	Yen
February 28, 2018	441,944	215,055	48.7	75,376
August 31, 2017	442,537	215,920	48.8	75,679

(4) Cash Flows

	Net cash provided by (used in) operating activities	Net cash provided by (used in) investing activities	Net cash provided by (used in) financing activities	Cash and cash equivalents at the end of the period
Period ended	Million yen	Million yen	Million yen	Million yen
February 28, 2018	7,816	(5,085)	(5,801)	12,007
August 31, 2017	17,757	(464)	(12,165)	15,078

2. Earnings Forecast for the Fiscal Periods Ending August 31, 2018 (From March 1, 2018 to August 31, 2018) and February 28, 2019 (From September 1, 2018 to February 28, 2019)

[Percentages indicate period-on-period changes]

	Operating revenues		Operating income		Ordinary income		Net income		Distributions per unit (excluding OPD)	OPD per unit	Distributions per unit (including OPD)
Period ending	Million yen	%	Million yen	%	Million yen	%	Million yen	%	Yen	Yen	Yen
August 31, 2018	16,736	18.0	8,945	19.9	7,770	21.6	7,770	21.6	2,283	300	2,583
February 28, 2019	16,331	(2.4)	8,589	(4.0)	7,508	(3.4)	7,507	(3.4)	2,206	300	2,506

(Reference) Estimated net income per unit: For the fiscal period ending August 31, 2018 2,283 yen
For the fiscal period ending February 28, 2019 2,206 yen

* Other

(1) Changes in accounting policies, changes in accounting estimates and retroactive restatement

- (a) Changes in accounting policies due to revisions to accounting standards and other regulations: None
- (b) Changes in accounting policies due to other reasons: None
- (c) Changes in accounting estimates: None
- (d) Retroactive restatement: None

(2) Number of investment units issued and outstanding

- (a) Number of investment units issued and outstanding, including treasury units:

As of February 28, 2018	2,853,078 Units	As of August 31, 2017	2,853,078 Units
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- (b) Number of treasury units:

As of February 28, 2018	0 Units	As of August 31, 2017	0 Units
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(Note) Please refer notes to "Per Unit Information" on page 39 for the number of investment units used as the basis for calculating the net income per unit.

* The Status of Statutory Audit

At the time of disclosure of this report of financial results, the audit procedures for the accompanying financial statements under the Financial Instruments and Exchange Act are in process.

* Appropriate use of the forecasts of financial results and other special matters

The forward-looking statements in this material are based on the information currently available to us and certain assumptions we believe reasonable. Actual operating performance may differ substantially due to various factors. Furthermore, those statements do not guarantee the amounts of future distributions and distributions in excess of earnings. Please refer to “Assumptions Underlying Earnings Forecasts for the 13th Fiscal Period Ending August 31, 2018 (From March 1, 2018 to August 31, 2018)” and the 14th Fiscal Period Ending February 28, 2019 (From September 1, 2018 to February 28, 2019) on page 15-17 for assumptions regarding the forward-looking statements.

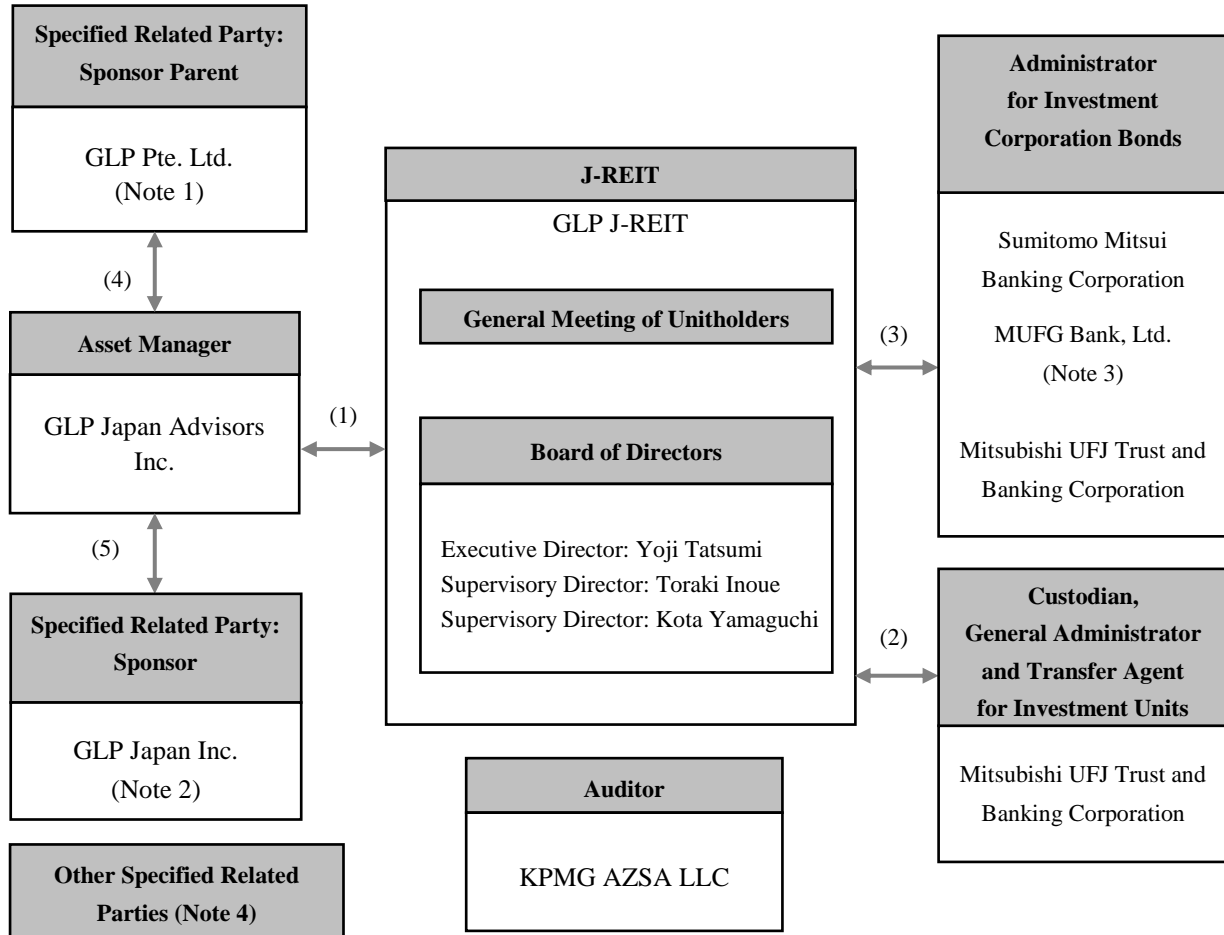
This is an English language translation of the original Japanese announcement of the financial statements (“*Kessan Tanshin*”). This translation is provided for information purpose only. Should there be any discrepancy between this translation and the Japanese original, the Japanese original shall prevail.

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1. Structure and Formation of Investment Corporation

The following summarizes the structure and formation of GLP J-REIT as well as the names and relationships of its related parties as of the date of this document.



(Note 1) On January 23, 2018, the entity name has changed from “Global Logistic Properties Limited” to “GLP Pte. Ltd. (hereinafter “GLP”).”

(Note 2) On January 22, 2018, the entity name has changed from “Global Logistic Properties Inc.” to “GLP Japan Inc.” (The same shall apply hereinafter.)

(Note 3) On April 1, 2018, the entity name has changed from “The Bank of Tokyo-Mitsubishi UFJ, Ltd.” to “MUFG Bank, Ltd.” (The same shall apply hereinafter.)

(Note 4) 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 (the entity name of which has changed from Nesta Investment Holdings GenPar Limited on February 2, 2018), GLP Holdings, L.P. (the entity name of which has changed from Nesta Investment Holdings, L.P. on February 2, 2018), GLP Topco Limited (the entity name of which has changed from Nesta Investment Holdings TopCo Limited on February 2, 2018), GLP Midco Limited (the entity name of which has changed from Nesta Investment Holdings MidCo Limited on February 2, 2018), GLP Bidco Limited (the entity name of which has changed from Nesta Investment Holdings Limited on February 2, 2018).

2, 2018), Global Logistic Properties Holdings Limited and GLP Singapore Pte. Ltd. In addition, GLP J-REIT Master Lease Godo Kaisha is also regarded as a “Specified Related Party” as defined in the Act since it is conducting or has conducted transactions specified under Article 29-3 Paragraph 3, Item 4 (Real Estate Lending Transactions) of the Order for Enforcement of the Act (Cabinet Order No. 321 of 1965).

Type of contracts
(1) Asset Management Agreement (2) Asset Custody Agreement /General Administration Agreement /Transfer Agency Agreement (3) Financial Agency Agreement (4) Right-of-First-Look Agreement (5) Sponsor Support Agreement (Note) Details of contractual relationship with other specified related parties, if any, are described below.

(This part is intentionally left blank)

Names, Operational Roles and Business Functions of Parties in the Structure

Name	Operational Role	Business Function
GLP J-REIT	Investment Corporation	GLP J-REIT is a real estate investment corporation managing assets by primarily investing in real estate and other assets and seeking steady income and stable growth of investment assets in the medium to long term.
GLP Japan Advisors Inc.	Asset Manager	<p>Pursuant to the Asset Management Agreement (the “Agreement”) (item (1) in the table above), GLP J-REIT designates GLP Japan Advisors Inc. as the Asset Manager to manage its assets in accordance with the terms as well as investment policy determined by GLP J-REIT.</p> <p>Based on the Agreement, the Asset Manager provides the following services: (i) managing investment assets of GLP J-REIT, (ii) managing GLP J-REIT’s financing, (iii) periodical reporting to GLP J-REIT on assets under management, (vi) formulating investment strategy for assets under management, and (v) all other services requested by GLP J-REIT relating to items (i) to (vi).</p>
Mitsubishi UFJ Trust and Banking Corporation	Custodian	Pursuant to the Asset Custody Agreement (item (2) in the table above), GLP J-REIT designates Mitsubishi UFJ Trust and Banking Corporation as its Custodian to provide custodial services.
	General Administrator	<p>Pursuant to the General Administration Agreement (item (2) in the table above), GLP J-REIT designates Mitsubishi UFJ Trust and Banking Corporation as its General Administrator to perform: (i) the general administrative services (of the administrative tasks prescribed in Article 117, Item 4 of the Act on Investment Trusts and Investment Corporations (hereinafter “Investment Trust Act”), all tasks except the maintenance of unitholders’ registry), (ii) calculation services (as set out in Article 117, Item 5 of the Investment Trust Act), (iii) administration of accounting records (administrative tasks prescribed in Article 117, Item 6 of the Investment Trust Act, and Article 169, Paragraph 2, Item 6 of the Ordinance for Enforcement of the Act on Investment Trusts and Investment Corporations (Ordinance of the Prime Minister’s Office No. 129, 2000) (hereinafter “Investment Trust Act Enforcement Ordinance”)), and (vi) administration of tax payments (administrative tasks prescribed in Article 117, Item 6 of the Investment Trust Act and Article 169, Paragraph 2, Item 7 of the Investment Trust Act Enforcement Ordinance).</p>

Name	Operational Role	Business Function
Mitsubishi UFJ Trust and Banking Corporation	Transfer Agent for Investment Units	Pursuant to the Transfer Agency Agreement (item (2) in the table above), GLP J-REIT designates Mitsubishi UFJ Trust and Banking Corporation as its Transfer Agent for Investment Units to provide services including (i) preparation, administration and maintenance of unitholders' registry and other records, (ii) tasks relating to administration and record keeping, (iii) dispatch of convocation notices of General Meetings of Unitholders, (vi) preparation and tallying of voting documents, and (v) administration of payment distributions to unitholders, (iv) administration (collection and registration) of unitholders' personal or corporate identification number (the number defined in the Act on the Use of Numbers to Identify a Specific Individual in the Administrative Procedure (Act No. 27 of 2013), etc.
	Administrator for Investment Corporation Bonds (Note)	Pursuant to the Financial Agency Agreement (Item (3) in the table above) for the 3rd, 4th, 5th and 9th Unsecured Investment Corporation Bonds (with special <i>pari passu</i> conditions among specified investment corporation bonds), GLP J-REIT designates Mitsubishi UFJ Trust and Banking Corporation as its Administrator for Investment Corporation Bonds to perform services including (i) issuing agent, (ii) payment agent, (iii) administrating bondholders' requests and (vi) record keeping of bondholders' registry.
Sumitomo Mitsui Banking Corporation	Administrator for Investment Corporation Bonds	Pursuant to the Financial Agency Agreement (Item (3) in the table above) for the 1st and 6th Unsecured Investment Corporation Bonds (with special <i>pari passu</i> conditions among specified investment corporation bonds), GLP J-REIT designates Sumitomo Mitsui Banking Corporation as its Administrator for Investment Corporation Bonds to perform services including (i) issuing agent, (ii) payment agent, (iii) administrating bondholders' requests and (vi) record keeping of bondholders' registry.
MUFG Bank, Ltd.	Administrator for Investment Corporation Bonds (Note)	Pursuant to the Financial Agency Agreement (Item (3) in the table above) for the 2nd, 7th and 8th Unsecured Investment Corporation Bonds (with special <i>pari passu</i> conditions among specified investment corporation bonds), GLP J-REIT designates MUFG Bank, Ltd. as its Administrator for Investment Corporation Bonds to perform services including (i) issuing agent, (ii) payment agent, (iii) administrating bondholders' requests and (vi) record keeping of bondholders' registry.

(Note) Due to an absorption-type corporate split executed with Mitsubishi UFJ Trust and Banking Corporation as a splitting company and MUFG Bank, Ltd. as a successor company, the role of Mitsubishi UFJ Trust and Banking Corporation as Administrator for Investment Corporation Bonds will be taken over by MUFG Bank, Ltd. on April 16, 2018.

Specified Related Parties of GLP J-REIT

Name	Relationship	Details of Relationship
GLP Pte. Ltd. (hereinafter “GLP”)	Indirect holding company of Asset Manager Sponsor Parent	GLP owns 100% of the issued shares of Global Logistic Properties Holdings Limited and is an indirect holding company of the Asset Manager. Pursuant to the Right-of-First-Look Agreement (Item (4) in the table above), GLP provides a right-of-first-look to the Asset Manager with respect to the properties that GLP group companies own as of the date of this document.
GLP Japan Inc. (hereinafter “GLPJI”)	Parent company of Asset Manager Sponsor	GLPJI is the parent company of the Asset Manager with 100% ownership of its issued shares. Pursuant to the Sponsor Support Agreement (item (5) in the table above) with the Asset Manager, GLPJI provides sponsor support. Additionally, based on its Trademark License Agreement with GLP J-REIT and Global Logistic Properties Holdings Limited, GLPJI agrees that GLP J-REIT operates under GLP group name and logo for its trademarks and properties owned. GLPJI performs property management services for assets owned by GLP J-REIT based on the Property Management Agreement between the Asset Manager and the Trustee.
GLP Holdings Limited	Indirect holding company of Asset Manager	GLP Holdings Limited is the general partner of GLP Holdings, L.P. which indirectly owns all issued shares of the Asset Manager. It does not have a contractual relationship with GLP J-REIT.
GLP Holdings, L.P.	Indirect holding company of Asset Manager	GLP Holdings, L.P. owns 100% of the issued shares of GLP Topco Limited and thus is an indirect holding company of the Asset Manager. It does not have a contractual relationship with GLP J-REIT.
GLP Topco Limited	Indirect holding company of Asset Manager	GLP Topco Limited owns 100% of the issued shares of GLP Midco Limited and thus is an indirect holding company of the Asset Manager. It does not have a contractual relationship with GLP J-REIT.
GLP Midco Limited	Indirect holding company of Asset Manager	GLP Midco Limited owns 100% of the issued shares of GLP Bidco Limited and thus is an indirect holding company of the Asset Manager. It does not have a contractual relationship with GLP J-REIT.
GLP Bidco Limited	Indirect holding company of Asset Manager	GLP Bidco Limited owns 100% of the issued shares of GLP and thus is an indirect holding company of the Asset Manager. It does not have a contractual relationship with GLP J-REIT.
Global Logistic Properties Holdings Limited (hereinafter “GLPHL”)	Indirect holding company of Asset Manager	GLPHL owns 100% of the issued shares of GLP Singapore Pte. Ltd. and thus is an indirect holding company of the Asset Manager. Based on its Trademark License Agreement with GLP J-REIT and GLPJI, GLPHL agrees and acknowledges that GLPJI is permitted to sublicense the Licensed Trademarks.

Name	Relationship	Details of Relationship
GLP Singapore Pte. Ltd.	Indirect holding company of Asset Manager	GLP Singapore Pte. Ltd. owns 100% of the issued shares of GLPJI and thus is an indirect holding company of the Asset Manager. It does not have a contractual relationship with GLP J-REIT.
GLP J-REIT Master Lease Godo Kaisha (hereinafter “GLP J-REIT MLGK”)	Regarded as an “interested party” of Asset Manager since it is conducting or has conducted transactions specified under Article 29-3, Paragraph 3, Item 4 (Real Estate Lending Transactions) of the Order for Enforcement of the Financial Instruments and Exchange Act.	<p>GLP J-REIT MLGK is regarded as an “interested party” of the Asset Manager (Since GLPJI is its sole owner of GK, GLP J-REIT MLGK falls under the category of “Parent Company, etc.” of the Asset Manager under the Act).</p> <p>GLP J-REIT MLGK earns revenue from master lease agreements for assets held by GLP J-REIT. The average revenue for three years from the current fiscal period will be 20% or more of GLP J-REIT’s total operating revenue in the prior fiscal period.</p> <p>GLP J-REIT MLGK enters into the Master Lease Agreement and other related agreements with the Trustee for assets held by GLP J-REIT.</p>

2. Management Policy and Operating Conditions

(1) Management Policy

Disclosure is omitted, as there are no significant changes from the investment policy, investment targets and distribution policy described in the most recent Securities Report filed on November 29, 2017.

(2) Operating Conditions

[Overview of the Current Fiscal Period]

(i) 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).

Since starting its operation as a listed J-REIT with 30 properties (total acquisition price of 208,731 million yen) as at January 2013, GLP J-REIT has been steadily expanding its assets through continuous acquisition of properties. As of the end of the current fiscal period, GLP J-REIT owns 62 properties (total acquisition price of 442,594 million yen).

(ii) Investment Environment and Business Performance

During the current fiscal period, consumer spending continues to recover moderately, supported by steady improvement of employment and personal income. Corporate profit has also been improving while capital investment remains strong and exports are on an upward trend backed by the growth of overseas economies, mainly in the U.S. Thus, the Japanese economy as a whole is recovering at a moderate pace.

In the real estate investment market, investors including J-REIT remain active in acquiring properties within a continuously favorable financing environment. As shown in the recent initial listings by several logistics REITs, the competition to acquire properties remains intense due to an increase of new investors; thus, the market capitalization rate remains on a moderately downward trend.

In the logistics facilities leasing market, in addition to the new expansion of internet shopping and the business expansion of third party logistics (3PL), the importance of employment and customers’ growing needs for value-added services including security have led to greater demand for modern logistics facilities with such functions. In this market environment, the vacancy rate temporarily increased due to the fact that supply slightly exceeded demand in certain areas where the new supply of logistics facilities is concentrated. On the other hand, the vacancy rate of properties held by logistics REITs or logistics properties built more than one year ago remains low. Thus, it is deemed that the supply-demand balance of current logistics properties continues to be stable due to the record-high levels of demand for logistics properties.

Under these conditions, GLP J-REIT acquired GLP Noda-Yoshiharu, the OTA Asset (Note 1), for which

the purchase contract was entered on July 14, 2015 with the effective date of September 1, 2017, using cash on hand and proceeds from bank loans.

In addition, at the Board of Directors' Meeting held on February 5, 2018, GLP J-REIT decided to issue new investment units through the 5th public offering ("the public offering") and to purchase six logistics properties and 13 solar panels installed at 13 of GLP J-REIT's current properties (total acquisition price of 82 billion yen) using funds from the public offering and new borrowings. Thus, GLP J-REIT proceeded the strategic plan for further expansion of asset size and improvement of stability and quality of its asset portfolio.

Regarding rental operations, while providing services to satisfy the needs of existing tenants, GLP J-REIT has actively made efforts to increase rents in an environment of steady demand for modern logistics facilities. Thus, all lease agreements, including (i) lease agreements newly entered into on the day following the last day of the previous lease period or (ii) lease agreements modified for rent during lease periods (excluding automatic rent increases based on the provision of rent revisions), have been concluded with equal or higher rents for the 11 consecutive fiscal periods since GLP J-REIT's listing on the Tokyo Stock Exchange.

As a result of these operations, GLP J-REIT owns 62 properties with a total acquisition price of 442,594 million yen and total leasable area of 2,153,199.01 m² as of the end of the current fiscal period. The occupancy rate across the entire portfolio remained stable at the high level of 99.9% as of the end of the current fiscal period. Furthermore, the total appraisal value of the entire portfolio reached 528,628 million yen with an unrealized gain of 102,270 million yen and the unrealized gain ratio (Note 2) of 24.0 %.

(Note 1) Please refer to (Note 9) on page 45, "5. Reference Information (2) Portfolio Overview" for the Optimal Takeout Arrangement ("OTA").

(Note 2) $\text{Unrealized gain ratio} = \frac{\text{Unrealized gain (Appraisal value or research price at the fiscal period end)} - \text{Book value}}{\text{Book value}}$

(iii) 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, GLP J-REIT newly borrowed 1,450 million yen to cover the acquisition price and related costs of "GLP Noda-Yoshiharu" (acquisition price: 4,496 million yen) which was acquired on September 1, 2017, as stated "(ii) Investment Environment and Business Performance" above. In addition, the existing borrowings of 24,300 million yen and 5,500 million yen, with repayment dates of January 4, 2018 and February 28, 2018, respectively, were refinanced by new borrowings of 24,300 million yen and 5,500 million yen. Thus, GLP J-REIT improved its profitability

by decreasing the average interest rates while keeping the terms of maturities.

As a result of the above, outstanding interest-bearing liabilities as of the end of the current fiscal period totaled 213,890 million yen (outstanding loans 186,390 million yen, outstanding investment corporation bonds 27,500 million yen) and the ratio of interest-bearing liabilities to total assets (LTV) was 48.4 %.

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 1st to the 9th Unsecured Investment Corporation Bonds.

(iv) Overview of Financial Results and Cash Distribution

As a result of these management efforts, GLP J-REIT reported total operating revenues of 14,181 million yen, operating income of 7,463 million yen, ordinary income of 6,388 million yen and net income of 6,387 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 6,388,041,642 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 (2,853,078 units) from unappropriated retained earnings. Accordingly, distribution per unit for the current fiscal period was 2,239 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 858,776,478 yen, an amount almost equivalent to 30% of depreciation (2,864 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 301 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 accounting 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 675 million yen of capital expenditure for the current fiscal period from 2,864 million yen of depreciation expenses for the period is 2,189 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 accounting 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 62 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 492 million yen.

[Outlook of Next Fiscal Period]

(i) 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:

- (A) 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.
 - (B) With regard to its external growth strategy, GLP J-REIT will take advantage of 12 RoFL properties (floor area: approximately 630 thousand m²) (Note) held by GLP Group as a specific and flexible pipeline, and seek future opportunities to acquire some of the 31 properties (floor area: approximately 2,910 thousand m²) (the figures include properties under construction or planned for construction) (Note) held by itself or by a joint venture formed by GLP Group with a third party. Furthermore, GLP J-REIT will pursue further expansion of its portfolio by continuously collecting information about prospective properties and considering using the bridge approach through the OTA.
 - (C) As to financial strategy, GLP J-REIT will examine such financing activities as extending debt maturities through refinancing, issuing investment corporate 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) Figures as of December 31, 2017 are stated. (The figures exclude those of properties already sold.) For properties under construction or planned for construction as of December 31, 2017, figures are calculated based on planned floor area and the scheduled completion

date of construction at that time.

(ii) Significant Subsequent Events

1. Issuance of new investment units

At the Board of Directors' Meetings held on February 5, 2018 and February 14, 2018, GLP J-REIT resolved to issue the following new investment units. The proceeds from new investment units through a public offering were fully collected on March 1, 2018 while the proceeds from new investment units through a third-party allocation were fully collected on March 20, 2018.

[Issuance of new investment units through a public offering]

Number of new investment units to be issued:	529,922 units (262,402 units for domestic market, 267,520 units for international market)
Issue price (offer price):	109,372 yen per unit
Total amount issued (total offering amount):	57,958,628,984 yen
Amount to be paid in (issue amount):	105,856 yen per unit
Total amount to be paid in (total issue amount):	56,095,423,232 yen
Payment date:	March 1, 2018
Initial date of distribution calculation:	March 1, 2018

[Issuance of new investment units through a third-party allocation]

Number of new investment units issued:	19,681 units
Amount to be paid in (issue amount):	105,856 yen per unit
Total amount to be paid in (total issue amount):	2,083,351,936 yen
Payment date:	March 20, 2018
Initial date of distribution calculation:	March 1, 2018
Underwriter:	Nomura Securities Co., Ltd.

[Purpose of funding]

The funds raised through the public offering were appropriated for the acquisition of beneficiary rights of real estate in trust and beneficiary rights of solar panels in trust stated below in "2. Acquisition of assets." All amount of funds raised through the third-party allocation were appropriated to repay a short-term loan on March 30, 2018 before its original repayment date of February 28, 2019.

2. Acquisition of assets

GLP J-REIT acquired the beneficiary rights of real estate in trust of properties described below. The acquisition price (the purchase price stated in the Sales and Purchase Contract of Beneficiary Rights of Real Estate in Trust or the Price Agreement associated to the Contract) does not include other acquisition related costs such as direct expenses for acquisition, property-related taxes and consumption taxes.

Property name	Acquisition date	Location	Seller	Acquisition price (Million yen)
GLP Urayasu	March 1, 2018	Urayasu, Chiba	Sumitomo Mitsui Finance and Leasing Company, Limited	7,440
GLP Funabashi II		Funabashi, Chiba		7,789
GLP Misato		Misato, Saitama		16,939
GLP Maishima I		Osaka, Osaka		19,390
GLP Soja I		Soja, Okayama	Soja Logistics Special Purpose Company	12,800
GLP Soja II		Soja, Okayama	Soja Two Logistics Special Purpose Company	12,700
Total	—	—	—	77,060

In addition, GLP J-REIT acquired the beneficiary rights of solar panels in trust of properties described below. The acquisition price (the purchase price stated in the Sales and Purchase Contract of Beneficiary Rights of Solar Panels in Trust) does not include other acquisition related costs such as direct expenses for acquisition, property-related taxes and consumption taxes.

Property name	Acquisition date	Location	Seller	Acquisition price (Million yen)
GLP Akishima	March 1, 2018	Akishima, Tokyo	GLP Solar Special Purpose Company	395
GLP Misato II		Misato, Saitama		268
GLP Urayasu III		Urayasu, Chiba		560
GLP Tokyo II		Koto, Tokyo		273
GLP Sugito		Kita-Katsushika, Saitama		171
GLP Maishima II		Osaka, Osaka		318
GLP Amagasaki		Amagasaki, Hyogo		463
GLP Fukusaki		Kanzaki, Hyogo		288
GLP Fukaehama		Kobe, Hyogo		328
GLP Tomiya		Tomiya, Miyagi		282
GLP Kiyama		Miyaki, Saga		518
GLP Komaki		Komaki, Aichi		448
GLP Tosu I		Tosu, Saga		678
Total	—	—	—	4,990

3. Additional borrowings

GLP J-REIT obtained bank loans to acquire specified asset and related costs as stated in “2. Acquisition of assets” above and to refinance bank loans.

Lender	Loan amount (Million yen)	Interest rate	Loan execution date	Repayment date	Repayment method	Collateral
Sumitomo Mitsui Banking Corporation, The Bank of Tokyo-Mitsubishi UFJ, Ltd. (Note 1), Mizuho Bank, Ltd., Mitsubishi UFJ Trust and Banking Corporation (Note 1), Citibank, N.A., Tokyo Branch, Development Bank of Japan Inc., The Norinchukin Bank, Resona Bank, Limited, Sumitomo Mitsui Trust Bank, Limited, and Shinsei Bank, Limited	1,140	JBA yen 1month TIBOR + 0.15%	March 1, 2018	February 28, 2019 (Note 2)	Lump-sum repayment on repayment date	Unsecured not guaranteed
	3,170	JBA yen 3month TIBOR + 0.175% (Note 3)		September 1, 2021		
	10,130	JBA yen 3month TIBOR + 0.195% (Note 4)		February 28, 2023		
	6,000	JBA yen 3month TIBOR + 0.205% (Note 5)		February 29, 2024		
	3,170	JBA yen 3month TIBOR + 0.25% (Note 6)		February 27, 2026		
	3,160	JBA yen 3month TIBOR + 0.375% (Note 7)		February 29, 2028		
Total	26,770	—	—	—	—	—

(Note 1) Due to an absorption-type corporate split executed with Mitsubishi UFJ Trust and Banking Corporation as a splitting company and MUFG Bank, Ltd. as a successor company, the role of Mitsubishi UFJ Trust and Banking Corporation as a lender will be taken over by MUFG Bank, Ltd. on April 16, 2018. (The same shall apply hereinafter.)

(Note 2) This loan was fully repaid on March 30, 2018 before its original repayment date using funds raised through a third-party allocation.

(Note 3) GLP J-REIT entered into an interest rate swap agreement on February 26, 2018 and the interest rate has been substantially fixed at 0.2932%.

(Note 4) GLP J-REIT entered into an interest rate swap agreement on February 26, 2018 and the interest rate has been substantially fixed at 0.34245%.

(Note 5) GLP J-REIT entered into an interest rate swap agreement on February 26, 2018 and the interest rate has been substantially fixed at 0.383%.

(Note 6) GLP J-REIT entered into an interest rate swap agreement on February 26, 2018 and the interest rate has been substantially fixed at 0.4984%.

(Note 7) GLP J-REIT entered into an interest rate swap agreement on February 26, 2018 and the interest rate has been substantially fixed at 0.71%.

(iii) Earnings Forecast

GLP J-REIT has made the following earnings forecasts for the fiscal period ending August 31, 2018 (From March 1, 2018 to August 31, 2018) and the fiscal period ending February 28, 2019 (From September 1, 2018 to February 28, 2019). Please refer the forecast assumptions to “Assumptions Underlying Earnings Forecasts for the 13th Fiscal Period Ending August 31, 2018 (From March 1, 2018 to August 31, 2018) and the 14th Fiscal Period Ending February 28, 2019 (From September 1, 2018 to February 28, 2019)” below.

[Percentages indicate period-on-period changes]

	Operating revenues		Operating income		Ordinary income		Net income		Distributions per unit (excluding OPD)	OPD per unit	Distributions per unit (including OPD)
Period ending	Million yen	%	Million yen	%	Million yen	%	Million yen	%	Yen	Yen	Yen
August 31, 2018	16,736	18.0	8,945	19.9	7,770	21.6	7,770	21.6	2,283	300	2,583
February 28, 2019	16,331	(2.4)	8,589	(4.0)	7,508	(3.4)	7,507	(3.4)	2,206	300	2,506

(Note) The forecast figures are the current figures calculated based on certain assumptions, and the actual net income, distribution per unit, OPD per unit and other figures may vary due to changes in circumstances surrounding GLP J-REIT. In addition, the forecasts are not a guarantee of the amount of distributions or OPD

**Assumptions Underlying Earnings Forecasts for the 13th Fiscal Period Ending August 31, 2018
(From March 1, 2018 to August 31, 2018) and the 14th Fiscal Period Ending February 28, 2019
(From September 1, 2018 to February 28, 2019)**

Item	Assumption
Accounting period	The 13th Fiscal Period: From March 1, 2018 to August 31, 2018 (184 days) The 14th Fiscal Period: From September 1, 2018 to February 28, 2019 (181 days)
Portfolio assets	<ul style="list-style-type: none"> It is assumed that the portfolio assets will consist of the trust beneficiary rights of 68 properties which include 62 properties held by GLP J-REIT as of the end of the 12th Fiscal Period and the following properties newly acquired on March 1, 2018: GLP Urayasu, GLP Funabashi II, GLP Misato, GLP Maishima I, GLP Soja I and GLP Soja II. The forecasts also assume that there will be no changes to the portfolio assets (acquisition of new assets, disposal of portfolio assets, etc.) until the end of the 14th Fiscal Period. In practice, however, changes such as the acquisition of new assets other than those properties stated above or the disposal of portfolio assets may occur.
Number of investment units issued and outstanding	<ul style="list-style-type: none"> It is assumed to be 3,402,681 units, which is the number of investment units issued and outstanding as of the date of this document.
Interest-bearing liabilities	<ul style="list-style-type: none"> The outstanding interest-bearing liabilities of GLP J-REIT as of the date of this report are 238,180 million yen. On March 1, 2018, GLP J-REIT obtained bank loans, including short-term loans payable, in the total amount of 26,770 million yen. Using cash on hands and proceeds from issuance of new investment units through a third-party allocation in connection with the domestic offering through over-allotment, GLP J-REIT repaid 2,480 million yen of short-term loans payable on March 30, 2018 before its original repayment date of February 28, 2019. The forecast assumes that a part of short-term loans payable with original repayment date of February 28, 2019 will be refinanced by borrowings or issuance of investment corporate bonds in the 13th Fiscal Period. A refund of consumption tax for the 13th Fiscal Period is expected in the 14th Fiscal Period.

Item	Assumption
	<p>The forecast assumes that a part of short-term loans payable and long-term loans payable, in the total amount of 5,378 million yen, will be repaid using the refund and cash on hands before their original repayment date of February 28, 2019.</p> <ul style="list-style-type: none"> • It is assumed that 2,500 million yen of long-term loans payable with the repayment date of December 20, 2018 will be refinanced with borrowings on December 20, 2018. • Of 18,400 million of long-term loans payable with original repayment date of February 28, 2019, the remaining balance of loans payable after aforementioned early repayments and 6,000 million yen of investment corporation bonds with maturity date of February 27, 2019 are assumed to be refinanced with borrowings or investment corporation bonds on the respective repayment date or maturity date. • It is assumed that LTV as of August 31, 2018 (the 13th Fiscal Period) will be 45.1 % and LTV as of February 28, 2019 (the 14th Fiscal Period) will be 44.6%. The following formula is used to compute LTV. $\text{LTV} = (\text{Balance of interest-bearing liabilities} / \text{Total assets}) \times 100$
Operating revenues	<ul style="list-style-type: none"> • Concerning operating revenues, the forecasts assume that there is no delinquent rent payment by tenants.
Operating expenses	<ul style="list-style-type: none"> • With respect to taxes on property and equipment (fixed asset tax, city planning tax and depreciable asset tax on real estate, etc. hereinafter “property-related taxes”) held by GLP J-REIT, of the tax amounts assessed and determined, the amounts corresponding to the relevant accounting period are recognized as rental expenses. However, if property and equipment is newly acquired and adjusted amounts of property-related taxes for the year under the same accounting period (the “amounts equivalent to property-related taxes”) arise between GLP J-REIT and the transferor, the relevant adjusted amounts are capitalized as part of the acquisition cost of the relevant property. Accordingly, the property-related taxes for GLP Noda-Yoshiharu acquired in September 2017 were not recognized as expenses in the 12th Fiscal Period. The relevant amount assumed to be recognized as expenses in the 13th Fiscal Period is 14 million yen. The property-related taxes capitalized as part of acquisition cost is 9 million yen. • Taxes and dues are expected to be 1,233 million yen for the 13th Fiscal Period and 1,233 million yen for the 14th Fiscal Period. • Repair and maintenance expenses are expected to be 127 million yen for the 13th Fiscal Period and 71 million yen for the 14th Fiscal Period. • Property and facility management fees are expected to be 602 million yen for the 13th Fiscal Period and 592 million yen for the 14th Fiscal Period. • Depreciation is expected to be 3,405 million yen for the 13th Fiscal Period and 3,412 million yen for the 14th Fiscal Period. • Of rental expenses that are the main operating expenses, expenses other than depreciation are estimated based on the historical experiences and fluctuation factors. • Please be aware that actual amount of repair and maintenance expenses of each accounting period may be significantly different from the estimated amount due to the following reasons: repair and maintenance (1) may emergently arise due to property damages occurred by unpredictable incidents; (2) generally varies in amount from period to period and (3) may not arise regularly. • Depreciation is estimated using the straight-line method based on acquisition costs including incidental expenses assumed and additional capital expenditure in the future.
NOI (Net Operating Income)	<ul style="list-style-type: none"> • NOI (the amount calculated by deducting rental expenses, excluding depreciation, from operating revenues) is expected to be 14,198 million yen for the 13th Fiscal Period and 13,842 million yen for the 14th Fiscal Period.

Item	Assumption
Non-operating expenses	<ul style="list-style-type: none"> The total amount of interest expenses on loans, interest expenses on investment corporation bonds, amortization of investment corporation bonds issuance expenses and other finance-related expenses are expected to be 1,069 million yen for the 13th Fiscal Period and 1,047 million yen for the 14th Fiscal Period. Investment corporation bonds issuance expenses are amortized monthly for the period from issuance to redemption. Investment unit issuance expenses are amortized monthly for three years from occurrence, and amortization expenses are expected to be 46 million yen for the 13th Fiscal Period and 31 million yen for the 14th Fiscal Period. In addition, the forecast assumes the temporary expenses of 56 million yen for the 13th Fiscal Period in connection with an issuance of new investment units.
Distributions per unit (excluding OPD)	<ul style="list-style-type: none"> Distribution per unit is calculated in accordance with the distribution policy set forth in the Articles of Incorporation of GLP J-REIT. Distributions per unit (excluding OPD) may change due to various factors including changes in portfolio assets, changes in rental revenues in connection with changes in tenants, unexpected repair, changes in interest rates and additional issuance of investment units.
Optimal payable distribution (OPD) per unit	<ul style="list-style-type: none"> The forecasts assume that all of the amounts of OPD for the 13th Period and the 14th Period will be the refund of its investment categorized as a distribution from unitholders' capital for tax purposes. OPD per unit is calculated in accordance with the policy on cash distributions in excess of retained earnings provided in the Management Guidelines, the internal policy of the Asset Manager. It is calculated by assuming distribution of approximately 30% of respective depreciation arising in the 13th Fiscal Period and the 14th Fiscal Period. Depreciation may vary from the current expected amount due to change in portfolio assets, the amount of incidental expenses incurred and the amount of capital expenditure. Therefore, the total amount of OPD calculated on the basis of depreciation may also vary due to these and other various factors. In addition, in order to maintain the value of assets held by GLP J-REIT, in the event that GLP J-REIT is to pay out OPD, GLP J-REIT sets the maximum as the amount of depreciation less capital expenditure incurred in the accounting period in which the concerned depreciation was recognized. Therefore, when urgent capital expenditure arises from unforeseen factors causing building damage and other, the amount of OPD per unit may decrease. Moreover, when the appraisal LTV provided below exceeds 60%, GLP J-REIT will not pay out OPD. Appraisal LTV (%) = $A/B \times 100$ (%) A= Interest-bearing liabilities balance (including investment corporation bonds balance and short-term investment corporation bonds balance) at the end of the period + Deposit release amount at the end of the period B= Total amount of appraisal value or research price of portfolio assets at the end of the period + Cash and deposits balance at the end of the period – Scheduled total amount of distributions of earnings – Scheduled total amount of OPD The scheduled total amount of distributions of earnings and scheduled total amount of OPD are assumed to be the same as the actual figures of the most recent fiscal period.
Other	<ul style="list-style-type: none"> The forecasts assume that there will be no revision of laws and regulations, tax systems, accounting standards, listing regulations of the Tokyo Stock Exchange, Inc., rules of the Investment Trusts Association, Japan, ("JITA"), etc. that will impact the forecast figures above. The forecasts assume that there will be no unforeseen material change in general economic trends and real estate market conditions, etc.

3. Financial Statements

(1) Balance Sheets

	(Unit: Thousand yen)	
	Prior Period As of August 31, 2017	Current Period As of February 28, 2018
Assets		
Current assets		
Cash and deposits	8,389,333	5,523,591
Cash and deposits in trust	6,688,825	6,483,790
Operating accounts receivable	1,613,137	1,616,473
Prepaid expenses	364,700	401,255
Deferred tax assets	12	10
Consumption taxes receivable	—	120,748
Other current assets	3,073	2,325
Total current assets	17,059,082	14,148,193
Noncurrent assets		
Property and equipment		
Vehicles	1,016	1,016
Accumulated depreciation	(254)	(381)
Vehicles, net	762	635
Buildings in trust	178,053,983	181,095,607
Accumulated depreciation	(19,868,296)	(22,554,528)
Buildings in trust, net	158,185,687	158,541,078
Structures in trust	4,585,081	4,717,225
Accumulated depreciation	(1,223,403)	(1,385,958)
Structures in trust, net	3,361,677	3,331,266
Machinery and equipment in trust	56,347	56,594
Accumulated depreciation	(39,578)	(43,946)
Machinery and equipment in trust, net	16,769	12,648
Tools, furniture and fixtures in trust	227,880	236,200
Accumulated depreciation	(86,444)	(97,885)
Tools, furniture and fixtures in trust, net	141,435	138,314
Land in trust	262,246,281	264,333,398
Construction in progress in trust	—	12,800
Construction in progress	76,341	26,203
Total property and equipment, net	424,028,954	426,396,344
Investments and other assets		
Investment securities	1,600	1,600
Long-term prepaid expenses	1,247,226	1,241,267
Security deposits	10,000	10,000
Other	1,400	1,400
Total investments and other assets	1,260,226	1,254,267
Total noncurrent assets	425,289,181	427,650,612
Deferred assets		
Investment unit issuance expenses	87,559	58,092
Investment corporation bond issuance costs	101,208	87,625
Total deferred assets	188,768	145,718
Total Assets	442,537,031	441,944,524

(Unit: Thousand yen)

	Prior Period As of August 31, 2017	Current Period As of February 28, 2018
Liabilities		
Current liabilities		
Operating accounts payable	298,756	178,386
Short-term loans payable	5,500,000	5,500,000
Current portion of investment corporation bonds	—	6,000,000
Current portion of long-term loans payable	24,300,000	20,900,000
Accounts payable	1,689,643	1,704,711
Accrued expenses	26,744	39,686
Income taxes payable	859	807
Consumption taxes payable	1,157,247	—
Advances received	2,447,923	2,413,701
Current portion of tenant leasehold and security deposits	39,500	24,272
Total current liabilities	35,460,675	36,761,567
Noncurrent liabilities		
Investment corporation bonds	27,500,000	21,500,000
Long-term loans payable	155,140,000	159,990,000
Tenant leasehold and security deposits	8,338,257	8,459,485
Tenant leasehold and security deposits in trust	178,019	178,019
Total noncurrent liabilities	191,156,276	190,127,504
Total Liabilities	226,616,951	226,889,071
Net Assets		
Unitholders' equity		
Unitholders' capital	215,098,711	215,098,711
Deduction from unitholders' capital	(5,572,077)	(6,433,707)
Unitholders' capital, net	209,526,634	208,665,004
Retained earnings		
Unappropriated retained earnings	6,393,445	6,390,448
Total retained earnings	6,393,445	6,390,448
Total unitholders' equity	215,920,080	215,055,453
Total Net Assets *2	215,920,080	215,055,453
Total Liabilities and Net Assets	442,537,031	441,944,524

(2) Statements of Income

	(Unit: Thousand yen)	
	Prior Period	Current Period
	From March 1, 2017	From September 1, 2017
	To August 31, 2017	To February 28, 2018
Operating revenues		
Rental revenues *1	13,516,432	13,581,262
Other rental revenues *1	665,155	600,315
Gain on sales of property and equipment *2	324,182	—
Total operating revenues	14,505,770	14,181,577
Operating expenses		
Rental expenses *1	5,187,274	5,125,343
Asset management fee	1,491,376	1,478,272
Asset custody fee	6,692	6,643
Administrative service fees	20,625	20,527
Directors' remuneration	3,960	3,960
Audit fee	13,000	13,000
Taxes and dues	12,271	146
Other operating expenses	76,202	70,584
Total operating expenses	6,811,402	6,718,477
Operating income	7,694,367	7,463,100
Non-operating income		
Interest income	71	53
Reversal of distributions payable	781	627
Interest on refund of consumption taxes and other	3,286	—
Total non-operating income	4,140	680
Non-operating expenses		
Interest expense	817,832	754,987
Interest expenses on investment corporation bonds	70,612	68,804
Amortization of investment corporation bond issuance costs	13,582	13,582
Borrowing related expenses	242,243	205,741
Amortization of investment unit issuance expenses	46,460	29,467
Offering costs associated with the issuance of investment units	—	1,152
Others, net	116,014	1,329
Total non-operating expenses	1,306,747	1,075,064
Ordinary income	6,391,760	6,388,716
Income before income taxes	6,391,760	6,388,716
Income taxes-current	870	816
Income taxes-deferred	8	2
Total income taxes	879	818
Net income	6,390,881	6,387,897
Accumulated earnings brought forward	2,564	2,551
Unappropriated retained earnings	6,393,445	6,390,448

(3) Statements of Changes in Net Assets

Prior period (From March 1, 2017 to August 31, 2017)

(Unit: Thousand yen)

	Unitholders' equity						Total Net Assets
	Unitholders' capital	Deduction from unitholders' capital	Unitholders' capital, net	Retained earnings		Total unitholders' equity	
				Unappropriated retained earnings	Total retained earnings		
Balance at the beginning of the period	215,098,711	(4,704,741)	210,393,970	6,299,307	6,299,307	216,693,277	216,693,277
Changes of items during the period							
Distributions in excess of retained earnings		(867,335)	(867,335)			(867,335)	(867,335)
Distributions of earnings				(6,296,743)	(6,296,743)	(6,296,743)	(6,296,743)
Net income				6,390,881	6,390,881	6,390,881	6,390,881
Total changes of items during the period	—	(867,335)	(867,335)	94,138	94,138	(773,197)	(773,197)
Balance at the end of the period *1	215,098,711	(5,572,077)	209,526,634	6,393,445	6,393,445	215,920,080	215,920,080

Current period (From September 1, 2017 to February 28, 2018)

(Unit: Thousand yen)

	Unitholders' equity						Total Net Assets
	Unitholders' capital	Deduction from unitholders' capital	Unitholders' capital, net	Retained earnings		Total unitholders' equity	
				Unappropriated retained earnings	Total retained earnings		
Balance at the beginning of the period	215,098,711	(5,572,077)	209,526,634	6,393,445	6,393,445	215,920,080	215,920,080
Changes of items during the period							
Distributions in excess of retained earnings		(861,629)	(861,629)			(861,629)	(861,629)
Distributions of earnings				(6,390,894)	(6,390,894)	(6,390,894)	(6,390,894)
Net income				6,387,897	6,387,897	6,387,897	6,387,897
Total changes of items during the period	—	(861,629)	(861,629)	(2,997)	(2,997)	(864,626)	(864,626)
Balance at the end of the period *1	215,098,711	(6,433,707)	208,665,004	6,390,448	6,390,448	215,055,453	215,055,453

(4) Statements of Distributions

(Unit: Yen)		
	Prior Period From March 1, 2017 To August 31, 2017	Current Period From September 1, 2017 To February 28, 2018
I Unappropriated retained earnings	6,393,445,723	6,390,448,479
II Distributions in excess of retained earnings		
Deduction from unitholders' capital	861,629,556	858,776,478
III Distributions	7,252,524,276	7,246,818,120
[Distributions per unit]	[2,542]	[2,540]
Of which, distributions of earnings	6,390,894,720	6,388,041,642
[Of which, distributions of earnings per unit]	[2,240]	[2,239]
Of which, distributions in excess of retained earnings	861,629,556	858,776,478
[Of which, distributions in excess of retained earnings per unit]	[302]	[301]
IV Retained earnings carried forward	2,551,003	2,406,837

Calculation method of distribution amount

In accordance with Section 34.1 of the bylaws 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 6,390,894,720 yen, which was the amount equivalent to the maximum integral multiples of the number of investment units issued and outstanding as of the end of the period.

In accordance with Section 34.1 of the bylaws 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 6,388,041,642 yen, which was the amount equivalent to the maximum integral multiples of the number of investment units issued and outstanding as of the end of the period.

(Continued)

(Continued)

(Continued)

Furthermore, based on the distribution policy as defined in Section 34.2 of its bylaws, 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.

Thus, GLP J-REIT declared an OPD (a refund of investment categorized as a distribution from unitholders’ capital for tax purposes) amounting to 861,629,556 yen, which was determined as follows: (1) the amount not exceeding the upper limit of 2,428,451,069 yen calculated by deducting capital expenditure of 446,772,496 yen from depreciation expense of 2,875,223,565 yen, and (2) approximately 30% of the depreciation expense of 2,875,223,565 yen for the period.

(Continued)

Furthermore, based on the distribution policy as defined in Section 34.2 of its bylaws, 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.

Thus, GLP J-REIT declared an OPD (a refund of investment categorized as a distribution from unitholders’ capital for tax purposes) amounting to 858,776,478 yen, which was determined as follows: (1) the amount not exceeding the upper limit of 2,189,011,530 yen calculated by deducting capital expenditure of 675,711,581 yen from depreciation expense of 2,864,723,111 yen, and (2) approximately 30% of the depreciation expense of 2,864,723,111 yen for the period.

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

(5) Statements of Cash Flows

	(Unit: Thousand yen)	
	Prior Period From March 1, 2017 To August 31, 2017	Current Period From September 1, 2017 To February 28, 2018
Operating activities:		
Income before income taxes	6,391,760	6,388,716
Depreciation	2,875,223	2,864,723
Amortization of investment corporation bond issuance costs	13,582	13,582
Amortization of investment unit issuance expenses	46,460	29,467
Interest income	(71)	(53)
Reversal of distributions payable	(781)	(627)
Interest expense	888,445	823,791
Decrease (increase) in operating accounts receivable	14,308	(3,335)
Decrease (increase) in prepaid expenses	71,702	(36,555)
Decrease (increase) in consumption taxes receivable	2,011,826	(120,748)
Decrease (increase) in other current assets	(1,641)	748
Decrease (increase) in long-term prepaid expenses	182,935	5,958
Increase (decrease) in operating accounts payable	126,419	(120,369)
Increase (decrease) in accounts payable	102,945	(25,705)
Increase (decrease) in consumption taxes payable	1,157,247	(1,157,247)
Increase (decrease) in advances received	65,778	(34,222)
Decrease in property and equipment in trust due to sales	4,700,872	—
Sub total	18,647,014	8,628,122
Interest received	71	53
Interest paid	(888,102)	(810,849)
Income taxes paid	(1,051)	(867)
Net cash provided by (used in) operating activities	17,757,932	7,816,458
Investing activities:		
Purchase of property and equipment	(1,834)	(10,246)
Purchase of property and equipment in trust	(363,848)	(5,181,146)
Proceeds from tenant leasehold and security deposits	83,740	227,697
Repayments of tenant leasehold and security deposits	(182,666)	(121,697)
Net cash provided by (used in) investing activities	(464,609)	(5,085,391)
Financing activities:		
Proceeds from short-term loans payable	—	5,500,000
Repayments of short-term loans payable	—	(5,500,000)
Proceeds from long-term loans payable	—	25,750,000
Repayments of long-term loans payable	(5,000,000)	(24,300,000)
Payments of investment corporation bond issuance costs	(1,780)	—
Payments of distributions of earnings	(6,296,822)	(6,390,486)
Payments of distributions in excess of retained earnings	(867,040)	(861,356)
Net cash provided by (used in) financing activities	(12,165,642)	(5,801,843)
Net increase (decrease) in cash and cash equivalents	5,127,679	(3,070,777)
Cash and cash equivalents at beginning of period	9,950,478	15,078,158
Cash and cash equivalents at end of period *1	15,078,158	12,007,381

(6) Notes Concerning Going Concern Assumption

None

(7) Notes Concerning Significant Accounting Policies

1. Basis and method of valuation of assets	<p>Securities</p> <p>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.</p>										
2. Depreciation of noncurrent assets	<p>Property and equipment including trust assets</p> <p>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:</p> <table> <tr> <td>Buildings</td><td>2 to 77 years</td></tr> <tr> <td>Structures</td><td>2 to 59 years</td></tr> <tr> <td>Machinery and equipment</td><td>6 to 12 years</td></tr> <tr> <td>Vehicles</td><td>4 years</td></tr> <tr> <td>Tools, furniture and fixtures</td><td>2 to 18 years</td></tr> </table>	Buildings	2 to 77 years	Structures	2 to 59 years	Machinery and equipment	6 to 12 years	Vehicles	4 years	Tools, furniture and fixtures	2 to 18 years
Buildings	2 to 77 years										
Structures	2 to 59 years										
Machinery and equipment	6 to 12 years										
Vehicles	4 years										
Tools, furniture and fixtures	2 to 18 years										
3. Accounting treatment for deferred assets	<p>(1) Investment unit issuance expenses are amortized over three years using the straight-line method.</p> <p>(2) Investment corporation bond issuance costs are amortized over the respective terms of the bonds using the straight-line method.</p>										
4. Revenue and expense recognition	<p>Taxes on property and equipment</p> <p>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.</p> <p>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. No acquisition of real estate or beneficiary right of real estate in trust was made for the prior period. Capitalized property-related taxes amounted to 9,575 thousand yen for the current period.</p>										

5. Hedge accounting	<p>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.</p> <p>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.</p>
6. Cash and cash equivalents as stated in the Statements of Cash Flows	<p>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.</p>
7. Other significant matters which constitute the basis for preparation of financial statements	<p>(1) Accounting treatment of beneficiary right of real estate in trust</p> <p>As to beneficiary rights of real estate 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.</p> <p>The following significant trust assets are shown separately on the balance sheets.</p> <p>(a) Cash and deposits in trust</p> <p>(b) Buildings in trust, structures in trust, machinery and equipment in trust, tools, furniture and fixtures in trust, land in trust and construction in progress in trust</p> <p>(c) Tenant leasehold and security deposits in trust</p> <p>(2) Accounting treatment for consumption taxes</p> <p>Consumption taxes withheld and paid are not included in the accompanying statements of income.</p>

(8) Notes to Financial Statements

(Notes to Balance Sheets)

1. Commitment line agreements

GLP J-REIT has a commitment line agreement with two financial institutions as follows:

(Unit: Thousand yen)		
	Prior Period	Current Period
	As of August 31, 2017	As of February 28, 2018
Total amount of commitment line agreement	6,000,000	6,000,000
Balance executed as loans	—	—
Unused line of credit	6,000,000	6,000,000

*2. Minimum net assets as required by Article 67, Paragraph 4 of the Act on Investment Trusts and Investment Corporations:

(Unit: Thousand yen)	
Prior Period As of August 31, 2017	Current Period As of February 28, 2018
50,000	50,000

(Notes to Statements of Income)

*1. Revenues and expenses generated from property leasing activities:

(Unit: Thousand yen)		
	Prior Period From March 1, 2017 To August 31, 2017	Current Period From September 1, 2017 To February 28, 2018
A. Property-related revenues		
Rental revenues:		
Rental revenues	13,073,022	13,143,400
Common area charges	443,409	437,861
Total	13,516,432	13,581,262
Other revenues related to property leasing		
Utility charges	397,323	380,839
Parking lots	50,571	50,277
Solar panel leasing	121,820	73,114
Others	95,439	96,083
Total	665,155	600,315
Total property-related revenues	14,181,587	14,181,577
B. Property-related expenses		
Rental expenses:		
Taxes and dues	1,220,167	1,212,173
Property and facility management fees	506,155	503,114
Utilities	383,772	352,792
Repairs and maintenance	71,729	78,274
Casualty insurance	26,000	26,236
Depreciation	2,875,223	2,864,723
Others	104,224	88,028
Total property-related expenses	5,187,274	5,125,343
C. Operating income from property leasing (A – B)	8,994,313	9,056,234

*2. Gain on sales of property and equipment:

Prior Period (From March 1, 2017 to August 31, 2017)

	(Unit: Thousand yen)
GLP Tatsumi Iib and GLP Narita II:	
Sales proceeds	5,070,000
Costs of sale of properties	4,700,872
Other sales expenses	44,944
Gain on sales of property and equipment	324,182

Sales price of each property is not disclosed since the counter party's consent is not obtained.

Current Period (From September 1, 2017 to February 28, 2018)

None

(Notes to Statements of Changes in Net Assets)

*1. Number of investment units authorized and number of investment units issued and outstanding

	Prior Period From March 1, 2017 To August 31, 2017	Current Period From September 1, 2017 To February 28, 2018
Number of investment units authorized	16,000,000 units	16,000,000 units
Number of investment units issued and outstanding	2,853,078 units	2,853,078 units

(Notes to Statements of Cash Flows)

*1. Reconciliation of cash and cash equivalents in the Statements of Cash Flows to accounts and amounts in the accompanying balance sheets

	Prior Period From March 1, 2017 To August 31, 2017	Current Period From September 1, 2017 To February 28, 2018
Cash and deposits	8,389,333	5,523,591
Cash and deposits in trust	6,688,825	6,483,790
Cash and cash equivalents	15,078,158	12,007,381

(Leases)

Operating lease transactions (As Lessor)

Future minimum rental revenues

	Prior Period As of August 31, 2017	Current Period As of February 28, 2018
Due within one year	24,362,502	25,128,857
Due after one year	74,800,693	78,786,628
Total	99,163,196	103,915,485

(Financial Instruments)

1. Status of financial instruments

(1) 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.

(2) 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 concluding a commitment line agreement, 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.

(3) 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

Prior Period (As of August 31, 2017)

Book value, fair value and differences between the values as of August 31, 2017 are as follows. Financial instruments for which the fair value is difficult to estimate are excluded from the following table (See Note 2 below).

(Unit: Thousand yen)

	Book value	Fair value	Difference
(1) Cash and deposits	8,389,333	8,389,333	—
(2) Cash and deposits in trust	6,688,825	6,688,825	—
Total assets	15,078,158	15,078,158	—
(1) Short-term loans payable	5,500,000	5,500,000	—
(3) Current portion of long-term loans payable	24,300,000	24,335,127	35,127
(4) Investment corporation bonds	27,500,000	27,894,400	394,400
(5) Long-term loans payable	155,140,000	157,362,976	2,222,976
Total liabilities	212,440,000	215,092,504	2,652,504
Derivative transactions	—	—	—

Current Period (As of February 28, 2018)

Book value, fair value and differences between the values as of February 28, 2018 are as follows. Financial instruments for which the fair value is difficult to estimate are excluded from the following table (See Note 2 below).

(Unit: Thousand yen)

	Book value	Fair value	Difference
(1) Cash and deposits	5,523,591	5,523,591	—
(2) Cash and deposits in trust	6,483,790	6,483,790	—
Total assets	12,007,381	12,007,381	—
(1) Short-term loans payable	5,500,000	5,500,000	—
(2) Current portion of investment corporation bonds	6,000,000	6,021,600	21,600
(3) Current portion of long-term loans payable	20,900,000	20,925,886	25,886
(4) Investment corporation bonds	21,500,000	21,817,930	317,930
(5) Long-term loans payable	159,990,000	161,702,476	1,712,476
Total liabilities	213,890,000	215,967,892	2,077,892
Derivative transactions	—	(21,329)	(21,329)

(Note 1) Methods to estimate fair value of financial instruments

Assets:

(1) Cash and deposits (2) Cash and deposits in trust

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) Short-term loans payable

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.

(2) Current portion of investment corporation bonds and (4) Investment corporation bonds

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

(3) Current portion of long-term loans payable and (5) 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 “(Derivative Transactions)” described below.

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

(Unit: Thousand yen)

Account name	Prior Period As of August 31, 2017	Current Period As of February 28, 2018
Tenant leasehold and security deposits	8,338,257	8,459,485
Tenant leasehold and security deposits in trust	178,019	178,019
Total	8,516,276	8,637,504

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.

(Note 3) Redemption schedules for monetary claims are as follows:

Prior Period (As of August 31, 2017)

(Unit: Thousand yen)

	Due within one year
Cash and deposits	8,389,333
Cash and deposits in trust	6,688,825
Total	15,078,158

Current Period (As of February 28, 2018)

(Unit: Thousand yen)

	Due within one year
Cash and deposits	5,523,591
Cash and deposits in trust	6,483,790
Total	12,007,381

(Note 4) Redemption schedules for investment corporation bonds and long-term loans payable

Prior Period (As of August 31, 2017)

(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	Due after five years
Investment corporation bonds	—	6,000,000	6,900,000	4,500,000	—	10,100,000
Long-term loans payable	24,300,000	20,900,000	25,990,000	24,050,000	12,490,000	71,710,000
Total	24,300,000	26,900,000	32,890,000	28,550,000	12,490,000	81,810,000

Current Period (As of February 28, 2018)

(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	Due after five years
Investment corporation bonds	6,000,000	6,900,000	4,500,000	—	1,500,000	8,600,000
Long-term loans payable	20,900,000	25,990,000	27,450,000	25,490,000	14,100,000	66,960,000
Total	26,900,000	32,890,000	31,950,000	25,490,000	15,600,000	75,560,000

(Investment Securities)

Prior Period (As of August 31, 2017) and Current Period (As of February 28, 2018)

None

(Derivative Transactions)

1. Derivative transactions for which hedge accounting is not applied

Prior Period (As of August 31, 2017) and Current Period (As of February 28, 2018)

None

2. Derivative transactions for which hedge accounting is applied

The contract amount or notional amount as of the balance sheet date by hedge accounting method is as follows:

Prior Period (As of August 31, 2017)

(Unit: Thousand yen)

Hedge accounting method	Type of derivative transaction	Primary hedged item	Contract amount and other		Fair value	Fair value measurement
				Due after one year		
Special treatment for interest rate swaps	Interest rate swaps Receive floating/ Pay fix	Long-term loans payable	129,430,000	105,130,000	(Note 1)	(Note 2)

(Note 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 aforementioned “(Financial Instruments), 2. Estimated fair value of financial instruments, (3) Current portion of long-term loans payable and (5) Long-term loans payable.”

(Note 2) Fair value is measured by the counterparty of the relevant transaction based on market rates.

Current Period (As of February 28, 2018)

(Unit: Thousand yen)

Hedge accounting method	Type of derivative transaction	Primary hedged item	Contract amount and other		Fair value	Fair value measurement
				Due after one year		
Special treatment for interest rate swaps	Interest rate swaps Receive floating/ Pay fix	Long-term loans payable	147,860,000 (Note 1)	130,260,000 (Note 1)	(21,329) (Note 2)	(Note 3)

(Note 1) The amount includes 25,630 million yen of interest rate swap entered on February 26, 2018. The start date of the loan subject to the interest rate swap is March 1, 2018.

(Note 2) At February 28, 2018, the interest rate swap entered on February 26, 2018 is not deemed as an integral component of long-term loan payable under the special accounting treatment since the corresponding loan

designated as a hedged item has not yet started. Thus, the amount presents the fair value of the aforementioned interest rate swap as of February 28, 2018. 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 aforementioned “(Financial Instruments), 2. Estimated fair value of financial instruments, (3) Current portion of long-term loans payable and (5) Long-term loans payable.”

(Note 3) Fair value is measured by the counterparty of the relevant transaction based on market rates.

(Retirement Benefit Plans)

Prior Period (As of August 31, 2017) and Current Period (As of February 28, 2018)

None

(Equity in Income)

Prior Period (As of August 31, 2017) and Current Period (As of February 28, 2018)

No affiliate exists, thus, none to report.

(Asset Retirement Obligation)

Prior Period (As of August 31, 2017) and Current Period (As of February 28, 2018)

None

(Deferred Tax Accounting)

1. Significant components of deferred tax assets and liabilities

(Unit: Thousand yen)

	Prior Period As of August 31, 2017	Current Period As of February 28, 2018
Deferred tax assets		
Enterprise tax payable	12	10
Total	12	10
Net deferred tax assets	12	10

2. Reconciliation between Japanese statutory tax rate and the effective income tax rate with respect to pre-tax income reflected in the accompanying statement of income for each period is as follows.

(Unit: %)

	Prior Period As of August 31, 2017	Current Period As of February 28, 2018
Statutory effective tax rate	31.74	31.74
(Adjustments)		
Distributions deductible for tax purposes	(31.74)	(31.74)
Other	0.01	0.01
Actual tax rate	0.01	0.01

(Related Party Transactions)

1. Transactions and account balances with the parent company and major unitholders

Prior Period (From March 1, 2017 to August 31, 2017)

None

Current Period (From September 1, 2017 to February 28, 2018)

None

2. Transactions and account balances with affiliates

Prior Period (From March 1, 2017 to August 31, 2017)

None

Current Period (From September 1, 2017 to February 28, 2018)

None

3. Transactions and account balances with companies under common control

Prior Period (From March 1, 2017 to August 31, 2017)

Classification	Name of the company	Location	Stated capital (Thousand yen)	Type of business	% of voting rights (owned)	Business relationship	Type of transaction	Transaction amount (Thousand yen)	Account title	Balance (Thousand yen)
Subsidiary of major unitholder	Global Logistic Properties Inc.	Minato-ku, Tokyo	100,000	Investment advisory/agency	—	Entrustment of property management Patent license	Property management fee	260,008	Operating accounts payable	45,809
							Royalty fee (Note 2)	7,500	—	—
							Leasing commission	48,280	—	—
	GLP Japan Advisors Inc.	Minato-ku, Tokyo	110,000	Asset management	—	Concurrently serving directors Entrustment of asset management	Asset management fee (Notes 2 and 3)	1,516,726	Accounts payable	1,391,733
	GLP Solar Special Purpose Company	Minato-ku, Tokyo	1,410,100	Equipment leasing	—	Rooftop leasing	Rental income from rooftop leasing (Note 2)	41,549	Advances received	7,056
	GLP J-REIT Solar GK	Minato-ku, Tokyo	100	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	92,678	Operating accounts receivable	16,684
	Ichikawashiohama Godo Kaisha	Minato-ku, Tokyo	1,000	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	29,141	Operating accounts receivable	3,040

(Note 1) Consumption taxes are not included in the transaction amount but included in the related balance at the end of the period.

(Note 2) Decisions relating to the terms and conditions of transactions:

- (a) The asset management fee was determined in accordance with the rules prescribed in the Articles of Incorporation of GLP J-REIT.
- (b) The royalty fee was mutually agreed after negotiation between both parties, based on the initial formula proposed by Global Logistic Properties Inc.
- (c) The rental income from rooftop leasing was mutually agreed after negotiation between both parties, based on the initial formula proposed by GLP Solar Special Purpose Company.
- (d) Other transactions are determined based on market conditions.

(Note 3) The Asset management fee above includes 25,350 thousand yen of management fees for properties sold, which was included in the calculation of gain on sales of property and equipment.

Current Period (From September 1, 2017 to February 28, 2018)

Classification	Name of the company	Location	Stated capital (Thousand yen)	Type of business	% of voting rights (owned)	Business relationship	Type of transaction	Transaction amount (Thousand yen)	Account title	Balance (Thousand yen)
Subsidiary of major unitholder	GLP Japan Inc.	Minato-ku, Tokyo	100,000	Investment advisory/agency	—	Entrustment of property management Patent license	Property management fee	260,730	Operating accounts payable	60,619
							Leasing commission	52,427		
							Royalty fee (Note 2)	7,500	—	—
	GLP Japan Advisors Inc.	Minato-ku, Tokyo	110,000	Asset management	—	Concurrently serving directors Entrustment of asset management	Asset management fee (Notes 2 and 3)	1,500,755	Accounts payable	1,382,050
	GLP Solar Special Purpose Company	Minato-ku, Tokyo	1,410,100	Equipment leasing	—	Rooftop leasing	Rental income from rooftop leasing (Note 2)	39,204	—	—
	GLP J-REIT Master Lease Godo Kaisha	Minato-ku, Tokyo	1,000	Real estate	—	Solar panel leasing	Rental income from solar panel leasing	55,653	Operating accounts receivable	12,058
	Ichikawashiohama Godo Kaisha	Minato-ku, Tokyo	1,000	Equipment leasing	—	Solar panel leasing	Rental income from solar panel leasing	17,461	Operating accounts receivable	5,826

(Note 1) Consumption taxes are not included in the transaction amount but included in the related balance at the end of the period.

(Note 2) Decisions relating to the terms and conditions of transactions:

- (a) The asset management fee was determined in accordance with the rules prescribed in the Articles of Incorporation of GLP J-REIT.
- (b) The royalty fee was mutually agreed after negotiation between both parties, based on the initial formula proposed by GLP Japan Inc.
- (c) The rental income from rooftop leasing was mutually agreed after negotiation between both parties, based on the initial formula proposed by GLP Solar Special Purpose Company.
- (d) Other transactions are determined based on market conditions.

(Note 3) The Asset management fee above includes management fees of 22,483 thousand yen capitalized as part of acquisition costs of properties.

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

Prior Period (From March 1, 2017 to August 31, 2017)

None

Current Period (From September 1, 2017 to February 28, 2018)

None

(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.

(Unit: Thousand yen)

	Prior Period From March 1, 2017 To August 31, 2017	Current Period From September 1, 2017 To February 28, 2018
Book value		
Balance at the beginning of the period	431,065,733	423,952,613
Change during the period	(7,113,119)	2,404,727
Balance at the end of the period	423,952,613	426,357,341
Fair value at the end of the period	521,988,000	528,628,000

(Note 1) The amount on the balance sheets (book value) is based on the acquisition cost less the accumulated amount of depreciation.

(Note 2) Of the change in book value during each period, the major increase for the prior period was primarily due to capital expenditure, whereas the major decrease was due to the sales of two properties (GLP Tatsumi IIb and GLP Narita II) in the total amount of 4,700,872 thousand yen and depreciation of 2,875,223 thousand yen. The major increase for the current period was primarily due to the acquisition of one property (GLP Noda-Yoshiharu) in the amount of 4,593,739 thousand yen, whereas the major decrease was due to depreciation of 2,864,723 thousand yen.

(Note 3) The fair value of investment and rental properties was determined based on third-party appraisals or research prices.

Income and loss in connection with investment and rental properties are disclosed in “Notes to Statements of Income.”

(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.

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 and GLP Atsugi II
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 Fukuoka, GLP Kobe-Nishi, GLP Shinkiba, GLP Sugito, GLP Matsudo, GLP Tosu I, GLP Yoshimi, GLP Fukaehama, GLP Tomiya IV and GLP Noda-Yoshiharu

On July 14, 2017, GLP J-REIT sold GLP Narita II, classified as Multi-tenant property, and GLP Tatsumi IIB, classified as BTS property, to a third party.

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 “Notes Concerning Significant Accounting Policies.” Segment income is measured on the basis of operating income.

3. Information about segment income, segment assets and other items

Prior Period (August 31, 2017)

(Unit: Thousand yen)

	Multi-tenant rental business	BTS rental business	Reconciling items	Amount on financial statements
Operating revenues (Note 1)	6,414,622	7,766,964	324,182	14,505,770
Segment income	3,920,780	5,073,533	(1,299,946)	7,694,367
Segment assets	197,660,660	234,615,991	10,260,380	442,537,031
Other items				
Depreciation	1,127,449	1,747,774	—	2,875,223
Increase in property and equipment	169,373	293,603	12,167	475,145

(Note 1) Operating revenues are exclusively earned from external parties.

(Note 2) Reconciling items to operating revenues in the amount of 324,182 thousand yen are gain on sales of property and equipment that does not belong to each reportable segment. Reconciling items to segment income in the negative amount of 1,299,946 thousand yen consist of 324,182 thousand yen of gain on sales of property and equipment that do not belong to each reportable segment and 1,624,128 thousand yen of corporate expenses that are not allocated to each reportable segment. Corporate expenses present mainly asset management fee, asset custody fee, administrative service fees, directors' remuneration and other expenses.

Reconciling items to segment assets in the amount of 10,260,380 thousand yen include current assets of 8,738,044 thousand yen, property and equipment of 76,341 thousand yen, investments and other assets of 1,257,226 thousand yen and deferred assets of 188,768 thousand yen.

Reconciling items to increase in property and equipment under other items in the amount of 12,167 thousand yen consist of corporate assets which do not belong to reportable segments. Such corporate assets represent an increase in construction in progress of 12,167 thousand yen.

Current Period (February 28, 2018)

(Unit: Thousand yen)

	Multi-tenant rental business	BTS rental business	Reconciling items	Amount on financial statements
Operating revenues (Note 1)	6,338,036	7,843,541	—	14,181,577
Segment income	3,940,789	5,115,444	(1,593,133)	7,463,100
Segment assets	196,558,585	237,948,197	7,437,741	441,944,524
Other items				
Depreciation	1,103,529	1,761,193	—	2,864,723
Increase in property and equipment	155,939	5,113,511	(37,337)	5,232,113

(Note 1) Operating revenues are exclusively earned from external parties.

(Note 2) Reconciling items to segment income in the negative amount of 1,593,133 thousand yen consist of corporate expenses that are not allocated to each reportable segment. Corporate expenses present mainly asset management fee, asset custody fee, administrative service fees, directors' remuneration and other expenses.

Reconciling items to segment assets in the amount of 7,437,741 thousand yen include current assets of 6,001,752 thousand yen, property and equipment of 39,003 thousand yen, investments and other assets of 1,251,267 thousand yen and deferred assets of 145,718 thousand yen.

Reconciling items to increase in property and equipment under other items in the negative amount of 37,337 thousand yen consist of corporate assets which do not belong to reportable segments. Such corporate assets represent a decrease in construction in progress (including construction in progress in trust) of 37,337 thousand yen.

(Related Information)

Prior Period (From March 1, 2017 to August 31, 2017)

1. Revenue information by product and service
Substantially all of the operating revenue is earned from external customers in Japan.
2. Information by geographic area
 - (1) Operating revenues
Substantially all property and equipment are located in Japan.
 - (2) Property and equipment
Disclosure of this information has been omitted as the amount of property and equipment in Japan has exceeded 90% of the amount of total property and equipment on the accompanying balance sheet.
3. Information on major tenants
Disclosure of this information has been omitted as no customer accounting for 10% or more of total operating revenues existed.

Current Period (From September 1, 2017 to February 28, 2018)

1. Revenue information by product and service
Substantially all of the operating revenue is earned from external customers in Japan.
2. Information by geographic area
 - (1) Operating revenues
Substantially all property and equipment are located in Japan.
 - (2) Property and equipment
Disclosure of this information has been omitted as the amount of property and equipment in Japan has exceeded 90% of the amount of total property and equipment on the accompanying balance sheet.

3. Information on major tenants

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

(Per Unit Information)

	Prior Period From March 1, 2017 To August 31, 2017	Current Period From September 1, 2017 To February 28, 2018
Net assets per unit	75,679 yen	75,376 yen
Net income per unit	2,239 yen	2,238 yen

(Note 1) Net income per unit is calculated by dividing net income for the period by the weighted average number of investment units issued and outstanding. Diluted net income per unit is not stated as no dilutive securities were outstanding.

(Note 2) The basis for calculating the net income per unit is as follows:

	Prior Period From March 1, 2017 To August 31, 2017	Current Period From September 1, 2017 To February 28, 2018
Net income	6,390,881 thousand yen	6,387,897 thousand yen
Amount not attributable to ordinary unitholders	— thousand yen	— thousand yen
Net income attributable to ordinary unitholders	6,390,881 thousand yen	6,387,897 thousand yen
Average number of investment units outstanding	2,853,078 units	2,853,078 units

(Significant Subsequent Events)

1. Issuance of new investment units

At the Board of Directors' Meetings held on February 5, 2018 and February 14, 2018, GLP J-REIT resolved to issue the following new investment units. The proceeds from new investment units through a public offering were fully collected on March 1, 2018 while the proceeds from new investment units through a third-party allocation were fully collected on March 20, 2018.

[Issuance of new investment units through a public offering]

Number of new investment units to be issued:	529,922 units (262,402 units for domestic market, 267,520 units for international market)
Issue price (offer price):	109,372 yen per unit
Total amount issued (total offering amount):	57,958,628,984 yen
Amount to be paid in (issue amount):	105,856 yen per unit
Total amount to be paid in (total issue amount):	56,095,423,232 yen
Payment date:	March 1, 2018
Initial date of distribution calculation:	March 1, 2018

[Issuance of new investment units through a third-party allocation]

Number of new investment units issued:	19,681 units
Amount to be paid in (issue amount):	105,856 yen per unit
Total amount to be paid in (total issue amount):	2,083,351,936 yen
Payment date:	March 20, 2018
Initial date of distribution calculation:	March 1, 2018
Underwriter:	Nomura Securities Co., Ltd.

[Purpose of funding]

The funds raised through the public offering were appropriated for the acquisition of beneficiary rights of real estate in trust and beneficiary rights of solar panels in trust stated below in “2. Acquisition of assets.” All amount of funds raised through the third-party allocation were appropriated to repay a short-term loan on March 30, 2018 before its original repayment date of February 28, 2019.

2. Acquisition of assets

GLP J-REIT acquired the beneficiary rights of real estate in trust of properties described below. The acquisition price (the purchase price stated in the Sales and Purchase Contract of Beneficiary Rights of Real Estate in Trust or the Price Agreement associated to the Contract) does not include other acquisition related costs such as direct expenses for acquisition, property-related taxes and consumption taxes.

Property name	Acquisition date	Location	Seller	Acquisition price (Million yen)
GLP Urayasu	March 1, 2018	Urayasu, Chiba	Sumitomo Mitsui Finance and Leasing Company, Limited	7,440
GLP Funabashi II		Funabashi, Chiba		7,789
GLP Misato		Misato, Saitama		16,939
GLP Maishima I		Osaka, Osaka		19,390
GLP Soja I		Soja, Okayama	Soja Logistics Special Purpose Company	12,800
GLP Soja II		Soja, Okayama	Soja Two Logistics Special Purpose Company	12,700
Total	—	—	—	77,060

In addition, GLP J-REIT acquired the beneficiary rights of solar panels in trust of properties described below. The acquisition price (the purchase price stated in the Sales and Purchase Contract of Beneficiary Rights of Real Estate in Trust) does not include other acquisition related costs such as direct expenses for acquisition, property-related taxes and consumption taxes.

Property name	Acquisition date	Location	Seller	Acquisition price (Million yen)
GLP Akishima	March 1, 2018	Akishima, Tokyo	GLP Solar Special Purpose Company	395
GLP Misato II		Misato, Saitama		268
GLP Urayasu III		Urayasu, Chiba		560
GLP Tokyo II		Koto, Tokyo		273
GLP Sugito		Kita-Katsushika, Saitama		171
GLP Maishima II		Osaka, Osaka		318
GLP Amagasaki		Amagasaki, Hyogo		463
GLP Fukusaki		Kanzaki, Hyogo		288

Property name	Acquisition date	Location	Seller	Acquisition price (Million yen)
GLP Fukaehama		Kobe, Hyogo		328
GLP Tomiya	March 1, 2018	Tomiya, Miyagi	GLP Solar Special Purpose Company	282
GLP Kiyama		Miyaki, Saga		518
GLP Komaki		Komaki, Aichi		448
GLP Tosu I		Tosu, Saga		678
Total	—	—	—	4,990

3. Additional borrowings

GLP J-REIT obtained bank loans to acquire specified asset and related costs as stated in “2. Acquisition of assets” above and to refinance bank loans.

Lender	Loan amount (Million yen)	Interest rate	Loan execution date	Repayment date	Repayment method	Collateral
Sumitomo Mitsui Banking Corporation, The Bank of Tokyo-Mitsubishi UFJ, Ltd., Mizuho Bank, Ltd., Mitsubishi UFJ Trust and Banking Corporation, Citibank, N.A., Tokyo Branch, Development Bank of Japan Inc., The Norinchukin Bank, Resona Bank, Limited, Sumitomo Mitsui Trust Bank, Limited, and Shinsei Bank, Limited	1,140	JBA yen 1month TIBOR + 0.15%	March 1, 2018	February 28, 2019 (Note 1)	Lump-sum repayment on repayment date	Unsecured not guaranteed
	3,170	JBA yen 3month TIBOR + 0.175% (Note 2)		September 1, 2021		
	10,130	JBA yen 3month TIBOR + 0.195% (Note 3)		February 28, 2023		
	6,000	JBA yen 3month TIBOR + 0.205% (Note 4)		February 29, 2024		
	3,170	JBA yen 3month TIBOR + 0.25% (Note 5)		February 27, 2026		
	3,160	JBA yen 3month TIBOR + 0.375% (Note 6)		February 29, 2028		
Total	26,770	—	—	—	—	—

(Note 1) This loan was fully repaid on March 30, 2018 before its original repayment date using funds raised through the third-party allocation.

(Note 2) GLP J-REIT entered into an interest rate swap agreement on February 26, 2018 and the interest rate has been substantially fixed at 0.2932%.

(Note 3) GLP J-REIT entered into an interest rate swap agreement on February 26, 2018 and the interest rate has been substantially fixed at 0.34245%.

(Note 4) GLP J-REIT entered into an interest rate swap agreement on February 26, 2018 and the interest rate has been

substantially fixed at 0.383%.

(Note 5) GLP J-REIT entered into an interest rate swap agreement on February 26, 2018 and the interest rate has been substantially fixed at 0.4984%.

(Note 6) GLP J-REIT entered into an interest rate swap agreement on February 26, 2018 and the interest rate has been substantially fixed at 0.71%.

(9) 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 22, 2013	Distributions in excess of retained earnings (a refund of investment)	—	1,837,700	(154)	107,347	(Note 2)
September 26, 2013	Public offering	249,955	2,087,655	22,179	129,527	(Note 3)
October 16, 2013	Issuance of new units through allocation to a third party	10,045	2,097,700	891	130,418	(Note 4)
November 19, 2013	Distributions in excess of retained earnings (a refund of investment)	—	2,097,700	(475)	129,942	(Note 5)
May 19, 2014	Distributions in excess of retained earnings (a refund of investment)	—	2,097,700	(526)	129,415	(Note 6)
September 1, 2014	Public offering	281,709	2,379,409	30,973	160,389	(Note 7)
September 24, 2014	Issuance of new units through allocation to a third party	11,322	2,390,731	1,244	161,633	(Note 8)
November 19, 2014	Distributions in excess of retained earnings (a refund of investment)	—	2,390,731	(593)	161,040	(Note 9)
May 19, 2015	Distributions in excess of retained earnings (a refund of investment)	—	2,390,731	(698)	160,342	(Note 10)
September 1, 2015	Public offering	197,594	2,588,325	21,784	182,126	(Note 11)
September 25, 2015	Issuance of new units through allocation to a third party	5,459	2,593,784	601	182,728	(Note 12)
November 17, 2015	Distributions in excess of retained earnings (a refund of investment)	—	2,593,784	(707)	182,020	(Note 13)
May 17, 2016	Distributions in excess of retained earnings (a refund of investment)	—	2,593,784	(778)	181,242	(Note 14)
September 1, 2016	Public offering	247,507	2,841,291	28,561	209,804	(Note 15)

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	
September 27, 2016	Issuance of new units through allocation to a third party	11,787	2,853,078	1,360	211,164	(Note 16)
November 16, 2016	Distributions in excess of retained earnings (a refund of investment)	—	2,853,078	(770)	210,393	(Note 17)
May 16, 2017	Distributions in excess of retained earnings (a refund of investment)	—	2,853,078	(867)	209,526	(Note 18)
November 14, 2017	Distributions in excess of retained earnings (a refund of investment)	—	2,853,078	(861)	208,665	(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 16, 2013, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment) of 84 yen per unit for the 2nd Fiscal Period (the period ended February 28, 2013). The payment of distributions was commenced on May 22, 2013.
- (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 88,735 yen or the offer price of 91,942 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 88,735 yen.
- (Note 5) At the Board of Directors' Meeting held on October 16, 2013, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment) of 259 yen per unit for the 3rd Fiscal Period (the period ended August 31, 2013). The payment of distributions was commenced on November 19, 2013.
- (Note 6) At the Board of Directors' Meeting held on April 15, 2014, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment) of 251 yen per unit for the 4th Fiscal Period (the period ended February 28, 2014). The payment of distributions was commenced on May 19, 2014.
- (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 109,947 yen or the offer price of 113,827 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 109,947 yen.
- (Note 9) At the Board of Directors' Meeting held on October 15, 2014, it was resolved that GLP J-REIT would make distributions in excess of retained earnings (a refund of investment) of 283 yen per unit for the 5th Fiscal Period (the period ended August 31, 2014). The payment of distributions was commenced on November 19, 2014.
- (Note 10) 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 11) 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 12) 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 13) 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 14) 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 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 115,398 yen or the offer price of 119,357 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 115,398 yen.

(Note 17) 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 18) 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 19) 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.

4. Changes in Directors and Officers

Changes in directors and officers are disclosed on a timely basis, when the contents for disclosure are determined.

5. Reference Information

(1) Investment Status

Type of asset	Area (Note 1)	Prior Period August 31, 2017		Current Period February 28, 2018	
		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)	Tokyo metropolitan area	278,247	62.9	281,587	63.7
	Greater Osaka area	78,578	17.8	78,088	17.7
	Other	67,126	15.2	66,681	15.1
Sub Total		423,952	95.8	426,357	96.5
Deposits and other assets		18,584	4.2	15,587	3.5
Total assets (Notes 5 and 6)		442,537 [423,952]	100.0 [95.8]	441,944 [426,357]	100.0 [96.5]

	Amount (Million yen)	As a ratio to total assets (%) (Note 3)	Amount (Million yen)	As a ratio to total assets (%) (Note 3)
Total liabilities (Note 5)	226,616	51.2	226,889	51.3
Total net assets (Note 5)	215,920	48.8	215,055	48.7

(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 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 Tokyo metropolitan area includes the book value of vehicles.

(Note 5) The book value is stated for “total assets”, “total liabilities” and “total net assets”.

(Note 6) The figures in square brackets represent the holding properties portion to total assets.

(2) Portfolio Overview

The following table summarizes the beneficiary rights of real estate in trust or the real estate properties in trust and the OTA Assets (Note 9) held by GLP J-REIT at the fiscal period end. Each figure in this table is the information as of February 28, 2018 unless otherwise stated.

Property number	Property name	Acquisition price (Million yen) (Note 1)	Book value (Million yen)	Appraisal value (Million yen) (Note 2)	Share (%) (Note 3)	Leasable area (m ²) (Note 4)	Leased area (m ²) (Note 5)	Occupancy ratio (%) (Note 6)	Number of tenants (Note 7)
Tokyo-1	GLP Tokyo	22,700	21,778	28,900	5.1	56,105.95	56,105.95	100.0	5
Tokyo-2	GLP Higashi-Ogishima	4,980	4,937	6,930	1.1	34,582.00	34,582.00	100.0	1
Tokyo-3	GLP Akishima	7,160	6,998	9,110	1.6	27,356.63	27,356.63	100.0	3
Tokyo-4	GLP Tomisato	4,990	4,633	5,900	1.1	27,042.59	27,042.59	100.0	1
Tokyo-5	GLP Narashino II	15,220	14,623	20,100	3.4	101,623.59	101,623.59	100.0	2
Tokyo-6	GLP Funabashi	1,720	1,904	2,060	0.4	10,465.03	10,465.03	100.0	1
Tokyo-7	GLP Kazo	11,500	10,653	14,100	2.6	76,532.71	76,532.71	100.0	1
Tokyo-8	GLP Fukaya	2,380	2,232	2,890	0.5	19,706.00	19,706.00	100.0	1
Tokyo-9	GLP Sugito II	19,000	17,745	24,400	4.3	101,272.40	100,345.84	99.1	5
Tokyo-10	GLP Iwatsuki	6,940	6,544	8,660	1.6	31,839.99	31,839.99	100.0	1
Tokyo-11	GLP Kasukabe	4,240	3,908	5,150	1.0	18,460.73	18,460.73	100.0	1
Tokyo-12	GLP Koshigaya II	9,780	9,327	13,200	2.2	43,533.28	43,533.28	100.0	2
Tokyo-13	GLP Misato II	14,600	14,000	19,200	3.3	59,208.59	59,208.59	100.0	2
Tokyo-14	GLP Tatsumi	4,960	4,837	6,430	1.1	12,925.58	12,925.58	100.0	1
Tokyo-15	GLP Hamura	7,660	7,431	9,420	1.7	40,277.93	40,277.93	100.0	1
Tokyo-16	GLP Funabashi III	3,050	3,018	4,130	0.7	18,281.84	18,281.84	100.0	1
Tokyo-17	GLP Sodegaura	6,150	5,825	7,940	1.4	45,582.06	45,582.06	100.0	1
Tokyo-18	GLP Urayasu III	18,200	17,627	21,200	4.1	64,198.11	64,198.11	100.0	2
Tokyo-19	GLP Tatsumi IIa	6,694	6,640	8,300	1.5	17,108.52	17,108.52	100.0	1
Tokyo-21	GLP Tokyo II	36,100	35,185	41,200	8.2	79,073.21	79,073.21	100.0	6
Tokyo-22	GLP Okegawa	2,420	2,374	2,740	0.5	17,062.92	17,062.92	100.0	1
Tokyo-23	GLP Shinkiba	11,540	11,546	12,800	2.6	18,341.73	18,341.73	100.0	1
Tokyo-24	GLP Narashino	5,320	5,300	5,560	1.2	23,548.03	23,548.03	100.0	3
Tokyo-26	GLP Sugito	8,310	8,205	9,910	1.9	58,918.12	58,918.12	100.0	1
Tokyo-27	GLP Matsudo	2,356	2,432	2,840	0.5	14,904.60	14,904.60	100.0	1
Tokyo-28	GLP-MFLP Ichikawa Shiohama (Note 8)	15,500	15,402	16,750	3.5	50,813.07	50,813.07	100.0	5
Tokyo-29	GLP Atsugi II	21,100	20,853	23,200	4.8	74,176.27	74,176.27	100.0	2
Tokyo-30	GLP Yoshimi	11,200	11,050	11,600	2.5	62,362.89	62,362.89	100.0	1
Tokyo-31	GLP Noda-Yoshiharu	4,496	4,563	5,260	1.0	26,631.40	26,631.40	100.0	1
Osaka-1	GLP Hirakata	4,750	4,602	6,250	1.1	29,829.56	29,829.56	100.0	1
Osaka-2	GLP Hirakata II	7,940	7,517	9,210	1.8	43,283.01	43,283.01	100.0	1
Osaka-3	GLP Maishima II	8,970	8,096	11,600	2.0	56,511.10	56,511.10	100.0	1
Osaka-4	GLP Tsumori	1,990	1,999	2,330	0.4	16,080.14	16,080.14	100.0	1
Osaka-5	GLP Rokko	5,160	5,050	5,980	1.2	39,339.00	39,339.00	100.0	1
Osaka-6	GLP Amagasaki	24,500	23,134	28,600	5.5	110,224.41	110,224.41	100.0	7
Osaka-7	GLP Amagasaki II	2,040	1,964	2,290	0.5	12,342.95	12,342.95	100.0	1
Osaka-8	GLP Nara	2,410	2,132	2,940	0.5	19,545.35	19,545.35	100.0	1

Property number	Property name	Acquisition price (Million yen) (Note 1)	Book value (Million yen)	Appraisal value (Million yen) (Note 2)	Share (%) (Note 3)	Leasable area (m ²) (Note 4)	Leased area (m ²) (Note 5)	Occupancy ratio (%) (Note 6)	Number of tenants (Note 7)
Osaka-9	GLP Sakai	2,000	1,852	2,230	0.5	10,372.10	10,372.10	100.0	1
Osaka-10	GLP Rokko II	3,430	3,208	4,300	0.8	20,407.30	20,407.30	100.0	1
Osaka-11	GLP Kadoma	2,430	2,434	3,170	0.5	12,211.73	12,211.73	100.0	1
Osaka-12	GLP Seishin	1,470	1,438	1,640	0.3	9,533.88	9,533.88	100.0	1
Osaka-13	GLP Fukusaki	3,640	3,386	4,170	0.8	24,167.83	24,167.83	100.0	1
Osaka-14	GLP Kobe-Nishi	7,150	6,856	7,620	1.6	35,417.31	35,417.31	100.0	1
Osaka-15	GLP Fukaehama	4,470	4,413	4,580	1.0	19,386.00	19,386.00	100.0	1
Other-1	GLP Morioka	808	775	878	0.2	10,253.80	10,253.80	100.0	1
Other-2	GLP Tomiya	2,820	2,705	3,310	0.6	20,466.98	20,466.98	100.0	1
Other-3	GLP Koriyama I	4,100	3,724	4,580	0.9	24,335.96	24,335.96	100.0	1
Other-4	GLP Koriyama III	2,620	2,645	2,760	0.6	27,671.51	27,671.51	100.0	4
Other-5	GLP Tokai	6,210	5,893	7,740	1.4	32,343.31	32,343.31	100.0	1
Other-6	GLP Hayashima	1,190	1,203	1,350	0.3	13,574.58	13,574.58	100.0	1
Other-7	GLP Hayashima II	2,460	2,232	2,870	0.6	14,447.48	14,447.48	100.0	1
Other-8	GLP Kiyama	4,760	4,228	5,500	1.1	23,455.96	23,455.96	100.0	1
Other-10	GLP Sendai	5,620	5,332	6,690	1.3	37,256.23	37,256.23	100.0	1
Other-11	GLP Ebetsu	1,580	1,454	2,220	0.4	18,489.25	18,489.25	100.0	1
Other-12	GLP Kuwana	3,650	3,409	4,420	0.8	20,402.12	20,402.12	100.0	1
Other-13	GLP Hatsukaichi	1,980	1,866	2,440	0.4	10,981.89	10,981.89	100.0	1
Other-14	GLP Komaki	10,300	9,892	12,700	2.3	52,709.97	52,709.97	100.0	2
Other-15	GLP Ogimachi	1,460	1,465	1,620	0.3	13,155.28	13,155.28	100.0	1
Other-16	GLP Hiroshima	3,740	3,630	4,170	0.8	21,003.04	21,003.04	100.0	2
Other-17	GLP Fukuoka	1,520	1,475	1,720	0.3	14,641.22	14,641.22	100.0	1
Other-19	GLP Tosu I	9,220	8,880	10,500	2.1	74,860.38	74,860.38	100.0	1
Other-20	GLP Tomiya IV	5,940	5,865	6,370	1.3	32,562.60	32,562.60	100.0	1
Total portfolio		442,594	426,357	528,628	100.0	2,153,199.01	2,152,272.45	99.9	99

Property number	Property name	Acquisition price (Planned) (Million yen)	Book value (Million yen)	Appraisal value (Million yen) (Note 2)	Share (%) (Note 3)	Leasable area (m ²) (Note 4)	Leased area (m ²) (Note 5)	Occupancy ratio (%) (Note 6)	Number of tenants (Note 7)
OTA Assets (Note 9)									
Tokyo-32	GLP Urayasu	7,440 (Note 10)	—	7,540	—	25,839.60	25,839.60	100.0	1
Tokyo-33	GLP Funabashi II	7,789 (Note 10)	—	8,130	—	34,699.09	34,349.01	99.0	1
Tokyo-34	GLP Misato	16,939 (Note 10)	—	17,700	—	46,892.00	46,892.00	100.0	1
Osaka-16	GLP Maishima I	19,390 (Note 10)	—	19,400	—	72,948.78	72,948.78	100.0	1

(Note 1) “Acquisition price” represents the purchase amount (excluding acquisition costs and consumption taxes) of each property or beneficiary right in trust as stated in the Sales and Purchase Contract or the Price Agreement associated to the Contract.

(Note 2) “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. For OTA Assets, the appraisal values as of August 20, 2017 are stated.

- (Note 3) “Share” is the ratio of the acquisition price of each property or property in trust to total acquisition price, and rounded to the first decimal place.
- (Note 4) “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 5) “Leased area” is the total area leased to building tenants in accordance with the relevant lease agreement of each property or property in trust. The figures are rounded down to the second decimal place. When the 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 6) “Occupancy ratio” is rounded to the first decimal place. 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 7) “Number of tenants” represents the total number of building tenants stated on the lease agreement of each property or property in trust.
- (Note 8) GLP-MFLP Ichikawa Shiohama is a property under joint co-ownership which GLP-JREIT holds 50% beneficiary right of real estate in trust. “Leasable area” and “Leased area” stated above are computed by multiplying 50% of the joint co-ownership ratio.
- (Note 9) On August 29, 2017, GLP J-REIT entered into the sale and purchase agreement with Sumitomo Mitsui Finance and Leasing Company, Limited (“SMFL”) to acquire the following assets, which SMFL acquired from GLP Group on the same date: GLP Urayasu, GLP Funabashi II, GLP Misato and GLP Maishima I (“the Assets”). These assets were the RoFL properties held and managed by GLP Group. This agreement allows GLP J-REIT to acquire the Assets at the timing designated by GLP J-REIT within the scheduled acquisition period (after March 1, 2018 to February 28, 2023). The acquisition price is to be reduced in proportion to the seller’s holding period when the acquisition is made after March 1, 2018. GLP J-REIT refers to the arrangement as “Optimal Takeout Arrangement (OTA)” and assets subject to the OTA as “OTA Assets.” GLP J-REIT acquired the Assets all at once on March 1, 2018.
- (Note10) On February 5, 2018, the acquisition price of GLP Urayasu, GLP Funabashi II, GLP Misato and GLP Maishima I was determined to be 7,440 million yen, 7,789 million yen, 16,939 million yen and 19,390 million yen, respectively.

(3) Capital Expenditure for Properties Owned

(a) 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 Narashino II	Narashino, Chiba	Renewal of water chiller/heater, Phase I	From May 2018 to November 2018	150	—	—
GLP Sendai	Sendai, Miyagi	Renovation of East-side exterior walls	From April 2018 to August 2018	59	—	—
GLP Sugito II	Kita-Katsushika, Saitama	FRP waterproofing work on roofs, Phase I	From October 2018 to November 2018	38	—	—
GLP Tokyo	Ota, Tokyo	FRP waterproofing work on roofs, Phase I	From July 2018 to August 2018	25	—	—

Property name	Location	Purpose	Planned period	Estimated construction cost (Million yen)		
				Total amount	Amount paid during the period	Total amount paid
GLP Kasukabe	Kasukabe, Saitama	Roadbed improvement work in the facility yard	From August 2018 to August 2018	22	—	—
GLP Narashino	Narashino, Chiba	Renovation of steel-frame of eaves	From June 2018 to August 2018	22	—	—
GLP Morioka	Shiwa, Iwate	Renewal of vertical conveyor	From July 2018 to August 2018	9	—	—

(b) 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 675 million yen. The total construction cost amounted to 753 million yen, including repair and maintenance of 78 million yen that was accounted for as expenses.

Property name	Location	Purpose	Period	Construction cost (Million yen)
GLP Sendai	Sendai, Miyagi	Installation of emergency power generation under slope	From October 2017 to January 2018	48
GLP Rokko	Kobe, Hyogo	Installation of heat source equipment, Phase II	From October 2017 to November 2017	47
GLP Sugito	Kita-Katsushika, Saitama	LED installation work	From January 2018 to February 2018	44
GLP Kazo	Kazo, Saitama	Renewal of South-side exterior wall sealing for panels	From October 2017 to February 2018	36
GLP Tokyo II	Koto, Tokyo	Construction of new working space	From August 2017 to October 2017	30
GLP Tokyo	Ota, Tokyo	Replacement of high-efficiency lightning equipment	From September 2017 to December 2017	20
Other	—	—	—	448
Total				675

(4) Overview of Property Leasing and Status of Operating Income

The 12h Fiscal Period (From September 1, 2017 to February 28, 2018)

(Unit in amount: Thousand yen)

Property number	Tokyo-1	Tokyo-2	Tokyo-3	Tokyo-4	Tokyo-5	Tokyo-6	Tokyo-7
Property name	GLP Tokyo	GLP Higashi-Ogishima	GLP Akishima	GLP Tomisato	GLP Narashino II	GLP Funabashi	GLP Kazo
Operating dates	181	181	181	181	181	181	181
(1) Property-related revenues	702,511	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)
(2) Property-related expenses	149,959						
Taxes and dues	56,724						
Property and facility management fees	38,479						
Utilities	34,876						
Repair and maintenance	3,879						
Casualty insurance	742						
Others	15,258						
(3) NOI((1)-(2))	552,551	159,615	201,244	137,541	420,521	49,170	326,117
(4) Depreciation	117,099	41,447	25,781	37,835	130,225	15,457	101,151
(5) Loss on disposal of property and equipment	-	-	-	-	-	-	-
(6) Operating income from property leasing ((3)-(4)-(5))	435,451	118,167	175,463	99,706	290,296	33,713	224,965
(7) Capital expenditure	28,379	24,111	19,240	870	42,721	17,253	65,234
(8) NCF((3)-(7))	524,172	135,504	182,004	136,671	377,799	31,917	260,883

Property number	Tokyo-8	Tokyo-9	Tokyo-10	Tokyo-11	Tokyo-12	Tokyo-13	Tokyo-14
Property name	GLP Fukaya	GLP Sugito II	GLP Iwatsuki	GLP Kasukabe	GLP Koshigaya II	GLP Misato II	GLP Tatsumi
Operating dates	181	181	181	181	181	181	181
(1) Property-related revenues	(Note)	682,730	(Note)	(Note)	(Note)	(Note)	(Note)
(2) Property-related expenses		139,556					
Taxes and dues		49,817					
Property and facility management fees		42,459					
Utilities		37,402					
Repair and maintenance		2,702					
Casualty insurance		1,168					
Others		6,006					
(3) NOI((1)-(2))	79,373	543,173	183,883	115,646	268,673	398,360	124,643
(4) Depreciation	29,366	130,947	42,610	36,532	53,594	78,950	15,550
(5) Loss on disposal of property and equipment	-	-	-	-	-	-	-
(6) Operating income from property leasing ((3)-(4)-(5))	50,006	412,225	141,273	79,114	215,078	319,410	109,093
(7) Capital expenditure	4,610	11,265	246	87	3,103	11,487	39
(8) NCF((3)-(7))	74,763	531,908	183,637	115,559	265,570	386,873	124,604

Property number	Tokyo-15	Tokyo-16	Tokyo-17	Tokyo-18	Tokyo-19	Tokyo-21	Tokyo-22
Property name	GLP Hamura	GLP Funabashi III	GLP Sodegaura	GLP Urayasu III	GLP Tatsumi Ila	GLP Tokyo II	GLP Okegawa
Operating dates	181	181	181	181	181	181	181
(1) Property-related revenues	(Note)	(Note)	(Note)	(Note)	(Note)	1,075,024	(Note)
(2) Property-related expenses						241,437	
Taxes and dues						83,620	
Property and facility management fees						62,129	
Utilities						87,385	
Repair and maintenance						2,082	
Casualty insurance						1,067	
Others						5,151	
(3) NOI((1)-(2))	209,932	84,197	189,760	430,210	162,048	833,587	69,019
(4) Depreciation	39,128	20,975	41,201	99,074	20,093	173,718	22,632
(5) Loss on disposal of property and equipment	-	-	-	-	-	-	-
(6) Operating income from property leasing ((3)-(4)-(5))	170,803	63,222	148,559	331,135	141,954	659,868	46,386
(7) Capital expenditure	3,965	-	2,565	23,854	3,940	32,691	15,540
(8) NCF((3)-(7))	205,966	84,197	187,195	406,356	158,108	800,896	53,479

Property number	Tokyo-23	Tokyo-24	Tokyo-26	Tokyo-27	Tokyo-28	Tokyo-29	Tokyo-30
Property name	GLP Shinkiba	GLP Narashino	GLP Sugito	GLP Matsudo	GLP-MFLP Ichikawa Shiohama	GLP Atsugi II	GLP Yoshimi
Operating dates	181	181	181	181	181	181	181
(1) Property-related revenues	(Note)	167,281	(Note)	(Note)	472,888	(Note)	(Note)
(2) Property-related expenses		29,756			84,224		
Taxes and dues		8,691			37,117		
Property and facility management fees		8,323			26,030		
Utilities		7,412			18,319		
Repair and maintenance		1,251			598		
Casualty insurance		216			621		
Others		3,861			1,537		
(3) NOI((1)-(2))	260,674	137,524	192,520	56,262	388,663	470,244	280,335
(4) Depreciation	34,802	22,829	42,256	12,015	64,110	115,183	74,127
(5) Loss on disposal of property and equipment	-	-	-	-	-	-	-
(6) Operating income from property leasing ((3)-(4)-(5))	225,871	114,694	150,264	44,247	324,553	355,060	206,207
(7) Capital expenditure	28,967	11,010	54,158	8,256	879	-	-
(8) NCF((3)-(7))	231,707	126,514	138,361	48,006	387,784	470,244	280,335

Property number	Tokyo-31	Osaka-1	Osaka-2	Osaka-3	Osaka-4	Osaka-5	Osaka-6
Property name	GLP Noda-Yoshiharu	GLP Hirakata	GLP Hirakata II	GLP Maishima II	GLP Tsumori	GLP Rokko	GLP Amagasaki
Operating dates	181	181	181	181	181	181	181
(1) Property-related revenues	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)	832,421
(2) Property-related expenses							188,744
Taxes and dues							71,159
Property and facility management fees							45,692
Utilities							58,184
Repair and maintenance							2,221
Casualty insurance							1,256
Others							10,230
(3) NOI((1)-(2))	132,700	163,062	223,073	261,517	66,664	145,393	643,676
(4) Depreciation	30,388	23,611	47,699	91,108	7,724	30,465	157,360
(5) Loss on disposal of property and equipment	-	-	-	-	-	-	-
(6) Operating income from property leasing ((3)-(4)-(5))	102,312	139,450	175,373	170,408	58,939	114,928	486,316
(7) Capital expenditure	240	4,822	7,895	3,715	-	53,263	8,008
(8) NCF((3)-(7))	132,460	158,240	215,178	257,802	66,664	92,130	635,668

Property number	Osaka-7	Osaka-8	Osaka-9	Osaka-10	Osaka-11	Osaka-12	Osaka-13
Property name	GLP Amagasaki II	GLP Nara	GLP Sakai	GLP Rokko II	GLP Kadoma	GLP Seishin	GLP Fukusaki
Operating dates	181	181	181	181	181	181	181
(1) Property-related revenues	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)
(2) Property-related expenses							
Taxes and dues							
Property and facility management fees							
Utilities							
Repair and maintenance							
Casualty insurance							
Others							
(3) NOI((1)-(2))	63,490	84,068	58,174	117,003	80,400	45,541	111,632
(4) Depreciation	11,772	32,948	16,125	27,442	11,444	11,496	40,902
(5) Loss on disposal of property and equipment	-	-	-	-	-	-	-
(6) Operating income from property leasing ((3)-(4)-(5))	51,717	51,120	42,048	89,560	68,956	34,045	70,729
(7) Capital expenditure	1,883	2,744	-	-	15,206	6,000	5,490
(8) NCF((3)-(7))	61,607	81,324	58,174	117,003	65,194	39,541	106,142

Property number	Osaka-14	Osaka-15	Other-1	Other-2	Other-3	Other-4	Other-5
Property name	GLP Kobe-Nishi	GLP Fukaehama	GLP Morioka	GLP Tomiya	GLP Koriyama I	GLP Koriyama III	GLP Tokai
Operating dates	181	181	181	181	181	181	181
(1) Property-related revenues	(Note)	(Note)	(Note)	(Note)	(Note)	128,324	(Note)
(2) Property-related expenses						30,894	
Taxes and dues						11,837	
Property and facility management fees						7,131	
Utilities						9,639	
Repair and maintenance						1,293	
Casualty insurance						268	
Others						725	
(3) NOI((1)-(2))	186,021	111,217	29,462	83,842	126,261	97,429	178,670
(4) Depreciation	58,704	29,765	13,868	24,820	41,891	26,728	37,610
(5) Loss on disposal of property and equipment	-	-	-	-	-	-	-
(6) Operating income from property leasing ((3)-(4)-(5))	127,316	81,451	15,593	59,022	84,369	70,701	141,060
(7) Capital expenditure	-	-	5,760	8,080	2,680	13,602	9,775
(8) NCF((3)-(7))	186,021	111,217	23,702	75,762	123,581	83,827	168,895

Property number	Other-6	Other-7	Other-8	Other-10	Other-11	Other-12	Other-13
Property name	GLP Hayashima	GLP Hayashima II	GLP Kiyama	GLP Sendai	GLP Ebetsu	GLP Kuwana	GLP Hatsukaichi
Operating dates	181	181	181	181	181	181	181
(1) Property-related revenues	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)
(2) Property-related expenses							
Taxes and dues							
Property and facility management fees							
Utilities							
Repair and maintenance							
Casualty insurance							
Others							
(3) NOI((1)-(2))	44,121	63,781	138,622	175,302	59,868	122,274	66,837
(4) Depreciation	7,779	23,673	54,290	47,529	19,337	29,502	14,911
(5) Loss on disposal of property and equipment	-	-	-	-	-	-	-
(6) Operating income from property leasing ((3)-(4)-(5))	36,342	40,108	84,331	127,772	40,530	92,772	51,926
(7) Capital expenditure	878	560	1,990	50,103	3,881	-	-
(8) NCF((3)-(7))	43,243	63,221	136,632	125,198	55,987	122,274	66,837

Property number	Other-14	Other-15	Other-16	Other-17	Other-19	Other-20
Property name	GLP Komaki	GLP Ogimachi	GLP Hiroshima	GLP Fukuoka	GLP Tosu I	GLP Tomiya IV
Operating dates	181	181	181	181	181	181
(1) Property-related revenues	(Note)	(Note)	(Note)	(Note)	(Note)	(Note)
(2) Property-related expenses						
Taxes and dues						
Property and facility management fees						
Utilities						
Repair and maintenance						
Casualty insurance						
Others						
(3) NOI((1)-(2))	280,223	45,411	117,820	50,253	250,298	171,339
(4) Depreciation	63,930	19,269	27,784	13,708	84,720	45,703
(5) Loss on disposal of property and equipment	-	-	-	-	-	-
(6) Operating income from property leasing ((3)-(4)-(5))	216,293	26,141	90,035	36,545	165,578	125,636
(7) Capital expenditure	11,661	467	6,530	8,128	16,055	11,821
(8) NCF((3)-(7))	268,562	44,944	111,290	42,125	234,243	159,518

(Note) Disclosure is omitted as the tenants' consents have not been obtained.