


Asset Management Report

Aug 2016 Fiscal Period



<Notice>

We invite you to view the webcast by President and CFO Yoji Tatsumi of GLP Japan Advisors Inc. (the asset manager) on the results for the August 2016 fiscal period.
He will also appear in the IR section *Asazai Kyo no Issha of Asaichi Market Square Asazai* on Radio Nikkei 1.

Webcast of results		Access available from this QR code 
GLP J-REIT (Presentation of results for the August 2016 fiscal period)		
Date and time	7 p.m. to 8 p.m., November 29 (Tue), 2016	
Presenter	Yoji Tatsumi, President and CFO, GLP Japan Advisors Inc.	



IR section <i>Asazai Kyo no Issha of Asaichi Market Square Asazai</i> , Radio Nikkei 1	
Date and time	8:40 a.m. to 9:00 a.m., December 14 (Wed), 2016
Presenter	Yoji Tatsumi, President and CFO, GLP Japan Advisors Inc.

*The two above-mentioned programs will be broadcast in Japanese only.



9th Fiscal Period

(from March 1 to August 31, 2016)

GLP J-REIT

1-5-2, Higashi-Shimbashi, Minato-ku, Tokyo 105-7104, Japan <http://www.glpjreit.com/english/>

Dividend per unit (Aug 2016 actual)

2,321 yen

(including an optimal payable distribution of 297 yen)

Dividend per unit (Feb 2017 forecast)

2,479 yen

(including an optimal payable distribution of 306 yen)

Total assets (acquisition price base)

442.8 bn yen

(Note) as of Sep 1, 2016

Occupancy (as of Aug 31, 2016)

99.2%

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To Our Unitholders

On behalf of GLP J-REIT, I am pleased to present the financial results of the ninth fiscal period ended August 2016.

In terms of portfolio management, GLP J-REIT achieved strong performance through finely-tuned services that met customers' needs, including maintained or increased rent for all rent contracts that expired during the ninth period on the back of growing demand for modern logistics facilities for the eighth consecutive fiscal periods since its listing. During the ninth period, we conducted no acquisition and sale of our properties.

In terms of finance, GLP J-REIT repaid 2,300 million yen of bank borrowings on May 25, 2016, using cash on hand and proceeds received as the consumption tax refund for the fiscal period ended February 29, 2016. In addition, on June 30, 2016, GLP J-REIT renewed the commitment line agreement of 6,000 million yen, and ensured flexible and stable financing for future acquisitions, repayments of borrowings, redemptions of investment corporation bonds and refund of security deposits.

In the ninth period, we experienced an increase in expenses as we began to record real estate tax for the six properties acquired in 2015 as expenses (117 million yen), as well as a decrease in operating revenue due to the lack of gain on sale of assets (80 million yen) posted in the eighth period. This entailed a 68 yen decrease^(Note 1) in dividend per unit; however, these adverse effects were reduced to a minimum due to the above measures.

As a result, the ninth period ended with operating revenues of 12,278 million yen, ordinary income of 5,252 million yen, and net income of 5,250 million yen. Reflecting the above performance, the total dividend for the ninth period is 2,321 yen per unit, comprised of a dividend of 2,024 yen per unit and an optimal payable distribution per unit of 297 yen.

Furthermore, in September 2016, which is in the tenth period (ending February 2017), GLP J-REIT raised 29,922 million yen through its fourth offering subsequent to its IPO. Together with new borrowings, the proceeds were used to acquire five properties for 58,210 million yen^(Note 2) from the GLP Group^(Note 3). As a result, GLP J-REIT's portfolio value after the acquisition grew by 112% since its listing, to 442,854 million yen^(Note 4) for 63 properties, making it one of the largest portfolios as a logistics REIT^(Note 4). Due to the above acquisition, we expect income from property leasing to increase, leading to our operating revenue forecast of 14,015 million yen and dividend per unit of 2,479 yen for the tenth period.

Adjusted EPU (stabilized EPU after adjustment), following the above offering and new acquisitions, grew 32.0% since its listing, while NAV (Net Asset Value) per unit increased 62.9% from the end of the second fiscal period ended February 2013, which immediately followed its listing, thereby enhancing our unitholders' value, which is our primary goal.

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

I thank you for your ongoing support.



Yoji Tatsumi
Executive Director, GLP J-REIT
President and CFO, GLP Japan Advisors Inc.

(Note 1) Based on the amount of the gain on sale of assets (80 million yen) posted in the eighth period minus non-deductible consumption taxes and other expenses related to the sale.

(Note 2) Based on acquisition price.

(Note 3) Global Logistics Properties Limited ("GLP"), the parent company of GLP J-REIT's sponsor, and its group companies are hereinafter collectively referred to as the "GLP Group."

(Note 4) "Logistics REIT" in this document refers to a Japanese listed investment corporation that owns 95% or more of logistics facilities on an acquisition price basis. As of the date of this document, Japan Logistics Fund, Inc., Nippon Prologis REIT, Inc., LaSalle LOGIPORT REIT, Mitsui Fudosan Logistics Park Inc., and GLP J-REIT fall under this category. The same applies hereafter.



Yoji Tatsumi
Executive Director
GLP J-REIT

Overview of GLP

Investment in Modern Logistics Facilities

- Top-tier asset size** among logistics J-REITs **442.8** bn yen^(Note 1)
- Industry-leading sponsor** **Largest logistics AUM in Japan**
- Largest sponsor pipeline** among logistics J-REITs **3.2** mm sqm^(Note 2)
- Robust internal growth** Avg. occupancy since IPO^(Note 3) **99%** Most recent rent increase^(Note 4) **11%**
- Financial Soundness** JCR credit rating **AA** (Stable)

(Note 1) "Asset size" is based on the acquisition price as of September 1, 2016.

(Note 2) "Sponsor pipeline" is the total gross floor area for "Right-of-First-Look" properties as well as properties owned by JV funds as of the end of June 2016. However, the properties newly acquired as of September 1, 2016 is excluded.

(Note 3) "Avg. occupancy since IPO" is the weighted average occupancy calculated by dividing the total leased area for each property by the total leasable area at the end of every month during the term since the IPO to August 2016, and rounded off to the nearest whole number.

(Note 4) Average rent growth of leases signed with increased rent for the February 2016 (8th) and August 2016 (9th) fiscal period, rounded off to the nearest whole number.

Investment Target

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

Large scale	Gross floor area: 10,000 sqm or more	High functionality	(For more than 50% of the gross floor area) Floor-to-ceiling height: 5.5 meters or more Floor load tolerance: 1.5 tons/sqm or more
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(Note) Third-party logistics ("3PL") operators provide partial or complete supply chain management services for corporate clients. Typically, 3PL companies provide unified services for operational, storage and transportation processes that can be adjusted and customized to fit the needs of individual clients in response to relevant market trends, including regarding user demand and delivery service requests.

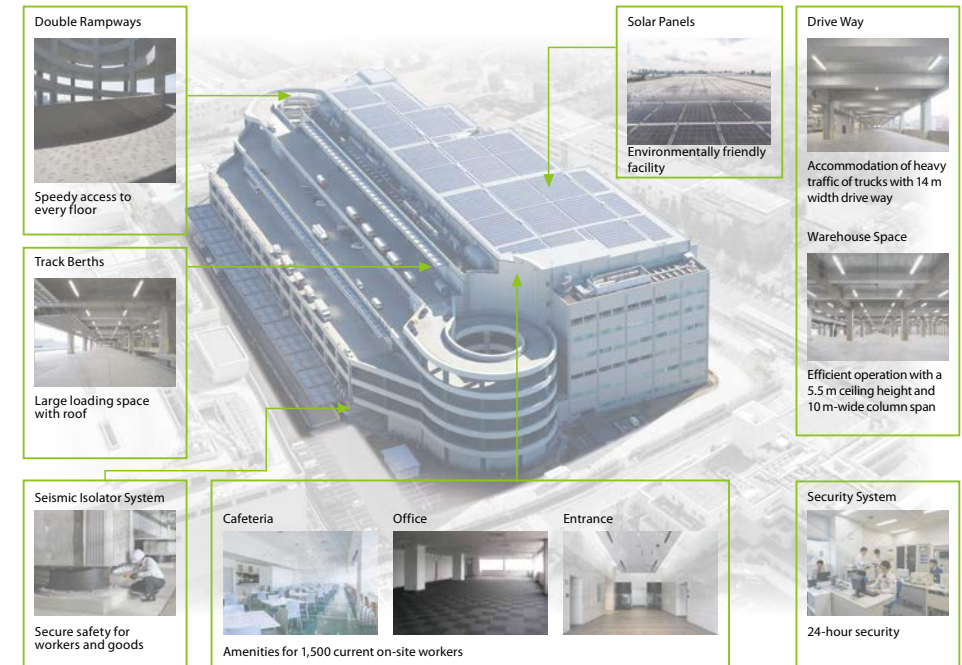
Investment Areas

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

Investment percentage by location (based on acquisition price)

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

State-of-the-art Modern Logistics Facility (Example: GLP Tokyo II)

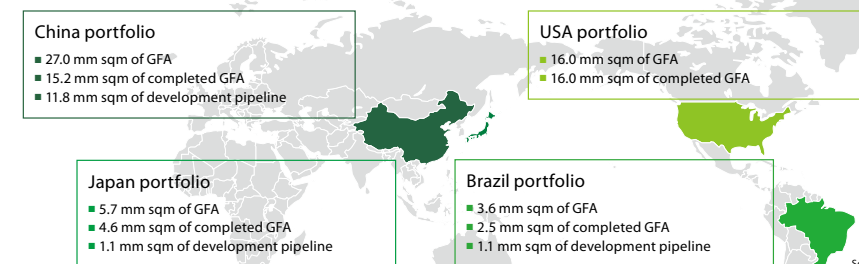


Utilization of the GLP Group's Value Chain

The GLP Group provides a variety of logistics facility-related solutions, ranging from acquisition, development, investment, operation and leasing to property management and consulting, utilizing experience developed through its portfolio management in Japan, China, Brazil and the USA, thereby building an efficient value chain within the group. In addition, the asset management company and the GLP Group entered a Right-of-First-Look Agreement between the asset management company and the GLP for 17 properties (gross floor area of 0.9 mm square meters^(Note)), which will serve as a tool for expanding our asset portfolio.

(Note) As of end of June 2016. However, excludes properties acquired as of September 1, 2016.

GLP Group's global operation (as of June 30, 2016)



Enhancement of Unitholders' Value

GLP J-REIT acquired five properties in September 2016 using funds from its fourth follow-on offering subsequent to its IPO (29,922 million yen) as well as borrowings.

Quality Portfolio Mainly Consisting of GLP Group-developed Properties

Acquisition price **58.2** bn yen Avg. NOI yield^(Note 1) **4.9**% WALE^(Note 2) **11.0** years Avg. building age^(Note 3) **3.4** years Occupancy rate (Contracted)^(Note 4) **100**%

(Note 1) "NOI yield" indicates the percentage of NOI to the acquisition price based on NOI evaluated by the direct capitalization method in the appraisal report ("average NOI yield" represents the percentage weight-averaged by acquisition price).

(Note 2) "WALE" represents the remaining period until lease expiry weight-averaged by leased area as of the end of July 1, 2016, based on lease contracts effective as of the same date.

(Note 3) "Average building age" is the period from the registered date of completion of the main building of the acquired properties, in principle, as of July 1, 2016 to the same date, weight-averaged by acquisition price.

(Note 4) "Occupancy rate (Contracted)" is the percentage of contractually agreed leased area, including areas for which prospective tenants have concluded lease agreements to move in, as of July 1, 2016, to the leasable floor area of the acquired properties as of the same date.

GLP Atsugi II

RoFL GLP Dev't.

Location Tokyo metropolitan
Acquisition price 21,100 mm yen
NOI yield 4.7%
Leasable floor area 74,176 m²



GLP-MFLP Ichikawa Shiohama

JV Fund GLP Dev't.



Location Tokyo metropolitan
Acquisition price 15,500 mm yen (Co-ownership: 50%)
NOI yield 4.6%
Leasable floor area 101,626 m² (50,813 m²)

GLP Yoshimi

JV Fund GLP Dev't.



Location Tokyo metropolitan
Acquisition price 11,200 mm yen
NOI yield 5.2%
Leasable floor area 62,362 m²

GLP Tomiya IV

RoFL GLP Dev't. Acq.



Location Greater Sendai
Acquisition price 5,940 mm yen
NOI yield 5.6%
Leasable floor area 32,562 m²

GLP Fukaehama

RoFL Acq.



Location Greater Osaka
Acquisition price 4,470 mm yen
NOI yield 5.2%
Leasable floor area 19,386 m²

(Note 1) "GLP Dev't" in the above images means that the property was developed by the GLP Group, consisting of: 1) properties that were developed by the GLP Group; 2) properties that were developed by operators from whom institutional investors that indirectly held a large amount of GLP shares acquired indirectly and that were later acquired by the GLP Group; and 3) properties developed through GLP funds etc. "Acquisition" means that the property was acquired by the GLP Group from outside the group. The annex of GLP Tomiya IV was developed after the GLP Group acquired the property from outside the group.

(Note 2) For "RoFL properties" and "JV Fund properties," see Notes 2 and 3 on page 7.

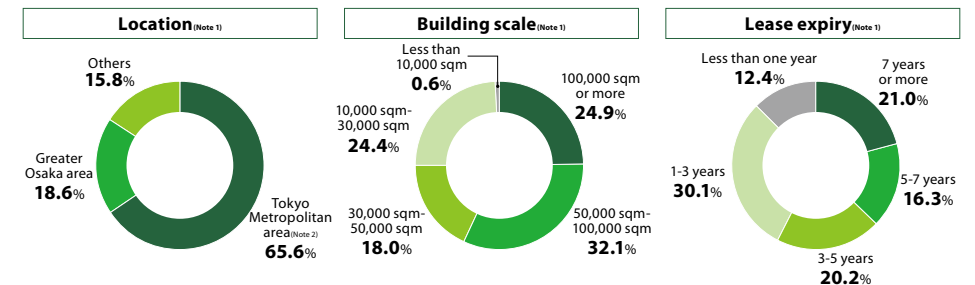
Portfolio Enhancement through Acquisitions

	Feb-end 2016	New properties	After the acquisition of new properties
# of properties	58 properties	5 properties	63 properties
Acquisition price	384.6 bn yen	58.2 bn yen	442.8 bn yen
Avg. NOI yield	5.6%	4.9%	5.5%
WALE	4.5 years	11.0 years	5.0 years
Avg. building age	13.3 years	3.4 years	12.3 years
Occupancy rate ^(Note 2)	99.1%	99.6%	99.2%

(Note 1) "After the acquisition of new properties" represents the status of the portfolio after the acquisition of new properties as of September 1, 2016, using July 1, 2016 as the base date.

(Note 2) "Occupancy rate" is the percentage of total leased area of the buildings as of the base date to the total leasable floor area of the acquired properties as of the same date.

Overview of Portfolio after the Acquisition of New Properties



(Note 1) "Location" and "Building scale" are based on acquisition price, while "Lease expiry" is based on leased area pursuant to lease contracts effective as of July 1, 2016.

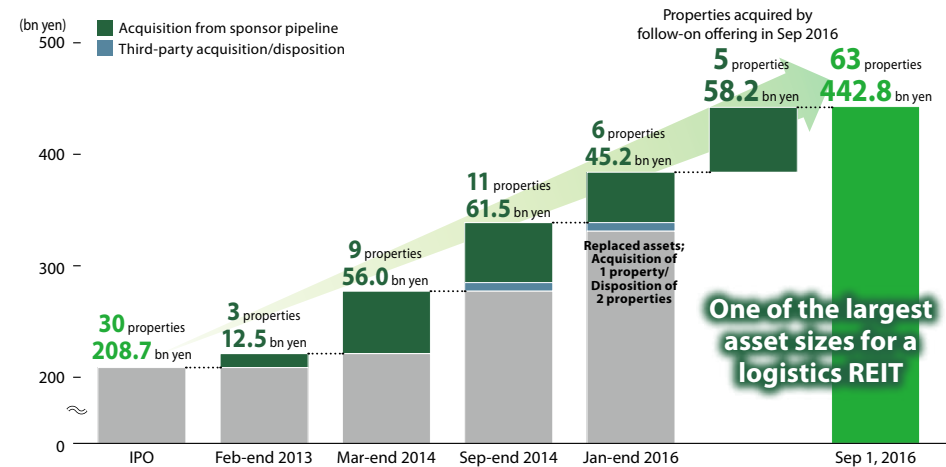
(Note 2) "Tokyo Metropolitan area" represents Tokyo, Kanagawa, Chiba, Saitama, Ibaraki, Tochigi, Gunma and Yamanashi prefectures, "Greater Osaka area" represents Osaka, Hyogo, Kyoto, Shiga, Nara and Wakayama prefectures, and "Others" represents areas other than the above. The same applies hereafter.

* Amounts are rounded down, and percentages are rounded to the first decimal place.

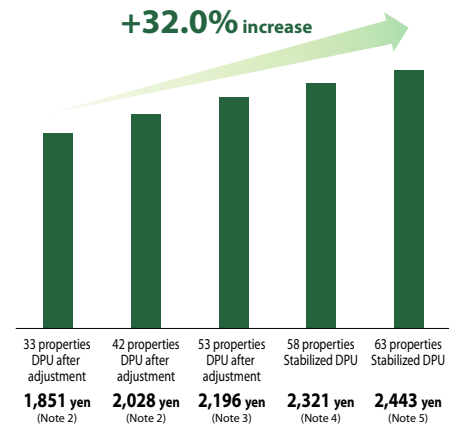
Enhancement of Unitholders' Value

Due to the acquisition of properties in September 2016, GLP J-REIT's asset size reached 442.8 billion yen, representing a 112.2% growth since listing. The accretive finance resulted in an increase in net asset value (NAV) and dividend per unit, thereby increasing unitholders' value.

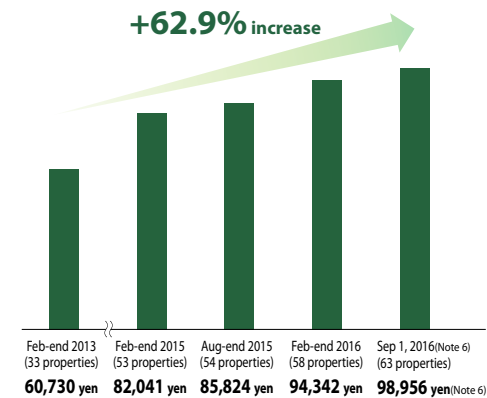
Steady Expansion of the Portfolio



Growth of Dividend per Unit (Note 1)



Achievement of an Increase in NAV per Unit



(Note 1) Stabilized DPU including OPD.
 (Note 2) Adjusted DPU described in "Amendment of Forecast for the Fiscal Period Ending February 28, 2014 and Announcement of Forecast for the Fiscal Period Ending August 31, 2014" dated September 3, 2013.
 (Note 3) Adjusted DPU described in "Amendment of Forecast for the Fiscal Period Ending February 29, 2016 and Announcement of Forecast for the Fiscal Period Ending August 31, 2016" dated August 10, 2015.
 (Note 4) Finalized DPU for the Aug 2016 fiscal period described in "Summary of Financial Results (REIT) for the 9th Fiscal Period Ending August 31, 2016" dated October 13, 2016.
 (Note 5) Forecast DPU for the Aug 2017 fiscal period described in "Summary of Financial Results (REIT) for the 9th Fiscal Period Ending August 31, 2016" dated October 13, 2016.
 (Note 6) Based on GLP J-REIT's Aug-end 2016 fiscal period financial results, unrealized gains for 5 newly acquired properties on September 1, 2016, and IPOs and third offerings implemented in September 2016.

GLP J-REIT will promote a strong external growth strategy, centered around the 17 properties (880,000 square meters) with right-of-first-look (RoFL) owned and operated by the GLP Group (RoFL properties), and the 26 properties (2.35 million square meters) owned by GLP funds (JV Fund properties).

Largest Sponsor Pipeline among Logistics J-REITs



(Note 1) As of June 30, 2016, however, excluding new properties acquired as of September 1, 2016.
 (Note 2) "RoFL" refers to right-of-first-look, which is a contractual right that obliges the sponsor to provide information about sales of properties of GLP Group to GLP J-REIT and undergo exclusive good faith negotiations with GLP J-REIT before negotiating with other parties. The sponsor has no obligation to sell any properties subject to GLP J-REIT's right-of-first-look.
 (Note 3) "JV Fund" refers to GLP Japan Income Partners I, a joint venture established in December 2011 with GLP Group (33.3%), China Investment Corporation (50.0%) and CBRE Global Investment Partners (16.7%) holding equity interest, and GLP Japan Development Venture and GLP Japan Development Venture II, two joint ventures established by GLP Group (50.0%) and CPPIB (Canada Pension Plan Investment Board) (50.0%) in September 2011 and in February 2016, respectively.

Financial Highlights

Financials

	Aug 2016 (from March 1, 2016 to August 31, 2016)	Feb 2017 (forecast) (from September 1, 2016 to February 28, 2017)
Operating revenue (mm yen)	12,278	14,015
Operating income (mm yen)	6,328	7,388
Ordinary income (mm yen)	5,252	6,201
Net income (mm yen)	5,250	6,200
No. of properties at fiscal end	58	63

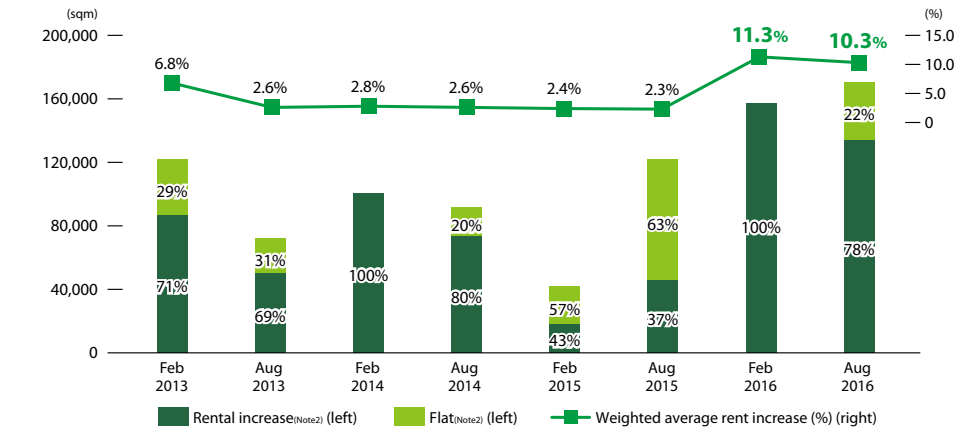
Dividend per Unit (yen)

	Aug 2016 (from March 1, 2016 to August 31, 2016)	Feb 2017 (forecast) (from September 1, 2016 to February 28, 2017)
Dividend per unit (total) (yen)	2,321	2,479
Dividend per unit (excl. OPD) (yen)	2,024	2,173
Optimal payable distribution per unit (yen)	297	306

Portfolio Management

GLP J-REIT's portfolio maintained high occupancy as it achieved an average occupancy rate of 99% since listing. Also, we have achieved rental growth by fully leveraging the GLP Group's capabilities in asset and property management.

Rental Growth in 8 Successive Periods^(Note 1)



(Note 1) Excludes automatic rent increases and tenant replacement after vacancy periods.
(Note 2) Based on leased area.

Strong Leasing Track Record

For leases that were renewed in and after the August 2016 fiscal period, GLP J-REIT secured rental growth by taking advantage of its high location competitiveness and reviewing affordable rent levels that were set in the past.

GLP Maishima II

Case 1: Lease renewal in Osaka area

Property name	GLP Maishima II
Type	BTS
Applicable leased area	56,511 sqm
Current lease expiry	Feb 2017

- Realized substantial growth in the Osaka area
- 17.5% rental growth, 5-year lease renewal

GLP Koshigaya II

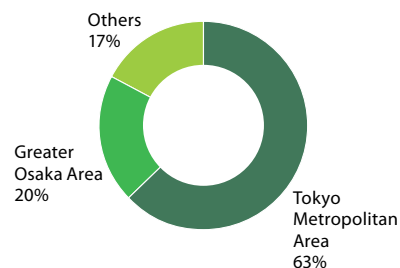
Case 2: Tenant replacement in Tokyo Metropolitan area

Property name	GLP Koshigaya II
Type	Multi
Applicable leased area	19,500 sqm
Current lease expiry	Feb 2017

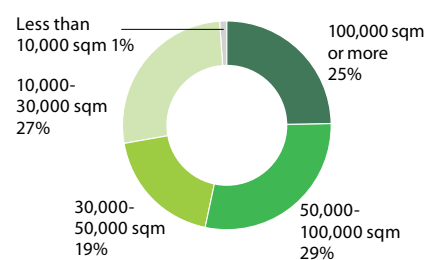
- Realized substantial growth through the replacement of tenants
- 10%+ rental growth for downtime of 1.8 months

Portfolio Data (Note 1)

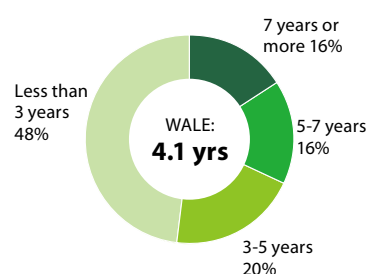
Location



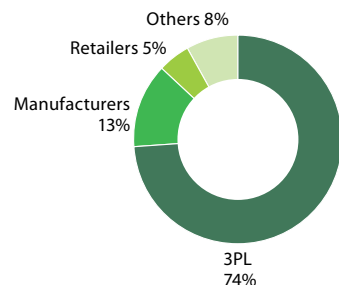
Building scale



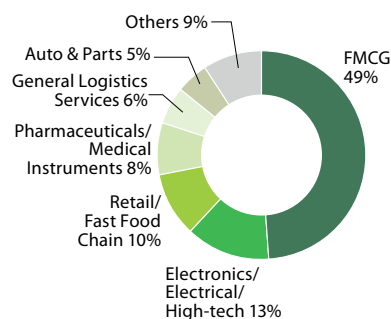
Lease expiry



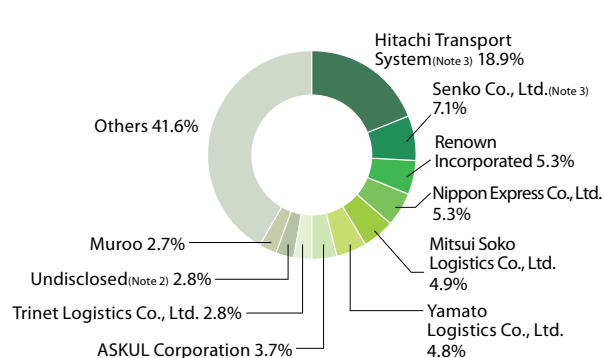
Tenant industry



End-user industry



Top 10 tenants



(Note 1) The above data is as of August 31, 2016 (based on 58 properties). Data for location and building scale is based on acquisition price. Other data is based on leased area excluding vacant area.
 (Note 2) We have not obtained permission to disclose the name of the tenant group, an international courier and third-party logistics provider.
 (Note 3) Hitachi Transport System and Senko include group companies.

Debt Information

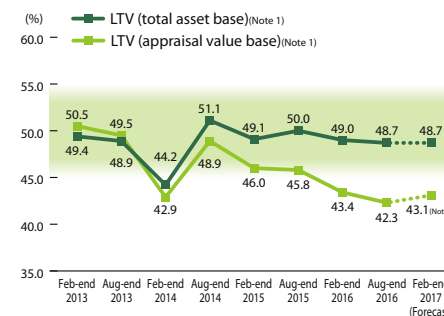
Details of Interest Bearing Debt (Note)

Credit rating by JCR **AA (Stable)** AA credit rating or above **12/56** listed J-REITs

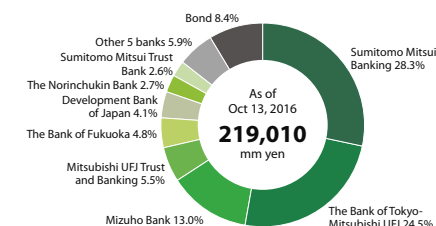
Avg. Debt term **6.5 yrs** Avg. interest rate **0.8%** Fixed-interest ratio **84.6%** LTV **48.7%**
 Avg. Debt maturity **4.5 yrs**

(Note) As of October 13, 2016, "AA credit rating or above" represents the number of stocks listed in Japan that have received AA or above credit ratings from either Japan Credit Rating Agency, Ltd. or Rating and Investment Information, Inc. as of September 30, 2016. "LTV" indicates forecast figures for the end of the February 2017 fiscal period.

Well-managed LTV



Stable and Diversified Financing



(Note 1) "LTV (total asset base)" is the ratio of interest-bearing debts to total assets at each points. "LTV (appraisal value base)" is the ratio of interest-bearing debts to total appraisal value at each points.

(Note 2) Appraisal (assumed) as of Feb-end 2017 is calculated based on appraisal values as of Aug-end 2016 for 58 properties held as of Aug-end 2016, Mar-end 2016 for GLP MLFP Ichikawa Shiohama (which is included among new properties acquired on September 1, 2016), and Jun-end 2016 for other new property acquisitions. Furthermore, the such interest-bearing debts are calculated reflecting the scheduled early repayment of borrowings by Feb-end, 2017.

Optimal Payable Distribution

Our basic management policies include "optimal payable distribution" (OPD), which refers to profit distribution in excess of retained earnings implemented under our scheme that takes advantage of characteristics specific to the logistics facilities accounting, as a way of seeking efficient capital allocation.

In addition to ordinary profit distributions from retained earnings, it is our policy to implement optimal payable distribution on a continuous basis in accordance with the following principles:

- The amount of the optimal payable distribution (return of capital corresponding to distribution due to a decrease in investment (distribution from unitholders' capital other than distribution of allowance for temporary difference adjustment. The same applies hereafter) under tax laws) made for any given fiscal period will be determined by GLP J-REIT. The amount will not exceed that of depreciation expenses posted for the immediately prior fiscal period less the amount of capital expenditure for the same period.
- The implementation and amount of the above optimal payable distribution will be determined in consideration of the amount of capital expenditure and the financial condition (especially as measured by the LTV benchmark) of GLP J-REIT, among other relevant factors. If it is deemed inappropriate to make such optimal payable distribution for reasons including but not limited to the macroeconomic environment and real estate market conditions as well as the condition of our portfolio and financials, such optimal payable distribution will not be executed.

Sustainability Practices

GLP J-REIT provides high quality services and environmental friendly functions in the logistics facilities that it manages in order to maintain and improve customers' convenience and satisfaction.

Going forward, GLP J-REIT will continuously and actively make efforts to contribute to realizing a sustainable society through its investment and asset management of logistics properties.

■ Properties that Have Received Sustainability or Environmental Certificates

DBJ Green Building Certification^(Note 1) (9 properties) —

CASBEE_(Note 2) (4 properties)

CASBEE Kobe Class A



CASBEE for New Construction Class A



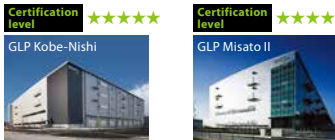
CASBEE Saitama Class A



(Note 1) DBJ Green Building Certification System is a system to certify excellent buildings that meet the various stakeholders' social requirements, such as environmental design, security or disaster prevention based on the scoring model originally developed by DBJ. This system aims to promote the expansion of "Green Buildings" that are friendly to the environment.

(Note 2) "CASBEE (Comprehensive Assessment System for Built Environmental Efficiency)" is an evaluation system that ranks buildings and structures in terms of their environmental performance. In addition to each building's ability to reduce its environmental impact across a variety of areas including energy and resource conservation as well as recycling, this system comprehensively evaluates the environmental performance of each building and structure including its aesthetic appeal.

(Note 3) Acquired on September 1, 2016.

BELS Assessment_(Note) (6 properties)

(Note) BELS (Building Energy-efficiency Labeling System) is a public system to evaluate the energy-saving performance of non-residential buildings, the evaluation standards of which were stipulated by the Ministry of Land, Infrastructure and Transportation in April 2014.

■ Environmental Friendly Items



■ Environmental, Social & Governance Policy

GLP J-REIT together with its asset management company, GLP Japan Advisors Inc., shares the sustainability objectives, and continues to embed sustainability into our business. For details, please see the website of the asset management company.

■ Service Improvement

- Develop tenant programs
- Conduct customer satisfaction surveys
- Consider tenants' BCP

■ Participation in the GRESB Survey^(Note)

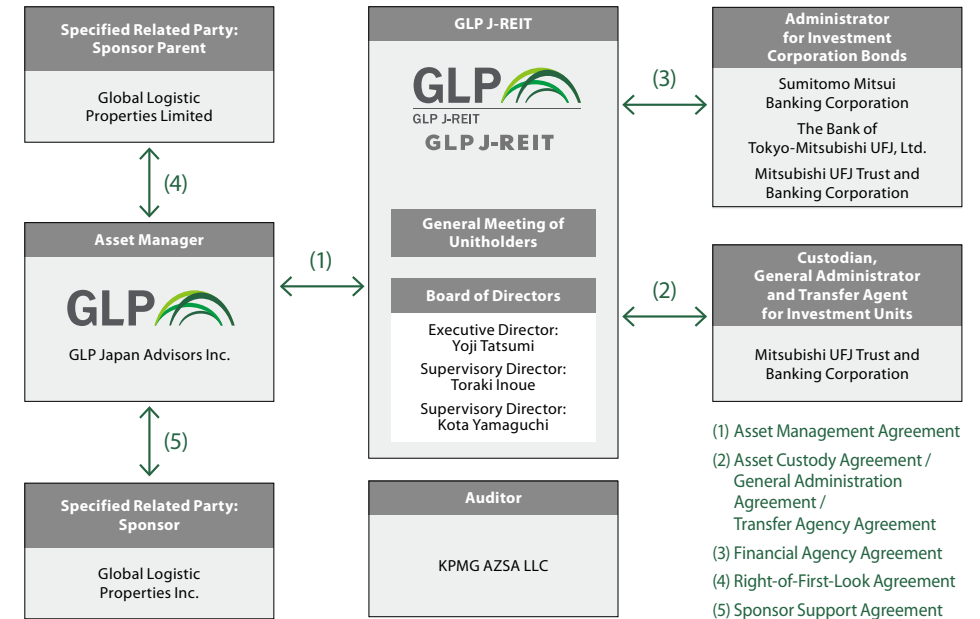
Received "Green Star," the highest rating in the 2016 GRESB survey in two consecutive years (GRESB rating: 4 stars)



(Note) GRESB is an industry-driven organization widely regarded as a global standard for real estate sustainability. Its benchmark is used by leading global institutional investors to evaluate their investment portfolios.

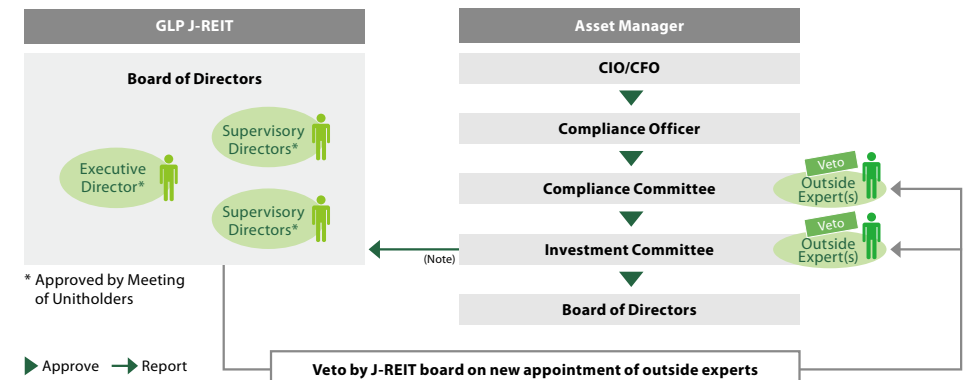
Overview GLP J-REIT

■ Structure of GLP J-REIT



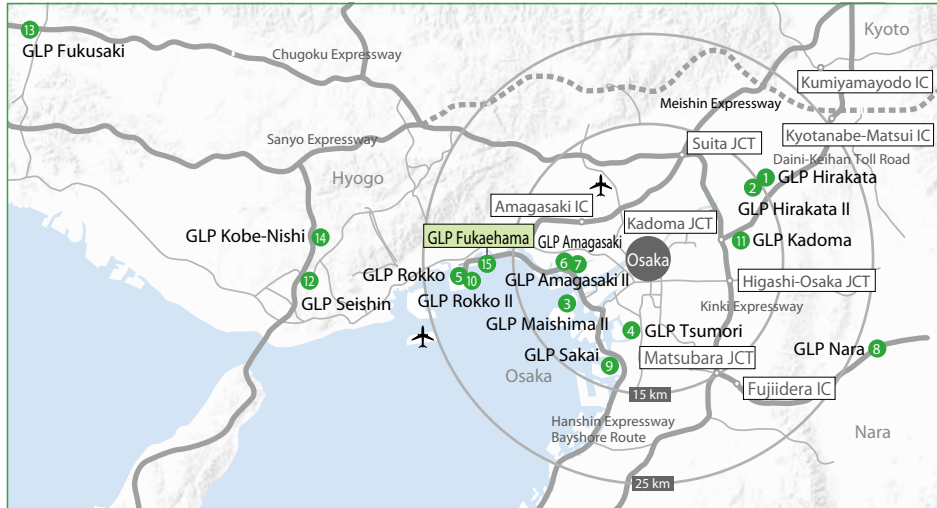
(Note) Global Logistic Properties Holdings Limited, GLP Singapore Pte. Ltd. and GLP J-REIT Master Lease Godo Kaisha, is each regarded as "Specified Related Party" as defined in the Financial Instruments and Exchange Act (the "Act"): since (i) Global Logistic Properties Holdings Limited and GLP Singapore Pte. Ltd. are the indirect holding companies of GLP Japan Advisors, Inc. and (ii) GLP J-REIT Master Lease Godo Kaisha is conducting or has conducted transactions specified under Article 29-3 Paragraph 3, Item 4 (Real Estate Lending Transactions) of Order for Enforcement of the Act and thus is considered as an "interested party" of GLP Japan Advisors Inc.

■ Governance Structure for Related Party Transactions

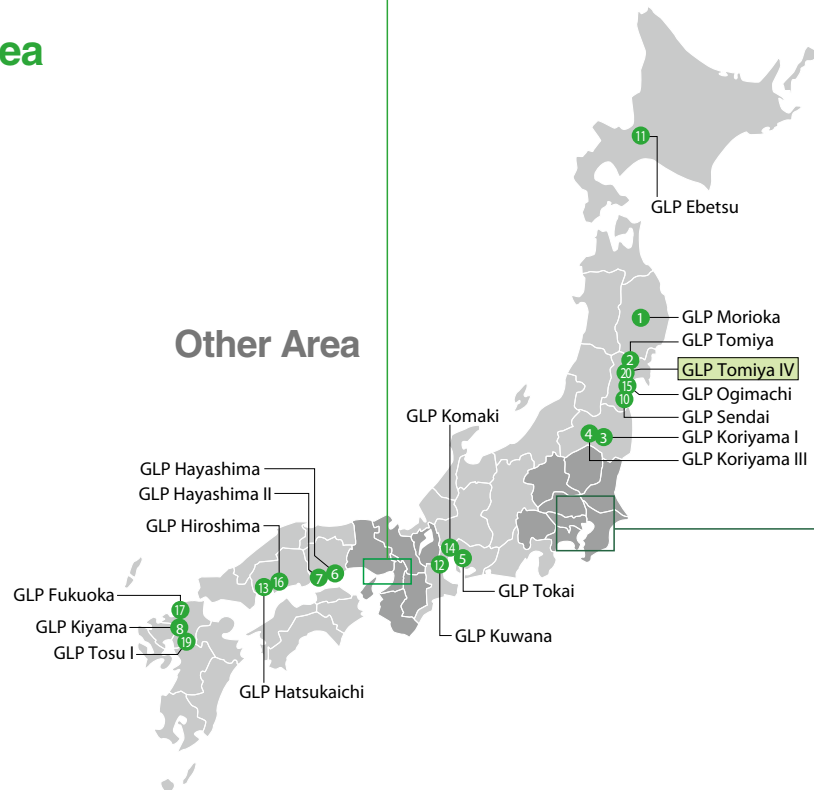


(Note) Approval of the J-REIT board is necessary for transactions that require the consent of J-REIT based on the resolution of the J-REIT board, and reporting to the board is necessary for other cases.

Portfolio Map



Greater Osaka Area



Tokyo Metropolitan Area



●: Properties owned by GLP J-REIT/ Properties acquired on Sep 1, 2016
(58 properties) (5 properties)

Overview of Portfolio in Tokyo Metropolitan Area



1 GLP Tokyo Ota, Tokyo



18 GLP Urayasu III Urayasu, Chiba



2 GLP Higashi-Ogishima Kawasaki, Kanagawa



3 GLP Akishima Akishima, Tokyo



5 GLP Narashino II Narashino, Chiba



4 GLP Tomisato Tomisato, Chiba



17 GLP Sodegaura Sodegaura, Chiba



16 GLP Funabashi III Funabashi, Chiba



8 GLP Fukaya Fukaya, Saitama



6 GLP Funabashi Funabashi, Chiba



9 GLP Sugito II Kita-katsushika, Saitama

Overview of Portfolio in Tokyo Metropolitan Area



10 GLP Iwatsuki Saitama, Saitama



11 GLP Kasukabe Kasukabe, Saitama



12 GLP Koshigaya II Koshigaya, Saitama



27 GLP Matsudo Matsudo, Chiba



7 GLP Kazo Kazo, Saitama



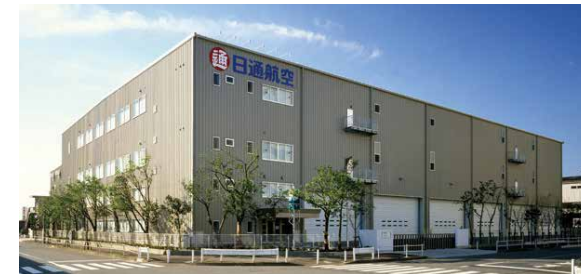
20 GLP Tatsumi IIb Koto, Tokyo



21 GLP Tokyo II Koto, Tokyo



25 GLP Narita II Sambu, Chiba



14 GLP Tatsumi Koto, Tokyo



19 GLP Tatsumi IIa Koto, Tokyo



13 GLP Misato II Misato, Saitama

Overview of Portfolio in Tokyo Metropolitan Area



29 GLP Atsugi II Aiko, Kanagawa



30 GLP Yoshimi Hiki, Saitama



24 GLP Narashino Narashino, Chiba



26 GLP Sugito Kita-Katsushika, Saitama



28 GLP-MFLP Ichikawa Shiohama Ichikawa, Chiba



15 GLP Hamura Hamura, Tokyo



22 GLP Okegawa Okegawa, Saitama



23 GLP Shinkiba Koto, Tokyo

Overview of Portfolio in Greater Osaka Area



1 GLP Hirakata Hirakata, Osaka



2 GLP Hirakata II Hirakata, Osaka



6 GLP Amagasaki Amagasaki, Hyogo



4 GLP Tsumori Osaka, Osaka



11 GLP Kadoma Kadoma, Osaka



9 GLP Sakai Sakai, Osaka



8 GLP Nara Yamato koriyama, Nara



3 GLP Maishima II Osaka, Osaka



13 GLP Fukusaki Kanzaki, Hyogo



10 GLP Rokko II Kobe, Hyogo

Overview of Portfolio in Greater **Osaka** Area



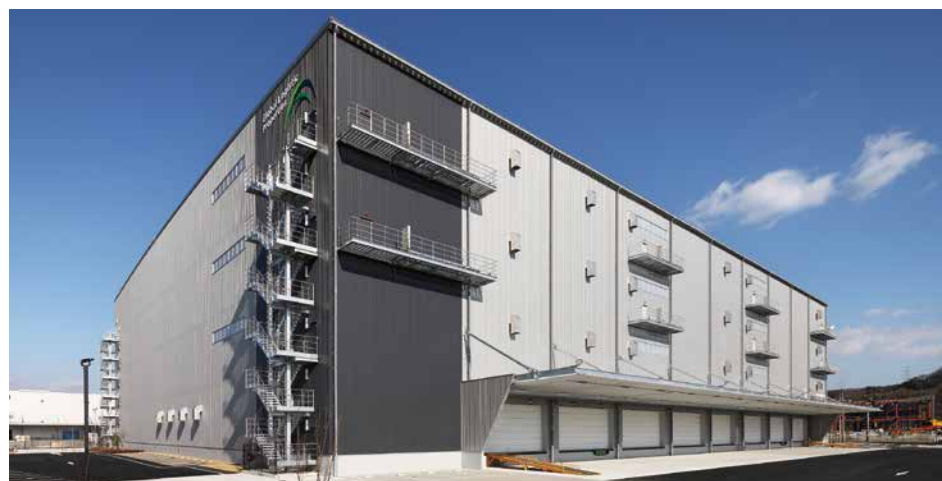
15 GLP Fukaeahama Kobe, Hyogo



12 GLP Seishin Kobe, Hyogo



5 GLP Rokko Kobe, Hyogo



14 GLP Kobe-Nishi Kobe, Hyogo



7 GLP Amagasaki II Amagasaki, Hyogo

Overview of Portfolio in **Other** Area



1 GLP Morioka Shiwa, Iwate



2 GLP Tomiya Tomiya, Miyagi



3 GLP Koriyama I Koriyama, Fukushima



4 GLP Koriyama III Koriyama, Fukushima



5 GLP Tokai Tokai, Aichi



6 GLP Hayashima Tsukubo, Okayama

Overview of Portfolio in Other Area



New property

20 GLP Tomiya IV Tomiya, Miyagi



8 GLP Kiyama Miyaki, Saga



12 GLP Kuwana Kuwana, Mie



13 GLP Hatsukaichi Hatsukaichi, Hiroshima



19 GLP Tosu I Tosu, Saga



10 GLP Sendai Sendai, Miyagi



16 GLP Hiroshima Hiroshima, Hiroshima



7 GLP Hayashima II Tsukubo, Okayama



14 GLP Komaki Komaki, Aichi



17 GLP Fukuoka Fukuoka, Fukuoka



11 GLP Ebetsu Ebetsu, Hokkaido



15 GLP Ogimachi Sendai, Miyagi

ASSET MANAGEMENT REPORT

[Overview of Asset Management]

1. Trends in Key Indicators

		5th Period	6th Period	7th Period	8th Period	9th Period
		Mar. 1, 2014 to Aug. 31, 2014	Sept. 1, 2014 to Feb. 28, 2015	Mar. 1, 2015 to Aug. 31, 2015	Sept. 1, 2015 to Feb. 29, 2016	Mar. 1, 2016 to Aug. 31, 2016
Operating revenues	Million yen	9,322	10,991	11,075	12,332	12,278
Of which, Property-related revenues	Million yen	9,322	10,991	11,075	12,252	12,278
Operating expenses	Million yen	4,410	5,189	5,341	5,821	5,949
Of which, Property-related expenses	Million yen	3,438	4,051	4,148	4,474	4,605
Operating income	Million yen	4,911	5,801	5,733	6,510	6,328
Ordinary income	Million yen	3,973	4,695	4,649	5,360	5,252
Net income	Million yen	3,971	4,695	4,648	5,360	5,250
Total assets	Million yen	293,223	347,501	353,068	390,197	387,848
[Period-on-period changes]	%	[14.5]	[18.5]	[1.6]	[10.5]	[(0.6)]
Total net assets	Million yen	133,388	165,737	164,991	187,382	186,494
[Period-on-period changes]	%	[(0.5)]	[24.3]	[(0.4)]	[13.6]	[(0.5)]
Unitholders' capital, net (Note 3)	Million yen	129,415	161,040	160,342	182,020	181,242
Number of investment units issued and outstanding	Unit	2,097,700	2,390,731	2,390,731	2,593,784	2,593,784
Net assets per unit	Yen	63,588	69,324	69,013	72,243	71,900
Distributions	Million yen	4,564	5,393	5,355	6,139	6,020
Of which, Distributions of earnings	Million yen	3,970	4,695	4,647	5,361	5,249
Of which, Distributions in excess of retained earnings	Million yen	593	698	707	778	770
Distributions per unit	Yen	2,176	2,256	2,240	2,367	2,321
Of which, Distributions of earnings per unit	Yen	1,893	1,964	1,944	2,067	2,024
Of which, Distributions in excess of retained earnings per unit	Yen	283	292	296	300	297
Ordinary income to total assets (Note 4)	%	1.4	1.5	1.3	1.4	1.4
[Annualized ordinary income to total assets]	%	[2.9]	[3.0]	[2.6]	[2.9]	[2.7]
Return on unitholders' equity (Note 4)	%	3.0	3.1	2.8	3.0	2.8
[Annualized return on unitholders' equity]	%	[5.9]	[6.3]	[5.6]	[6.1]	[5.6]
Unitholders' equity to total assets (Note 4)	%	45.5	47.7	46.7	48.0	48.1
[Period-on-period changes]	%	[(6.8)]	[2.2]	[(1.0)]	[1.3]	[0.1]
Payout ratio (Note 4)	%	100.0	100.0	100.0	100.0	100.0
【Other Information】						
Number of operating days		184	181	184	182	184
Number of investment properties		44	53	54	58	58
Occupancy ratio	%	99.9	98.6	99.0	99.1	99.2
Depreciation expense	Million yen	1,985	2,329	2,361	2,601	2,572
Capital expenditures	Million yen	342	655	404	557	569
Rental NOI (Net Operating Income) (Note 4)	Million yen	7,869	9,274	9,287	10,379	10,245
FFO (Funds from Operation) (Note 4)	Million yen	5,957	7,029	7,009	7,882	7,823
FFO per unit (Note 4)	Yen	2,840	2,940	2,931	3,038	3,016
Total distributions / FFO ratio (Note 4)	%	76.6	76.7	76.4	77.9	76.9
Debt service coverage ratio (Note 4)		6.8	7.1	6.8	7.4	7.3
The ratio of interest bearing liabilities to total assets	%	51.1	49.1	50.0	49.0	48.7

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

(Note 2) Any fraction is rounded down for monetary amounts unless otherwise stated. Ratios are rounded to the first decimal places.

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

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

Ordinary income to total assets	$\text{Ordinary income} / [(\text{Total assets at beginning of period} + \text{Total assets at end of period}) / 2] \times 100$
Return on unitholders' equity	$\text{Net income} / [(\text{Net assets at beginning of period} + \text{Net assets at end of period}) / 2] \times 100$
Unitholders' equity to total assets	$\text{Net assets at end of period} / \text{Total assets at end of period} \times 100$
Payout ratio	Distributions per unit (excluding OPD**) / Net income per unit x 100 (Any fraction is rounded down to the first decimal place.) For the 6th and 8th Periods, the following formula is used due to the issuance of new units during the period. $\text{Total distributions (excluding OPD**)} / \text{Net income} \times 100$
Rental NOI (Net Operating Income)	$\text{Property-related revenues} - \text{Property-related expenses} + \text{Depreciation expenses} + \text{Loss on disposal of property and equipment}$
FFO (Funds From Operation)	$\text{Net income} + \text{Depreciation expenses} + \text{Loss on disposal of property and equipment} - \text{Gain on sale of properties}$
FFO per unit	$\text{FFO} / \text{Number of investment units issued and outstanding}$
Total distributions / FFO ratio	$\text{Total distributions (including OPD**)} / \text{FFO} \times 100$
Debt service coverage ratio	$(\text{Net income} + \text{Interest expenses} + \text{Interest expenses on investment corporation bonds}) / (\text{Interest expenses} + \text{Interest expenses on investment corporation bonds})$

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

2. Performance Review for the 9th Period

(1) Brief Background of GLP J-REIT

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

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 58 properties (total acquisition price of 384,644 million yen).

(2) Investment Environment and Business Performance

During the current fiscal period, the Japanese economy as a whole is on a moderate recovery, as shown primarily in strong consumer spending backed by a steady improvement in employment and personal income. However, some weakness can be seen due to the impact of ongoing yen appreciation and low stock prices, as well as the impact on export and production resulting from the economic slowdown in China and other emerging countries.

In the real estate investment market, the favorable financing environment led to active acquisitions and public unit offering by J-REIT. Investments by private funds and foreign investors also continue to be active. Due to the recent increase in the number of players in the logistics property market, logistics properties became recognized as attractive real estate investments and became easy to resell. This increase was reflected in recent IPOs by several J-REITs specializing in logistics facilities. In the leasing market for logistics facilities, while there was a continuous increase in the supply of large-scale facilities, newly-supplied spaces have steadily been taken up. In some facilities, all spaces have been taken up prior to the completion of construction. The leasing business is growing in concurrence with the expansion of the third-party logistics (3PL) business, the e-commerce market and others.

Under these conditions, GLP J-REIT did not acquire or sell properties in the current fiscal period, but provided services which satisfy the needs of its existing tenants. Taking advantage of relatively lower rents, GLP J-REIT actively sought to increase rents in an environment of strong 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 eight consecutive fiscal periods since its listing on the Tokyo Stock Exchange.

As a result of these operations, GLP J-REIT owns 58 properties with a total acquisition price of 384,644 million yen and total leasable area of 1,911,557.33 m² as of the end of the current fiscal period. The occupancy rate across the entire portfolio remained stable at the high level of 99.2% as of the end of the current fiscal period. Furthermore, the appraisal value of the entire portfolio reached 446,333 million yen with an unrealized gain of 71,544 million yen and the unrealized gain ratio (Note) of 19.1%.

(Note) Unrealized gain ratio = Unrealized gain (Appraisal value at the fiscal period end – Book value) / Book value.

(3) Overview of Financing

As a policy, GLP J-REIT flexibly operates with a target Loan-To-Value ratio (hereinafter “LTV”) of 45% to 55%, with an upper limit set at 60%. Operating under stable financial conditions, GLP J-REIT strives to lengthen debt maturity and reduce borrowing costs under the current favorable financing environment.

In the current fiscal period, GLP J-REIT repaid 2,300 million yen of bank borrowings on May 25, 2016, using cash on hand and proceeds received as the consumption tax refund for the fiscal period ended February 29, 2016. In addition, on June 30, 2016, GLP J-REIT renewed the commitment line agreement of 6,000 million yen, and ensured flexible and stable financing for future acquisitions, repayments of borrowings, redemptions of investment corporation bonds and refund of security deposits.

As a result of the above, outstanding interest-bearing liabilities as of the end of the current fiscal period totaled 188,830 million yen (outstanding loans 170,330 million yen, outstanding investment corporation bonds 18,500 million yen), and the ratio of interest-bearing liabilities to total assets (LTV) was 48.7 %.

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 6th Unsecured Investment Corporation Bonds.

(4) Overview of Financial Results and Cash Distribution

As a result of these management efforts, GLP J-REIT reported total operating revenues of 12,278 million yen, operating income of 6,328 million yen, ordinary income of 5,252 million yen and net income of 5,250 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 5,249,818,816 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 (2,593,784 units) from unappropriated retained earnings. Accordingly, distribution per unit for the current fiscal period was 2,024 yen.

In addition, GLP J-REIT intends to distribute funds in excess of the amount of retained earnings (Optimal Payable Distribution (hereinafter “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 770,353,848 yen, an amount almost equivalent to 30% of depreciation (2,572 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 297 yen.

(Note) GLP J-REIT intends to distribute funds in excess of the amount of retained earnings that do not exceed the amount obtained by deducting capital expenditure for the operating period immediately before the period in which the distribution is made from an amount equal to depreciation expenses for the corresponding period. The amount obtained by deducting 569 million yen of capital expenditure for the current fiscal period from 2,572 million yen of depreciation expenses for the period is 2,003 million yen.

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

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

With respect to all 58 properties held as of the end of the current fiscal period, the six-month period average of the total amount of the short-term emergency repair and maintenance expenses and the medium- to long-term repair and maintenance expenses, which are set forth in the Engineering Reports, is 461 million yen.

3. Changes in Number of Investment Units Issued and Outstanding

Changes in number of investment units issued and outstanding and net unitholders' capital from the date of establishment to the end of current period 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	
September 16, 2011	Establishment through private placement	200	200	100	100	(Note 2)
December 14, 2011	Issuance of new units through allocation to a third party	20	220	10	110	(Note 3)
June 22, 2012	Issuance of new units through allocation to a third party	180	400	90	200	(Note 4)
October 31, 2012	Unit split	2,800	3,200	—	200	(Note 5)
December 20, 2012	Public offering	1,747,100	1,750,300	102,189	102,389	(Note 6)
January 21, 2013	Issuance of new units through allocation to a third party	87,400	1,837,700	5,112	107,501	(Note 7)
May 22, 2013	Distributions in excess of retained earnings (a refund of investment)	—	1,837,700	(154)	107,347	(Note 8)
September 26, 2013	Public offering	249,955	2,087,655	22,179	129,527	(Note 9)
October 16, 2013	Issuance of new units through allocation to a third party	10,045	2,097,700	891	130,418	(Note 10)
November 19, 2013	Distributions in excess of retained earnings (a refund of investment)	—	2,097,700	(475)	129,942	(Note 11)
May 19, 2014	Distributions in excess of retained earnings (a refund of investment)	—	2,097,700	(526)	129,415	(Note 12)
September 1, 2014	Public offering	281,709	2,379,409	30,973	160,389	(Note 13)
September 24, 2014	Issuance of new units through allocation to a third party	11,322	2,390,731	1,244	161,633	(Note 14)
November 19, 2014	Distributions in excess of retained earnings (a refund of investment)	—	2,390,731	(593)	161,040	(Note 15)
May 19, 2015	Distributions in excess of retained earnings (a refund of investment)	—	2,390,731	(698)	160,342	(Note 16)

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 1, 2015	Public offering	197,594	2,588,325	21,784	182,126	(Note 17)
September 25, 2015	Issuance of new units through allocation to a third party	5,459	2,593,784	601	182,728	(Note 18)
November 17, 2015	Distributions in excess of retained earnings (a refund of investment)	—	2,593,784	(707)	182,020	(Note 19)
May 17, 2016	Distributions in excess of retained earnings (a refund of investment)	—	2,593,784	(778)	181,242	(Note 20)

(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 establishment of GLP J-REIT, new units were issued at the issue price of 500,000 yen per unit.

(Note 3) In order to obtain necessary operating funds, GLP J-REIT issued new investment units through a third party allocation at 500,000 yen per unit.

(Note 4) In order to obtain necessary operating funds, GLP J-REIT issued new investment units through a third party allocation at 500,000 yen per unit.

(Note 5) GLP J-REIT executed an 8-for-1 unit split.

(Note 6) 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 58,491 yen or the offer price of 60,500 yen per unit.

(Note 7) In connection with the public offering, GLP J-REIT issued new investment units through a third party allocation at the issue price of 58,491 yen.

(Note 8) 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 9) 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 10) 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 11) 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 12) 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 13) 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 14) 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 15) 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 16) 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 17) 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 18) 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 19) 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 20) 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.

[Changes in Unit Price at TSE]

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

(Unit: Yen)

Fiscal Period	5th Period	6th Period	7th Period	8th Period	9th Period
For the period ended	August 31, 2014	February 28, 2015	August 31, 2015	February 29, 2016	August 31, 2016
Highest	125,600	140,100	131,000	124,800	133,000
Lowest	99,100	116,300	111,500	103,300	120,500

4. Distributions

Actual amount of distributions is as follows:

(Unit: Thousand yen, unless otherwise stated)

	5th Period Mar. 1, 2014 to Aug. 31, 2014	6th Period Sept. 1, 2014 to Feb. 28, 2015	7th Period Mar. 1, 2015 to Aug. 31, 2015	8th Period Sept. 1, 2015 to Feb. 29, 2016	9th Period Mar. 1, 2016 to Aug. 31, 2016
Unappropriated retained earnings	3,972,883	4,697,068	4,649,872	5,362,512	5,251,989
Retained earnings carried forward	1,937	1,672	2,291	1,160	2,170
Total distributions	4,564,595	5,393,489	5,355,237	6,139,486	6,020,172
[Distributions per unit]	[2,176 yen]	[2,256 yen]	[2,240 yen]	[2,367 yen]	[2,321 yen]
Of which, distributions of earnings	3,970,946	4,695,395	4,647,581	5,361,351	5,249,818
[Distributions of earnings per unit]	[1,893 yen]	[1,964 yen]	[1,944 yen]	[2,067 yen]	[2,024 yen]
Of which, total refund of investments	593,649	698,093	707,656	778,135	770,353
[Total refund of investments per unit]	[283 yen]	[292 yen]	[296 yen]	[300 yen]	[297 yen]
Of total refund of investments, total distributions from Reserve for Temporary difference Adjustments	—	—	—	—	—
[Of total refund of investments per unit, distributions from Reserve for Temporary Difference Adjustments per unit]	[— yen]	[— yen]	[— yen]	[— yen]	[— yen]
Of total refund of investments, total distributions from the unitholders' capital for tax purposes	593,649	698,093	707,656	778,135	770,353
[Of total refund of investments per unit, total distributions from the unitholders' capital for tax purposes per unit]	[283 yen]	[292 yen]	[296 yen]	[300 yen]	[297 yen]

(Note) GLP J-REIT intends to distribute funds in excess of the amount of retained earnings that do not exceed the amount obtained by deducting capital expenditure for the operating period immediately before the period in which the distribution is made from an amount equal to depreciation expenses for the corresponding period. The amount obtained by deducting 569 million yen of capital expenditure for the current fiscal period from 2,572 million yen of depreciation expenses for the period is 2,003 million yen.

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

With respect to all 58 properties held as of the end of the current fiscal period, the six-month period average of the total amount of the short-term emergency repair and maintenance expenses and the medium- to long-term repair and maintenance expenses, which are set forth in the Engineering Reports, is 461 million yen.

5. Future Management Policy and Matters to be Addressed

(1) Operational Environment in Next Fiscal Period

The Japanese economy is expected to continue a moderate recovery thanks to the effectiveness of various governmental policy measures, including the BOJ's "qualitative and quantitative monetary easing policy with a negative interest rate" and continuous improvements in employment and personal income.

However, it will be necessary to give attention not only to uncertainties in overseas economies, including Brexit, the effects of monetary policy in the U.S., and the economic slowdowns in resource-rich countries and emerging Asian countries including China, but also to the effects of fluctuations in interest rates and capital markets in Japan.

Regarding the leasable logistics facilities market, the number of market players in the Tokyo metropolitan area and Osaka area has been on the increase under the current favorable financing environment, so competition in bidding will continue to be fierce. In the leasing market, it is assumed that vacancy rates might present a temporary rise in certain markets due to a continuous increase in the new supply of modern logistics facilities. On the other hand, not only is the tenant companies' demand for leasing strong, but also new demand from mail-order firms and retailers has been increasing. Thus, the supply-demand condition is expected to remain sound in the mid-to-long term. In addition, it is foreseen that such solid demand will contribute to a certain degree of increase in rents for properties in favorable locations or with relatively lower rents.

With respect to the financing environment, financial institutions are likely to maintain their current positive lending policies. The increase in fund inflows to the J-REIT market is expected to continue due to its relatively higher rate of return under the BOJ's negative interest-rate policy.

(2) Future Management Policy and Matters to be Addressed

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

In its internal growth strategy, while enjoying the stable cash flows that characterize its portfolio of assets, GLP J-REIT will negotiate for higher rents for lease agreements subject to renewal, giving consideration to market rents, upon the expirations of lease periods. 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.

In its external growth strategy, GLP J-REIT will take advantage of 17 RoFL properties (Note 1) (floor area: approximately 880 thousand m²) (Note 2) that GLP Group owns as a specific and flexible pipeline. Furthermore, GLP J-REIT will seek future opportunities to acquire some of the 26 properties (floor area: approximately 2,350 thousand m²) (Note 2) held by a joint venture formed by GLP Group with a third party. In addition, GLP J-REIT will pursue further expansion of its portfolio by continuously collecting information about prospective properties to acquire from third parties and considering utilizing the Optimal Takeout Arrangement ("OTA") (Note 3) as the bridge scheme.

In terms of financial strategy, GLP J-REIT will examine such financing activities as extending debt maturities through refinancing, issuing investment corporation bonds and raising funds through public offerings, while closely monitoring the

trends in the financing environment. By doing so, GLP J-REIT will work to achieve an optimal balance of financing methods and financing costs.

- (Note 1) Logistics properties held and managed by Global Logistic Properties Limited, the Sponsor of GLP J-REIT, and its group companies (collectively, “GLP Group”) are expected to be a valuable pipeline for the future external growth of GLP J-REIT. Based on such basic understanding, the Asset Manager of GLP J-REIT entered into a Right-of-First-Look agreement with GLP Group in order to acquire logistics properties held by GLP Group on a stable and continuous basis. Properties subject to the agreement, under which the Asset Manager obtains preferential information on acquisition, are referred to as the “RoFL properties.”
- (Note 2) The floor area as of June 30, 2016. The figure does not include the floor area of properties newly acquired on September 1, 2016 as stated in below-mentioned “6. Significant Subsequent Events, (2) Acquisition of assets.”
- (Note 3) Please refer to (Note 4) on p. 44 “3. Summary of Portfolio Properties” for the OTA Assets.

6. Significant Subsequent Events

(1) Issuance of new investment units

At the Board of Directors’ Meetings held on August 16, 2016 and August 24, 2016, 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 September 1, 2016 while the proceeds from new investment units through a third-party allocation were fully collected on September 27, 2016.

[Issuance of new investment units through a public offering]

Number of new investment units issued:	247,507 units (117,861 units for domestic market, 129,646 units for international market)
Issue price (offer price):	119,357 yen per unit
Total amount issued (total offering amount):	29,541,692,999 yen
Amount to be paid in (issue amount):	115,398 yen per unit
Total amount to be paid in (total issue amount):	28,561,812,786 yen
Payment date:	September 1, 2016
Initial date of distribution calculation:	September 1, 2016

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

Number of new investment units issued:	11,787 units
Amount to be paid in (issue amount):	115,398 yen per unit
Total amount to be paid in (total issue amount):	1,360,196,226 yen
Payment date:	September 27, 2016
Initial date of distribution calculation:	September 1, 2016
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 stated below in “(2) Acquisition of assets.” The funds raised through the third-party allocation were kept as cash on hand, of which 1,230 million yen was appropriated to repay a portion of a long-term loan on October 7, 2016, before its original repayment date of February 28, 2017.

(2) Acquisition of assets

GLP J-REIT acquired the beneficiary rights of real estate in trust of five properties described below (with the total acquisition price of 58,210 million yen). The acquisition price (the purchase price under the Sales and Purchase Agreement 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-MFLP Ichikawa Shiohama	September 1, 2016	Ichikawa, Chiba	Ichikawa-Shiohama Special Purpose Company	15,500
GLP Atsugi II	September 1, 2016	Aiko, Kanagawa	Atsugi Two Logistic Special Purpose Company	21,100
GLP Yoshimi	September 1, 2016	Hiki, Saitama	Yoshimi Logistic Special Purpose Company	11,200
GLP Fukaehama	September 1, 2016	Kobe, Hyogo	Fukaehama Logistic Special Purpose Company	4,470
GLP Tomiya IV	September 1, 2016	Tomiya, Miyagi	Azeria Two Special Purpose Company	5,940
Total	—	—	—	58,210

(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
The Bank of Tokyo-Mitsubishi UFJ, Ltd., Mizuho Bank, Ltd., Citibank Japan Ltd., The Bank of Fukuoka, Ltd., and The 77 Bank, Ltd.	1,940	JBA yen 3month TIBOR + 0.175%	September 1, 2016	September 2, 2019	Lump-sum repayment on repayment date	Unsecured not guaranteed
The Bank of Tokyo-Mitsubishi UFJ, Ltd., Mizuho Bank, Ltd., Mitsubishi UFJ Trust and Banking Corporation, Citibank Japan Ltd., and The 77 Bank, Ltd.	3,150	JBA yen 3month TIBOR + 0.19%		September 1, 2020		
Sumitomo Mitsui Banking Corporation, The Bank of Tokyo-Mitsubishi UFJ, Ltd., Mizuho Bank, Ltd., Mitsubishi UFJ Trust and Banking Corporation, Citibank Japan Ltd., The Bank of Fukuoka, Ltd., Development Bank of Japan Inc., The Norinchukin Bank, Resona Bank, Limited, Aozora Bank, Ltd., Shinsei Bank, Limited, Sumitomo Mitsui Trust Bank, Limited and The 77 Bank, Ltd.	8,150	0.44048%		March 1, 2024		

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, The Bank of Fukuoka, Ltd., Development Bank of Japan Inc., Resona Bank, Limited, Aozora Bank, Ltd., Shinsei Bank, Limited and Sumitomo Mitsui Trust Bank, Limited	9,190	0.57053%	September 1, 2016	March 3, 2025	Lump-sum repayment on repayment date	Unsecured not guaranteed
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	3,500	JBA yen 1month TIBOR + 0.1%		June 30, 2017		
Sumitomo Mitsui Banking Corporation	4,500	JBA yen 1month TIBOR + 0.15%		October 31, 2017		
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	3,780	0.29%		September 1, 2023		
Sumitomo Mitsui Banking Corporation	4,100	JBA yen 3month TIBOR + 0.255%		September 1, 2024		
Total	38,310	—	—	—	—	—

(Note) Of the total loan proceeds of 38,310 million yen, 6,900 million yen was used to make an early repayment of long-term loans payable with the original repayment date of September 2, 2016. The early repayment of 6,900 million yen was made on September 1, 2016.

[Profile of GLP J-REIT]

1. Status of Unitholders' Capital

	5th Period As of August 31, 2014	6th Period As of February 28, 2015	7th Period As of August 31, 2015	8th Period As of February 29, 2016	9th Period As of August 31, 2016
Number of investment units authorized (Units)	16,000,000	16,000,000	16,000,000	16,000,000	16,000,000
Number of investment units issued and outstanding (Units)	2,097,700	2,390,731	2,390,731	2,593,784	2,593,784
Unitholders' capital, net (Million yen) (Note)	129,415	161,040	160,342	182,020	181,242
Number of unitholders	12,389	15,509	15,182	15,914	14,313

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

2. Matters Concerning Investment Units

The following is a list of major unitholders as of August 31, 2016.

Name	Location	Number of units held (Units)	Ratio to total number of units issued and outstanding (%) (Note)
Japan Trustee Services Bank, Ltd. (Trust Account)	1-8-11, Harumi, Chuo-ku, Tokyo	435,327	16.78
GLP Capital Japan 2 Private Limited	Shiodome City Center, 1-5-2, Higashi-Shimbashi, Minato-ku, Tokyo	386,240	14.89
The Master Trust Bank of Japan, Ltd. (Trust Account)	2-11-3, Hamamatsucho, Minato-ku, Tokyo	216,928	8.36
Trust & Custody Services Bank, Ltd. (Securities Investment Trust Account)	Office Tower Z, Harumi Island Triton Square, 1-8-12 Harumi, Chuo-ku, Tokyo	179,240	6.91
Nomura Bank (Luxembourg) S.A.	1-3-2, Marunouchi, Chiyoda-ku, Tokyo Standing proxy: Sumitomo Mitsui Banking Corporation	158,101	6.09
JP Morgan Chase Bank 385628	Building A, Shinagawa Intercity, 2-15-1, Konan, Minato-ku, Tokyo Standing proxy: Mizuho Bank, Ltd., Settlement & Clearing Services Department	83,230	3.20
The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	2-2-2, Otemachi, Chiyoda-ku, Tokyo	66,711	2.57
Goldman Sachs International	Roppongi Hills Mori Tower, 6-10-1 Roppongi, Minato-ku, Tokyo Standing proxy: Goldman Sachs Japan Co., Ltd.	31,475	1.21
State Street Bank –West Pension Fund Clients – Exempt 505233	Building A, Shinagawa Intercity, 2-15-1, Konan, Minato-ku, Tokyo Standing proxy: Mizuho Bank, Ltd., Settlement & Clearing Services Department	25,875	0.99
State Street Bank and Trust Company	3-11-1, Nihonbashi, Chuo-ku, Tokyo Standing proxy: The Hong Kong and Shanghai Banking Corporation Limited, Tokyo Branch, Custody Department	23,545	0.90
Total		1,606,672	61.94

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

3. Matters Concerning Directors and Auditors

Names of Directors and Independent Auditor for the current period

Title	Name	Other concurrent title	Total amount of fees paid during the Period (Thousand yen)
Executive Director (Notes 1 and 2)	Masato Miki (Note 3)	— (Note 4)	—
	Yoji Tatsumi (Note 3)	President and CFO, GLP Japan Advisors Inc. (Note 4)	—
Supervisory Director (Note 2)	Toraki Inoue	Representative CPA, Toraki Inoue CPA Firm President, Accounting Advisory Co., Ltd.	1,980
	Kota Yamaguchi	Partner, Kimura Takushima & Yamaguchi Law Firm Outside Director, Heiwa Corporation	1,980
Independent Auditor	KPMG AZSA LLC	—	13,000

(Note 1) Masato Miki owns 1,367 investment units of GLP J-REIT under his own name. Yoji Tatsumi owns 82 investment units of GLP J-REIT under his own name.

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

(Note 3) Masato Miki resigned as Executive Director of GLP J-REIT effective May 31, 2016. Yoji Tatsumi was appointed as Executive Director of GLP J-REIT effective June 1, 2016.

(Note 4) Masato Miki resigned as President and CEO of GLP Japan Advisors Inc. effective May 24, 2016. Yoji Tatsumi was appointed as President of GLP Japan Advisors Inc. effective May 24, 2016.

Policy on dismissal and non-reappointment of Independent Auditor

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

4. Asset Management Company, Custodian and General Administrators

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

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

[Status on Investment Properties]

1. Investment Status

Type of asset	Use of asset	Area (Note 1)	8th Period As of February 29, 2016		9th Period As of August 31, 2016	
			Total amount held (Million yen) (Note 2)	Ratio to total assets (%) (Note 3)	Total amount held (Million yen) (Note 2)	Ratio to total assets (%) (Note 3)
Property and equipment in trust (Note 4)	Logistics facility	Tokyo Metropolitan area	238,686	61.2	237,652	61.3
		Greater Osaka area	75,657	19.4	75,163	19.4
		Other	62,449	16.0	61,972	16.0
Subtotal			376,792	96.6	374,788	96.6
Deposits and other assets			13,405	3.4	13,059	3.4
Total assets (Note 5)			390,197 [376,792]	100.0 [96.6]	387,848 [374,788]	100.0 [96.6]

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

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

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

(Note 4) The amount of “Property and equipment in trust” does not include the amount of construction in progress.

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

2. Major Properties Owned

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

Name of properties	Book value (Million yen)	Leasable area (m ²) (Note 1)	Leased area (m ²) (Note 2)	Occupancy ratio (%) (Note 3)	Ratio to total rental revenues (%) (Note 3)	Primary use
GLP Tokyo II	35,604	79,073.21	79,073.21	100.0	8.3	Logistics facility
GLP Amagasaki	23,567	110,224.41	110,224.41	100.0	6.7	Logistics facility
GLP Tokyo	22,062	56,105.95	56,105.95	100.0	5.7	Logistics facility
GLP Sugito II	18,111	101,272.40	100,162.57	98.9	5.4	Logistics facility
GLP Urayasu III	17,873	64,198.11	64,198.11	100.0	(Note 4)	Logistics facility
GLP Narashino II	14,894	101,623.59	101,623.59	100.0	(Note 4)	Logistics facility
GLP Misato II	14,220	59,208.59	59,208.59	100.0	(Note 4)	Logistics facility
GLP Shinkiba	11,586	18,341.73	18,341.73	100.0	(Note 4)	Logistics facility
GLP Kazo	10,826	76,532.71	76,532.71	100.0	(Note 4)	Logistics facility
GLP Komaki	10,072	52,709.97	52,709.97	100.0	(Note 4)	Logistics facility
Total	178,819	719,290.68	718,180.85	99.8	46.4	

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

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

(Note 3) “Occupancy ratio” and “Ratio to total rental revenues” are rounded to the first decimal place.

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

3. Summary of Portfolio Properties

The following table summarizes the investment properties and OTA Assets (Note 4) held by GLP J-REIT as of the current period end.

Name of property	Location (Note 1)	Type of ownership	Leasable area (m ²) (Note 2)	Appraisal value (Million yen) (Note 3)	Book value (Million yen)
GLP Tokyo	2-1-2, Tokai, Ota-ku, Tokyo	Beneficiary right of real estate in trust	56,105.95	27,900	22,062
GLP Higashi-Ogishima	23-9, Higashi-Ogishima, Kawasaki-ku, Kawasaki, Kanagawa		34,582.00	6,370	5,001
GLP Akishima	4-13-41, Mihori-cho, Akishima, Tokyo 4-13-42, Mihori-cho, Akishima, Tokyo		27,356.63	8,840	7,047
GLP Tomisato	3-1, Misawa, Tomisato, Chiba		27,042.59	5,590	4,744
GLP Narashino II	3-6-3, Akanehama, Narashino, Chiba		101,623.59	19,600	14,894
GLP Funabashi	1-1389-2, Kaijincho-minami, Funabashi, Chiba		10,465.03	1,840	1,907
GLP Kazo	1-5-1, Minamishinozaki, Kazo, Saitama		76,532.71	13,800	10,826
GLP Fukaya	1900-2, Mizugahara, Orinokuchi, Fukaya, Saitama		19,706.00	2,780	2,296
GLP Sugito II	398-2, Fukawa, Sugito-machi, Kita-Katsushika, Saitama		101,272.40	23,300	18,111
GLP Iwatsuki	2-9-10, Kokaba, Iwatsuki-ku, Saitama, Saitama		31,839.99	8,330	6,664
GLP Kasukabe	1155, Anzai, Suikaku, Kasukabe, Saitama		18,460.73	5,060	4,012
GLP Koshigaya II	2-2-1, Ryutsu-Danchi, Koshigaya, Saitama		43,537.47	11,500	9,475
GLP Misato II	3-2-1, Lala-city, Shinmisato, Misato, Saitama		59,208.59	18,200	14,220
GLP Tatsumi	3-11-10, Tatsumi, Koto-ku, Tokyo		12,925.58	6,190	4,881
GLP Hamura	4-9-8, Shinmeidai, Hamura, Tokyo		40,277.93	8,860	7,544
GLP Funabashi III	2-15-1, Nishiura, Funabashi, Chiba		18,281.84	3,950	3,075
GLP Sodegaura	385-18, Shiinomori, Sodegaura, Chiba		45,582.06	7,730	5,943
GLP Urayasu III	15-27, Chidori, Urayasu, Chiba		64,198.11	20,200	17,873
GLP Tatsumi IIa	3-8-10, Tatsumi, Koto-ku, Tokyo		17,108.52	7,920	6,688
GLP Tatsumi IIb	3-7-7, Tatsumi, Koto-ku, Tokyo		3,359.00	1,140	1,061
GLP Tokyo II	3-4-11 Shinsuna, Koto-ku, Tokyo		79,073.21	38,900	35,604
GLP Okegawa	2-6 Akabori, Okegawa, Saitama		17,062.92	2,630	2,394
GLP Shinkiba	1-10-9, Shinkiba, Koto-ku, Tokyo		18,341.73	12,400	11,586
GLP Narashino	2-6-6, Shibazono, Narashino, Chiba		23,548.03	5,530	5,304
GLP Narita II	1033-1, Yamada, Shibayama-machi, Sambu, Chiba		20,927.35	3,870	3,696
GLP Sugito	398-13, Fukawa, Sugito-machi, Kita-Katsushika, Saitama		58,918.12	9,460	8,278
GLP Matsudo	520-1, Kamihongo, Matsudo, Chiba		14,904.60	2,750	2,453
GLP Hirakata	3-2-27, Minami-nakaburi, Hirakata, Osaka 3-2-7, Minami-nakaburi, Hirakata, Osaka		29,829.56	6,140	4,656
GLP Hirakata II	3-3-1, Minami-nakaburi, Hirakata, Osaka		43,283.01	8,770	7,652
GLP Maishima II	2-1-92, Hokusoryokuchi, Konohana-ku, Osaka, Osaka		56,511.10	11,100	8,364
GLP Tsumori	2-1-30, Minami-tsumori, Nishinari-ku, Osaka, Osaka		16,080.14	2,250	2,016
GLP Rokko	3-10, Koyochi-higashi, Higashinada-ku, Kobe, Hyogo		39,339.00	5,710	5,061
GLP Amagasaki	231-2, Nishimukojima-cho, Amagasaki, Hyogo		110,224.41	27,100	23,567
GLP Amagasaki II	16, Nishitakas-cho, Amagasaki, Hyogo		12,342.95	2,240	1,996
GLP Nara	6-4, Imago-cho, Yamatokoriyama, Nara		19,545.35	2,920	2,231
GLP Sakai	1-63, Chikkouyawatamachi, Sakai-ku, Sakai, Osaka		10,372.10	2,210	1,900
GLP Rokko II	4-15-1 Koyochihigashi, Higashinada-ku, Kobe, Hyogo		20,407.30	4,210	3,290
GLP Kadoma	4-2-1 Shinomiya, Kadoma, Osaka		12,211.73	3,060	2,448
GLP Seishin	2-5-1 Yasakadai, Suma-ku, Kobe, Hyogo		9,533.88	1,610	1,451
GLP Fukusaki	1714-14 Saiji, Fukusaki-cho, Kanzaki-gun, Hyogo		24,167.83	4,080	3,493
GLP Kobe-Nishi	7-1-1, Mitsugaoka, Nishi-ku, Kobe, Hyogo		35,417.31	7,450	7,032

Name of property	Location (Note 1)	Type of ownership	Leasable area (m ²) (Note 2)	Appraisal value (Million yen) (Note 3)	Book value (Million yen)
GLP Morioka	59, Urata, Sakuramachi, Shiwa-cho, Shiwa, Iwate	Beneficiary right of real estate in trust	10,253.80	873	804
GLP Tomiya	9-1-2, Narita, Tomiya, Miyagi (Note 5)		20,466.98	3,190	2,668
GLP Koriyama I	3-2-2, Oroshi, Kikuta-cho, Koriyama, Fukushima		24,335.96	4,480	3,848
GLP Koriyama III	5-12, Mukaihara, Horinouchi, Kikuta-machi, Koriyama, Fukushima		27,671.52	2,700	2,605
GLP Tokai	2-47, Asayama, Tokai, Aichi		32,343.31	7,500	5,988
GLP Hayashima	823, Yao, Hayashima-cho, Tsukubo, Okayama		13,574.58	1,340	1,211
GLP Hayashima II	4507-40, Hayashima, Hayashima-cho, Tsukubo, Okayama		14,447.48	2,670	2,301
GLP Kiyama	2950-1, Urata, Sonobe, Kiyama-cho, Miyaki, Saga		23,455.96	5,490	4,389
GLP Sendai	2-5-2 Sendaikou Kita, Miyagino-ku, Sendai, Miyagi		37,256.23	6,240	5,363
GLP Ebetsu	69-3 Kakuyama, Ebetsu, Hokkaido		18,489.25	2,040	1,502
GLP Kuwana	3646-1 Kanegaya, Mizono, Tado-cho, Kuwana, Mie		20,402.12	4,360	3,497
GLP Hatsukaichi	14-2 Mokuzaikokita, Hatsukaichi, Hiroshima		10,981.89	2,400	1,908
GLP Komaki	1-31 Shinkoki, Komaki, Aichi		52,709.97	12,200	10,072
GLP Ogimachi	1-8-5 Ogimachi, Miyagino-ku, Sendai, Miyagi		13,155.28	1,580	1,518
GLP Hiroshima	2-7-11 Kusatsukou, Nishi-ku, Hiroshima, Hiroshima 2-7-4 Kusatsukou, Nishi-ku, Hiroshima, Hiroshima		21,003.04	4,020	3,682
GLP Fukuoka	1-10-1 Itaduke, Hakata-ku, Fukuoka, Fukuoka		14,641.22	1,660	1,504
GLP Tosu I	1715, Hirata, Hatazaki-machi, Tosu, Saga	74,860.38	10,100	9,105	
Total			1,911,557.33	446,333	374,788

OTA Assets (Note 4)					
GLP Noda-Yoshiharu	722-2 Tameshita, Yoshiharu, Noda, Chiba	Beneficiary right of real estate in trust	26,631.40	5,040	—

(Note 1) “Location” represents the indication of residential address. If no indication of residential address exists, the location of the building (one of those if there are multiple buildings) shown on the registry is stated.

(Note 2) “Leasable area” is the area of property or property in trust that is available for lease in accordance with relevant lease agreements or architectural drawings. The figures are rounded down to the second decimal place. The leasable area may be changed upon renewal of lease agreements.

(Note 3) “Appraisal value” represents the appraisal value or research price as set forth on the relevant study reports by real estate appraisers as of the balance sheet date in accordance with the policy prescribed in the Articles of Incorporation of GLP J-REIT and the rules of the Investment Trusts Association, Japan. Concerning the OTA assets, the appraisal value as of August 31, 2016 is stated.

(Note 4) On July 14, 2015, GLP J-REIT entered into a forward commitment contract concerning acquisition of GLP Noda-Yoshiharu held by a third party. Under the contract, it is agreed in cooperation with the Mitsubishi UFJ Lease & Finance (“MUFJ L&F”) Group that the asset will be temporarily owned by MUL Property Co., Ltd., a real estate-related company and a wholly-owned subsidiary of MUFJ L&F, and that GLP J-REIT will acquire the asset on the date designated by GLP J-REIT during the scheduled period from July 14, 2016 to July 13, 2020. The purpose of this scheme is to reduce the acquisition price of the asset. The acquisition price of GLP Noda-Yoshiharu will be determined between 4,170 million yen and 4,650 million yen, the reduction in value proportional to the length of the seller’s ownership period, as agreed upon in advance by GLP J-REIT and the seller, MUL Property Co., Ltd. The final acquisition price will be determined by adjusting the difference between (i) planned outlays, including repairs and maintenance costs, and capital expenditures as agreed upon in advance by both parties and (ii) actual expenses incurred cumulatively over the period from the contract date to the acquisition date under the forward commitment contract. GLP J-REIT refers to the scheme as “Optimal Takeout Agreement (OTA)” and the assets subject to the OTA as “OTA Assets”.

(Note 5) Tomiya was reorganized as a city on October 10, 2016.

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

Name of property	8th Period From September 1, 2015 To February 29, 2016				9th Period From March 1, 2016 To August 31, 2016			
	At Period End		Rental revenues (Million yen)	Ratio to total rental revenues (%) (Note 2)	At Period End		Rental revenues (Million yen)	Ratio to total rental revenue (%) (Note 2)
	Number of tenants (Note 1)	Occupancy ratio (%) (Note 2)			Number of tenants (Note 1)	Occupancy ratio (%) (Note 2)		
GLP Tokyo	5	100.0	702	5.7	5	100.0	701	5.7
GLP Higashi-Ogishima	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Akishima	3	100.0	(Note 3)	(Note 3)	3	100.0	(Note 3)	(Note 3)
GLP Tomisato	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Narashino II	2	100.0	(Note 3)	(Note 3)	2	100.0	(Note 3)	(Note 3)
GLP Funabashi	—	—	2	0.0	—	—	3	0.0
GLP Kazo	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Fukaya	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Sugito II	4	98.9	657	5.4	4	98.9	660	5.4
GLP Iwatsuki	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Kasukabe	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Koshigaya II	2	100.0	(Note 3)	(Note 3)	2	100.0	(Note 3)	(Note 3)
GLP Misato II	2	100.0	(Note 3)	(Note 3)	2	100.0	(Note 3)	(Note 3)
GLP Tatsumi	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Hamura	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Funabashi III	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Sodegaura	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Urayasu III	2	100.0	(Note 3)	(Note 3)	2	100.0	(Note 3)	(Note 3)
GLP Tatsumi Ila	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Tatsumi Iib	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Tokyo II	6	100.0	1,028	8.4	6	100.0	1,021	8.3
GLP Okegawa	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Shinkiba	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Narashino	3	100.0	160	1.3	3	100.0	162	1.3
GLP Narita II	3	100.0	139	1.1	3	100.0	138	1.1
GLP Sugito	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Matsudo	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Hirakata	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Hirakata II	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Maishima II	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Tsumori	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Rokko	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Amagasaki	7	100.0	818	6.7	7	100.0	823	6.7
GLP Amagasaki II	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Nara	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Sakai	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Rokko II	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Kadoma	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Seishin	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Fukusaki	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Kobe-Nishi	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)

Name of property	8th Period From September 1, 2015 To February 29, 2016				9th Period From March 1, 2016 To August 31, 2016			
	At Period End		Rental revenues (Million yen)	Ratio to total rental revenues (%) (Note 2)	At Period End		Rental revenues (Million yen)	Ratio to total rental revenue (%) (Note 2)
	Number of tenants (Note 1)	Occupancy ratio (%) (Note 2)			Number of tenants (Note 1)	Occupancy ratio (%) (Note 2)		
GLP Morioka	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Tomiya	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Koriyama I	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Koriyama III	4	78.0	100	0.8	4	83.3	107	0.9
GLP Tokai	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Hayashima	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Hayashima II	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Kiyama	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Tosu III (Note 4)	–	–	(Note 3)	(Note 3)	–	–	–	–
GLP Sendai	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Ebetsu	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Kuwana	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Hatsukaichi	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Komaki	2	100.0	(Note 3)	(Note 3)	2	100.0	(Note 3)	(Note 3)
GLP Ogimachi	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Hiroshima	2	100.0	(Note 3)	(Note 3)	2	100.0	(Note 3)	(Note 3)
GLP Fukuoka	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
GLP Chikushino (Note 4)	–	–	(Note 3)	(Note 3)	–	–	–	–
GLP Tosu I	1	100.0	(Note 3)	(Note 3)	1	100.0	(Note 3)	(Note 3)
Total	90	99.1	12,252	100.0	90	99.2	12,278	100.0

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

(Note 2) “Occupancy ratio” and “Ratio to total rental revenues” are rounded to the first decimal place.

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

(Note 4) On January 27, 2016, GLP J-REIT sold GLP Tosu III and GLP Chikushino to a third party.

4. Specified Transaction

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

	Type	Contract amount (Million yen) (Note 1)		Fair value (Million yen) (Note 2)
			Due after one year	
OTC	Interest rate swaps: Receive floating/ Pay fix	134,430	134,430	(2,963)
Total		134,430	134,430	(2,963)

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

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

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

5. Investments and Other Assets

(1) Investment securities – Equity securities

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

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

(2) Details of other specified assets

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

[Capital Expenditure for Properties Owned]

1. Future Plan for Capital Expenditure

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

Property name	Location	Purpose	Planned period	Estimated construction cost (Million yen)		
				Total amount	Amount paid during the period	Total amount paid
GLP Tomiya	Tomiya, Miyagi	Fire compartmentalization of the first floor	From June 2016 to September 2016	122	—	—
GLP Koriyama III	Koriyama, Fukushima	Roof waterproofing renovation work, building No.1	From May 2016 to October 2016	65	—	—
GLP Sendai	Sendai Miyagi	Renovation of West-side exterior walls	From October 2016 to December 2016	44	—	—
GLP Shinkiba	Koto-ku, Tokyo	Renovation of East-side exterior walls	From June 2016 to September 2016	33	—	—
GLP Rokko	Kobe, Hyogo	Replacement of a cooling tower and other heat source equipment - Phase I	From March 2017 to April 2017	22	—	—
GLP Narashino II	Narashino, Chiba	Renovation of exterior walls - Phase IV	From October 2016 to December 2016	20	—	—
GLP Narashino II	Narashino, Chiba	Renovation of exterior walls - Phase V	From March 2017 to April 2017	20	—	—

2. Capital Expenditure Incurred for the Period

The following table summarizes the major constructions to holding properties that resulted in capital expenditure for the current period. Capital expenditure for the current period was 569 million yen. The total construction cost amounted to 670 million yen, including repair and maintenance of 101 million yen that was accounted for as expenses.

Property name	Location	Purpose	Period	Construction cost (Million yen)
GLP Misato II	Misato, Saitama	Installation of air conditioners on the first, second, third floors	From April 2016 to June 2016	86
GLP Funabashi III	Funabashi, Chiba	Renovation of North-side exterior walls	From April 2016 to July 2016	52
GLP Higashi-Ogishima	Kawasaki, Kanagawa	Replacement of air-cooled chillers	From April 2016 to June 2016	35
GLP Nara	Yamatokoriyama, Nara	Unevenness adjustment of main aisle, the first floor of warehouse	From January 2016 to March 2016	20
Other	—	—	—	375
Total				569

3. Funds Reserved for Long-Term Repair Plans

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

(Unit: Million yen)

Operating period	5th Period Mar. 1, 2014 to Aug. 31, 2014	6th Period Sept. 1, 2014 to Feb. 28, 2015	7th Period Mar. 1, 2015 to Aug. 31, 2015	8th Period Sept. 1, 2015 to Feb. 29, 2016	9th Period Mar. 1, 2016 to Aug. 31, 2016
Balance brought forward from the previous period	—	—	—	—	—
Amount reserved during the period	—	—	—	—	—
Amount used during the period	—	—	—	—	—
Balance to be carried forward to the next period	—	—	—	—	—

(Note 1) GLP J-REIT intends not to account for reserves if the estimated amount of capital expenditure of the following period does not exceed the amount equivalent to 70% of the estimated depreciation expenses for the same period. GLP J-REIT estimates the amount of capital expenditure for the 10th period (for the period ending February 2017) to be 870 million yen, which does not exceed 2,037 million yen, the amount equivalent to 70% of 2,911 million yen, which is the estimated depreciation expenses for the same period.

(Note 2) GLP J-REIT intends to distribute funds in excess of the amount of retained earnings that do not exceed the amount obtained by deducting capital expenditure for the operating period immediately before the period in which the distribution is made from an amount equal to depreciation expenses for the corresponding period. The amount obtained by deducting 569 million yen of capital expenditure for the current fiscal period from 2,572 million yen of depreciation expenses for the period is 2,003 million yen.

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

With respect to all 58 properties held as of the end of the current fiscal period, the six-month period average of the total amount of the short-term emergency repair and maintenance expenses and the medium- to long-term repair and maintenance expenses, which are set forth in the Engineering Reports, is 461 million yen. Please refer to the "Summary of Engineering Due Diligence Report" below for the short-term emergency repair and maintenance expenses and the mid-to-long term repair and maintenance expenses for each asset.

(Reference) Summary of Engineering Due Diligence Report

Property number	Name of property	Engineering due diligence company	Date of report	Short-term emergency repair and maintenance expenses (Thousand yen) (Note 1)	Mid-to-Long term repair and maintenance expenses (Thousand yen) (Note2)
Tokyo-1	GLP Tokyo	Deloitte Tohmatsu Property Risk Solution Co., Ltd.	September 19, 2012	—	219,100
Tokyo-2	GLP Higashi-Ogishima			—	561,650
Tokyo-3	GLP Akishima			—	168,950
Tokyo-4	GLP Tomisato			—	75,700
Tokyo-5	GLP Narashino II			—	1,292,600
Tokyo-6	GLP Funabashi			—	240,050
Tokyo-7	GLP Kazo			—	303,800
Tokyo-8	GLP Fukaya			—	410,950
Tokyo-9	GLP Sugito II			—	365,100
Tokyo-10	GLP Iwatsuki			—	50,120
Tokyo-11	GLP Kasukabe			—	170,650
Tokyo-12	GLP Koshigaya II			—	136,530
Tokyo-13	GLP Misato II			—	78,600
Tokyo-14	GLP Tatsumi			—	43,100
Tokyo-15	GLP Hamura		August 20, 2013	—	55,940
Tokyo-16	GLP Funabashi III			—	125,360
Tokyo-17	GLP Sodegaura			—	60,000
Tokyo-18	GLP Urayasu III		March 20, 2014	—	289,550
Tokyo-19	GLP Tatsumi Ila			—	86,120
Tokyo-20	GLP Tatsumi Iib		July 25, 2014	—	93,183
Tokyo-21	GLP Tokyo II			—	333,550
Tokyo-22	GLP Okegawa		July 27, 2015	—	209,530
Tokyo-23	GLP Shinkiba			—	243,980
Tokyo-24	GLP Narashino		Tokio Marine & Nichido Risk Consulting Co., Ltd.	—	230,950
Tokyo-25	GLP Narita II		July 27, 2015	—	149,872
Tokyo-26	GLP Sugito			—	266,119
Tokyo-27	GLP Matsudo		December 14, 2015	—	142,870
Osaka-1	GLP Hirakata	Deloitte Tohmatsu Property Risk Solution Co., Ltd.	September 19, 2012	—	315,300
Osaka-2	GLP Hirakata II			—	305,900
Osaka-3	GLP Maishima II			—	152,100
Osaka-4	GLP Tsumori			—	142,750
Osaka-5	GLP Rokko			—	476,400
Osaka-6	GLP Amagasaki			—	307,700
Osaka-7	GLP Amagasaki II			—	142,500
Osaka-8	GLP Nara			—	102,910
Osaka-9	GLP Sakai			—	42,200
Osaka-10	GLP Rokko II		August 20, 2013	—	296,150
Osaka-11	GLP Kadoma		July 25, 2014	—	114,160
Osaka-12	GLP Seishin			—	186,900
Osaka-13	GLP Fukusaki		January 28, 2015	—	137,800
Osaka-14	GLP Kobe-Nishi			—	57,340
Other-1	GLP Morioka		September 19, 2012	—	59,600
Other-2	GLP Tomiya			—	61,800
Other-3	GLP Koriyama I			—	28,650
Other-4	GLP Koriyama III			—	350,300
Other-5	GLP Tokai			—	123,880
Other-6	GLP Hayashima			—	126,880
Other-7	GLP Hayashima II			—	33,150
Other-8	GLP Kiyama			—	95,190
Other-10	GLP Sendai			—	159,450

Property number	Name of property	Engineering due diligence company	Date of report	Short-term emergency repair and maintenance expenses (Thousand yen) (Note 1)	Mid-to-Long term repair and maintenance expenses (Thousand yen) (Note2)
Other-11	GLP Ebetsu	Deloitte Tohmatsu Property Risk Solution Co., Ltd.	August 20, 2013	—	47,690
Other-12	GLP Kuwana			—	51,170
Other-13	GLP Hatsukaichi			—	33,980
Other-14	GLP Komaki			—	115,500
Other-15	GLP Ogimachi		July 25, 2014	—	110,170
Other-16	GLP Hiroshima			—	198,660
Other-17	GLP Fukuoka			—	134,110
Other-19	GLP Tosu I	Tokio Marine & Nichido Risk Consulting Co., Ltd.	July 27, 2015	—	165,694
Total				—	11,079,908

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

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

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[Expenses and Liabilities]

1. Status of Expenses related to Asset Management

(Unit: Thousand yen)

	8th Period From September 1, 2015 To February 29, 2016	9th Period From March 1, 2016 To August 31, 2016
Asset management fee	1,219,077	1,236,138
Asset custody fee	5,637	6,054
Administrative service fees	19,230	20,126
Directors' remuneration	3,960	3,960
Audit fee	13,500	13,000
Taxes and dues	14,455	115
Other operating expenses	71,480	64,384
Total	1,347,341	1,343,779

(Note) In addition to the amount shown, the amount of asset management fee capitalized as part of acquisition cost was 126,050 thousand yen for the 8th Period. Asset management fees for properties sold, which were included in the calculation of gain or loss on sales, were 10,500 thousand yen for the 8th Period.

2. Status of Borrowings

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

	Category	Date of borrowing	Balance at beginning of the period (Million yen)	Balance at end of the period (Million yen)	Average rate (Note 2)	Repayment date (Note 3)	Repayment	Use	Remarks
	Name of financial institution								
Long-term loans payable	Sumitomo Mitsui Banking Corporation	January 4, 2013	6,400	6,400	1.13% (Note 4)	January 4, 2018	Lump-sum	(Note 7)	Unsecured not guaranteed
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		5,900	5,900					
	Mizuho Bank, Ltd.		4,000	4,000					
	Mitsubishi UFJ Trust and Banking Corporation		1,800	1,800					
	Citibank Japan Ltd.		1,800	1,800					
	The Bank of Fukuoka, Ltd.		1,800	1,800					
	The Norinchukin Bank		1,300	1,300					
	Resona Bank, Limited		1,300	1,300					
	Sumitomo Mitsui Banking Corporation	January 4, 2013	5,000	5,000	1.41% (Note 4)	January 4, 2020	Lump-sum	(Note 7)	Unsecured not guaranteed
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		4,600	4,600					
	Mizuho Bank, Ltd.		4,000	4,000					
	Mitsubishi UFJ Trust and Banking Corporation		1,800	1,800					
	The Bank of Fukuoka, Ltd.		900	900					
	Development Bank of Japan Inc.		4,500	4,500					
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	February 1, 2013	3,250	3,250	1.03%	January 31, 2020	Lump-sum	(Note 7)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	February 1, 2013	3,250	3,250	1.30% (Note 4)	February 1, 2021	Lump-sum	(Note 7)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	January 6, 2014	1,200	1,200	0.34%	December 20, 2016	Lump-sum	(Note 6)	Unsecured not guaranteed
	Mizuho Bank, Ltd.	January 6, 2014	1,150	1,150	0.34%	December 20, 2016	Lump-sum	(Note 6)	Unsecured not guaranteed
	Sumitomo Mitsui Trust Bank, Limited	January 6, 2014	1,150	1,150	0.34%	December 20, 2016	Lump-sum	(Note 6)	Unsecured not guaranteed

	Category	Date of borrowing	Balance at beginning of the period (Million yen)	Balance at end of the period (Million yen)	Average rate (Note 2)	Repayment date (Note 3)	Repayment	Use	Remarks
	Name of financial institution								
Long-term loans payable	Sumitomo Mitsui Banking Corporation	January 6, 2014	1,800	1,800	1.20% (Note 4)	December 20, 2021	Lump-sum	(Note 6)	Unsecured not guaranteed
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		500	500					
	Mizuho Bank, Ltd.		900	900					
	Mitsubishi UFJ Trust and Banking Corporation		800	800					
	The Bank of Fukuoka, Ltd.		550	550					
	Resona Bank, Limited		450	450					
	Sumitomo Mitsui Banking Corporation	March 3, 2014	934	623	0.43%	February 28, 2017 (Note 5)	Lump-sum	(Note 7)	Unsecured not guaranteed
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		934	623					
	Mizuho Bank, Ltd.		934	623					
	Mitsubishi UFJ Trust and Banking Corporation		934	623					
	Citibank Japan Ltd.		701	467					
	The Bank of Fukuoka, Ltd.		701	467					
	The Norinchukin Bank		467	311					
	Resona Bank, Limited		467	311					
	Sumitomo Mitsui Trust Bank, Limited		205	137					
	Shinsei Bank, Limited		205	137					
	Aozora Bank, Ltd.		205	137					
	The 77 Bank, Ltd.		205	137					
	Sumitomo Mitsui Banking Corporation	March 3, 2014	3,720	3,720	0.76% (Note 4)	February 28, 2019	Lump-sum	(Note 7)	Unsecured not guaranteed
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		3,230	3,230					
	Mizuho Bank, Ltd.		2,550	2,550					
	Mitsubishi UFJ Trust and Banking Corporation		500	500					
	Citibank Japan Ltd.		700	700					
	The Bank of Fukuoka, Ltd.		700	700					
	The Norinchukin Bank		450	450					
	Resona Bank, Limited		450	450					
	Sumitomo Mitsui Banking Corporation	March 3, 2014	2,000	2,000	1.09% (Note 4)	February 26, 2021	Lump-sum	(Note 7)	Unsecured not guaranteed
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		1,900	1,900					
	Mizuho Bank, Ltd.		1,250	1,250					
	Mitsubishi UFJ Trust and Banking Corporation		500	500					
	Development Bank of Japan Inc.		450	450					
	Sumitomo Mitsui Banking Corporation	March 3, 2014	1,470	1,470	1.56% (Note 4)	February 29, 2024	Lump-sum	(Note 7)	Unsecured not guaranteed
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		1,170	1,170					
	Development Bank of Japan Inc.		500	500					
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	March 3, 2014	3,800	3,800	0.92%	February 26, 2021	Lump-sum	(Note 6)	Unsecured not guaranteed

	Category		Date of borrowing	Balance at beginning of the period (Million yen)	Balance at end of the period (Million yen)	Average rate (Note 2)	Repayment date (Note 3)	Repayment	Use	Remarks
	Name of financial institution									
Long-term loans payable	Sumitomo Mitsui Banking Corporation		June 30, 2014	1,500	1,500	0.23%	February 28, 2017	Lump-sum	(Note 6)	Unsecured not guaranteed
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.			1,200	1,200					
	Citibank Japan Ltd.			200	200					
	Development Bank of Japan Inc.			500	500					
	The Norinchukin Bank			500	500					
	Sumitomo Mitsui Trust Bank, Limited			800	800					
	Sumitomo Mitsui Banking Corporation		June 30, 2014	500	500	1.48% (Note 4)	June 30, 2026	Lump-sum	(Note 6)	Unsecured not guaranteed
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.			500	500					
	Mizuho Bank, Ltd.		September 2, 2014	480	480	0.22%	September 2, 2016	Lump-sum	(Note 7)	Unsecured not guaranteed
	Mitsubishi UFJ Trust and Banking Corporation			410	410					
	Citibank Japan Ltd.			640	640					
	The Bank of Fukuoka, Ltd.			370	370					
	The Norinchukin Bank			300	300					
	Resona Bank, Limited			380	380					
	Sumitomo Mitsui Trust Bank, Limited			340	340					
	Shinsei Bank, Limited			260	260					
	Aozora Bank, Ltd.			260	260					
	The 77 Bank, Ltd.			260	260					
	Sumitomo Mitsui Banking Corporation		September 2, 2014	3,890	3,890	0.86% (Note 4)	September 2, 2022	Lump-sum	(Note 7)	Unsecured not guaranteed
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.			3,470	3,470					
	Mizuho Bank, Ltd.			2,830	2,830					
	Mitsubishi UFJ Trust and Banking Corporation			970	970					
	The Bank of Fukuoka, Ltd.			610	610					
	Development Bank of Japan Inc.			650	650					
	The Norinchukin Bank			350	350					
	Resona Bank, Limited			270	270					
Sumitomo Mitsui Trust Bank, Limited		560		560						
Sumitomo Mitsui Banking Corporation		September 2, 2014	1,530	1,530	1.85% (Note 4)	September 2, 2027	Lump-sum	(Note 7)	Unsecured not guaranteed	
The Bank of Tokyo-Mitsubishi UFJ, Ltd.			1,170	1,170						
Sumitomo Mitsui Banking Corporation		January 5, 2015	4,500	4,500	0.20%	December 20, 2016	Lump-sum	(Note 6)	Unsecured not guaranteed	
The Bank of Fukuoka, Ltd.			500	500						
Development Bank of Japan Inc.		January 5, 2015	1,250	1,250	0.31%	December 20, 2018	Lump-sum	(Note 6)	Unsecured not guaranteed	
Sumitomo Mitsui Trust Bank, Limited			1,250	1,250						
The Bank of Tokyo-Mitsubishi UFJ, Ltd.		May 1, 2015	800	800	0.29%	February 28, 2019	Lump-sum	(Note 7)	Unsecured not guaranteed	
Sumitomo Mitsui Banking Corporation		May 1, 2015	2,700	2,700	0.52% (Note 4)	April 30, 2021	Lump-sum	(Note 7)	Unsecured not guaranteed	
Mizuho Bank, Ltd.		May 1, 2015	700	700	0.52% (Note 4)	April 30, 2021	Lump-sum	(Note 7)	Unsecured not guaranteed	
The Norinchukin Bank		May 1, 2015	400	400	0.52% (Note 4)	April 30, 2021	Lump-sum	(Note 7)	Unsecured not guaranteed	
The Bank of Tokyo-Mitsubishi UFJ, Ltd.		September 1, 2015	3,200	3,200	0.15%	September 2, 2016	Lump-sum	(Note 7)	Unsecured not guaranteed	

	Category	Date of borrowing	Balance at beginning of the period (Million yen)	Balance at end of the period (Million yen)	Average rate (Note 2)	Repayment date (Note 3)	Repayment	Use	Remarks
	Name of financial institution								
Long-term loans payable	Sumitomo Mitsui Banking Corporation	September 1, 2015	2,922	2,922	0.61% (Note 4)	February 28, 2022	Lump-sum	(Note 7)	Unsecured not guaranteed
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		2,348	2,348					
	Mizuho Bank, Ltd.		1,640	1,640					
	Mitsubishi UFJ Trust and Banking Corporation		680	680					
	Citibank Japan Ltd.		320	320					
	The Bank of Fukuoka, Ltd.		480	480					
	Development Bank of Japan Inc.		320	320					
	The Norinchukin Bank		320	320					
	Resona Bank, Limited		320	320					
	Sumitomo Mitsui Trust Bank, Limited		440	440					
	Shinsei Bank, Limited		130	130					
	The 77 Bank, Ltd.		130	130					
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	September 1, 2015	1,300	1,300	0.96% (Note 4)	September 1, 2025	Lump-sum	(Note 7)	Unsecured not guaranteed
	Mizuho Bank, Ltd.	January 4, 2016	3,000	3,000	(0.01)% (Note 4)	February 28, 2019	Lump-sum	(Note 6)	Unsecured not guaranteed
	Citibank Japan Ltd.		500	500					
	The Bank of Fukuoka, Ltd.		1,800	1,800					
	The Bank of Fukuoka, Ltd.	January 4, 2016	1,400	1,400	0.35% (Note 4)	February 26, 2021	Lump-sum	(Note 6)	Unsecured not guaranteed
	The Norinchukin Bank		1,400	1,400					
	Mitsubishi UFJ Trust and Banking Corporation	January 4, 2016	1,900	1,900	0.61% (Note 4)	February 29, 2024	Lump-sum	(Note 6)	Unsecured not guaranteed
	Resona Bank, Limited		1,400	1,400					
	Mizuho Bank, Ltd.	January 4, 2016	1,500	1,500	0.93% (Note 4)	February 27, 2026	Lump-sum	(Note 6)	Unsecured not guaranteed
	Sumitomo Mitsui Banking Corporation	January 4, 2016	5,600	5,600	1.22% (Note 4)	December 21, 2026	Lump-sum	(Note 6)	Unsecured not guaranteed
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		5,100	5,100					
	Sumitomo Mitsui Banking Corporation	January 4, 2016	500	500	1.31% (Note 4)	December 20, 2027	Lump-sum	(Note 6)	Unsecured not guaranteed
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		400	400					
	Sumitomo Mitsui Banking Corporation	January 4, 2016	600	600	1.57% (Note 4)	December 20, 2028	Lump-sum	(Note 6)	Unsecured not guaranteed
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.		400	400					
	Sumitomo Mitsui Banking Corporation	January 15, 2016	980	980	0.42% (Note 4)	January 14, 2022	Lump-sum	(Note 7)	Unsecured not guaranteed
	The Bank of Tokyo-Mitsubishi UFJ, Ltd.	January 15, 2016	850	850	0.42%	January 14, 2022	Lump-sum	(Note 7)	Unsecured not guaranteed
	Mitsubishi UFJ Trust and Banking Corporation	January 15, 2016	610	610	0.42% (Note 4)	January 14, 2022	Lump-sum	(Note 7)	Unsecured not guaranteed
	Subtotal		172,630	170,330					
	Total		172,630	170,330					

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

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

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

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

(Note 5) Of outstanding loan balance of 6,900 million yen at beginning of the period, 2,300 million yen was repaid on May 25, 2016 before its repayment date.

(Note 6) The fund was used to make repayments of bank borrowing.

(Note 7) The fund was used to acquire properties or beneficiary rights of real estate in trust.

3. Status of Investment Corporation Bonds

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

Description	Issued date	Balance at beginning of the period (Million yen)	Balance at end of the period (Million yen)	Interest rate (Note 1)	Maturity date	Maturity method	Use	Remarks
GLP J-REIT 1st Unsecured Bonds	February 27, 2014	6,000	6,000	0.47%	February 27, 2019	Lump-sum	(Note 2)	(Note 3)
GLP J-REIT 2nd Unsecured Bonds	July 30, 2014	2,000	2,000	0.98%	July 30, 2024	Lump-sum	(Note 2)	(Note 3)
GLP J-REIT 3rd Unsecured Bonds	December 26, 2014	4,500	4,500	0.51%	December 25, 2020	Lump-sum	(Note 2)	(Note 3)
GLP J-REIT 4th Unsecured Bonds	December 26, 2014	1,500	1,500	0.68%	December 26, 2022	Lump-sum	(Note 2)	(Note 3)
GLP J-REIT 5th Unsecured Bonds	December 26, 2014	3,000	3,000	1.17%	December 25, 2026	Lump-sum	(Note 2)	(Note 3)
GLP J-REIT 6th Unsecured Bonds	June 30, 2015	1,500	1,500	0.89%	June 30, 2025	Lump-sum	(Note 2)	(Note 3)
Total		18,500	18,500					

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

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

(Note 3) The bond is subject to the special pari passu clause among specified investment corporation bonds.

4. Status of Short-Term Investment Corporation Bonds

None

5. Status of Subscription Rights to New Investment Units

None

[Acquisition and Disposition]

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

None

2. Acquisition and Disposition of Other Assets

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

3. Appraisal Values of Specific Assets

(1) Real Estate Properties

None

(2) Other

None

4. Transactions with Interested Parties

(1) Transactions

None

(2) Amounts of fees paid

	Total fees (A) (Thousand yen)	Name of interested parties and major shareholders and the amount of transactions		(B)/(A) (%)
		Paid to	Amount paid (B) (Thousand yen)	
Property management fee	222,120	Global Logistic Properties Inc.	222,120	100.0
Royalty fee	7,500	Global Logistic Properties Inc.	7,500	100.0
Leasing commission	92,751	Global Logistic Properties Inc.	92,751	100.0

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

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

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

[Accounting]

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

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

2. Change in Calculation of Depreciation

None

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

None

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

None

[Other information]

1. Notice

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

Date of approval	Item	Summary
May 31, 2016	Conclusion of Memorandum of Amendments to the Asset Management Agreement	At the General Unitholders Meeting held on May 24, 2016, partial amendment to the Articles of Incorporation was approved. Accordingly, GLP J-REIT approved to conclude the Memorandum of amendments to the Asset Management Agreement relating to merger fees (newly established) with effective date of May 24, 2016.
August 16, 2016	Conclusion of Underwriting Agreement and other with regard to new investment units	With regard to the issuance of new investment units, GLP J-REIT approved to conclude the following agreements with effective date of August 24, 2016. (1) Underwriting Agreement, relating to the issuance of new investment units through a domestic public offering, concluded among GLP Japan Advisors Inc., Nomura Securities Co., Ltd., Citigroup Global Markets Japan Inc., Goldman Sachs Japan Co., Ltd., SMBC Nikko Securities Inc., Mitsubishi UFJ Morgan Stanley Securities Co., Ltd. and Mizuho Securities Co., Ltd. (2) Memorandum concluded with Nomura Securities Co., Ltd., relating to the issuance of new investment units through a third party allotment in connection with the domestic public offering. (3) International Purchase Agreement, relating to an international public offering, concluded among GLP Japan Advisors Inc., Nomura International plc., Goldman Sachs International, Citigroup Global Markets Limited, and J.P. Morgan Securities plc.

2. Other

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

[Disclosure regarding investments in real estate holding companies in foreign countries]

None

[Disclosure regarding properties held by above mentioned real estate holding companies in foreign countries]

None

Balance Sheets

(Unit: Thousand yen)

	Prior Period (Reference) As of February 29, 2016	Current Period As of August 31, 2016
Assets		
Current assets		
Cash and deposits	4,986,538	5,191,423
Cash and deposits in trust	5,549,044	5,264,572
Operating accounts receivable	299,990	817,921
Prepaid expenses	390,251	352,598
Deferred tax assets	—	42
Consumption taxes receivable	598,811	—
Other current assets	134	455
Total current assets	11,824,771	11,627,013
Noncurrent assets		
Property and equipment		
Buildings in trust	151,491,368	151,999,444
Accumulated depreciation	(12,215,546)	(14,614,647)
Buildings in trust, net	139,275,821	137,384,796
Structures in trust	3,741,652	3,791,978
Accumulated depreciation	(748,332)	(901,442)
Structures in trust, net	2,993,320	2,890,536
Machinery and equipment in trust	53,679	53,855
Accumulated depreciation	(26,610)	(30,867)
Machinery and equipment in trust, net	27,069	22,988
Tools, furniture and fixtures in trust	143,533	148,658
Accumulated depreciation	(52,054)	(62,935)
Tools, furniture and fixtures in trust, net	91,478	85,722
Land in trust	234,404,917	234,404,917
Construction in progress	65,998	134,658
Total property and equipment, net	376,858,606	374,923,620
Investments and other assets		
Investment securities	1,600	1,600
Long-term prepaid expenses	1,271,286	1,113,238
Security deposits	10,000	10,000
Total investments and other assets	1,282,886	1,124,838
Total noncurrent assets	378,141,492	376,048,458
Deferred assets		
Investment unit issuance expenses	145,623	94,606
Investment corporation bond issuance costs	86,092	78,186
Total deferred assets	231,715	172,792
Total Assets	390,197,979	387,848,264

(Unit: Thousand yen)

	Prior Period (Reference) As of February 29, 2016	Current Period As of August 31, 2016
Liabilities		
Current liabilities		
Operating accounts payable	140,047	248,412
Current portion of long-term loans payable	27,000,000	24,700,000
Accounts payable	1,419,435	1,465,438
Accrued expenses	25,410	26,424
Income taxes payable	605	1,421
Consumption taxes payable	—	708,840
Advances received	2,037,581	2,109,848
Current portion of tenant leasehold and security deposits	199,290	164,540
Current portion of tenant leasehold and security deposits in trust	100,000	100,000
Total current liabilities	30,922,371	29,524,925
Noncurrent liabilities		
Investment corporation bonds	18,500,000	18,500,000
Long-term loans payable	145,630,000	145,630,000
Tenant leasehold and security deposits	7,584,626	7,521,015
Tenant leasehold and security deposits in trust	178,019	178,019
Total noncurrent liabilities	171,892,645	171,829,034
Total Liabilities	202,815,016	201,353,960
Net Assets		
Unitholders' equity		
Unitholders' capital	185,176,702	185,176,702
Deduction from unitholders' capital	(3,156,252)	(3,934,387)
Unitholders' capital, net	182,020,450	181,242,315
Retained earnings		
Unappropriated retained earnings	5,362,512	5,251,989
Total retained earnings	5,362,512	5,251,989
Total unitholders' equity	187,382,962	186,494,304
Total Net Assets *2	187,382,962	186,494,304
Total Liabilities and Net Assets	390,197,979	387,848,264

Statements of Income

(Unit: Thousand yen)

	Prior Period (Reference) From September 1, 2015 To February 29, 2016	Current Period From March 1, 2016 To August 31, 2016
Operating revenues		
Rental revenues *1	11,810,418	11,844,509
Other rental revenues *1	441,909	433,536
Gain on sales of property and equipment *2	80,154	—
Total operating revenues	12,332,482	12,278,046
Operating expenses		
Rental expenses *1	4,474,628	4,605,581
Asset management fee	1,219,077	1,236,138
Asset custody fee	5,637	6,054
Administrative service fees	19,230	20,126
Directors' remuneration	3,960	3,960
Audit fee	13,500	13,000
Taxes and dues	14,455	115
Other operating expenses	71,480	64,384
Total operating expenses	5,821,970	5,949,360
Operating income	6,510,512	6,328,685
Non-operating income		
Interest income	880	46
Reversal of distributions payable	—	2,994
Interest on refund of consumption taxes	—	907
Total non-operating income	880	3,948
Non-operating expenses		
Interest expense	770,388	762,122
Interest expenses on investment corporation bonds	64,207	65,214
Amortization of investment corporation bond issuance costs	7,906	7,906
Borrowing related expenses	208,451	192,077
Amortization of investment unit issuance expenses	77,893	51,017
Offering costs associated with the issuance of investment units	20,845	1,089
Others, net	843	992
Total non-operating expenses	1,150,536	1,080,419
Ordinary income	5,360,856	5,252,214
Income before income taxes	5,360,856	5,252,214
Income taxes-current	605	1,428
Income taxes-deferred	30	(42)
Total income taxes	635	1,386
Net income	5,360,221	5,250,828
Accumulated earnings brought forward	2,291	1,160
Unappropriated retained earnings	5,362,512	5,251,989

Statements of Changes in Net Assets

Prior period (From September 1, 2015 to February 29, 2016) (Reference)

(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	162,790,718	(2,448,596)	160,342,122	4,649,872	4,649,872	164,991,994	164,991,994
Changes of items during the period							
Issuance of new investment units	22,385,984		22,385,984			22,385,984	22,385,984
Distributions in excess of retained earnings		(707,656)	(707,656)			(707,656)	(707,656)
Distributions of earnings				(4,647,581)	(4,647,581)	(4,647,581)	(4,647,581)
Net income				5,360,221	5,360,221	5,360,221	5,360,221
Total changes of items during the period	22,385,984	(707,656)	21,678,327	712,640	712,640	22,390,967	22,390,967
Balance at the end of the period *1	185,176,702	(3,156,252)	182,020,450	5,362,512	5,362,512	187,382,962	187,382,962

Current period (From March 1, 2016 to August 31, 2016)

(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	185,176,702	(3,156,252)	182,020,450	5,362,512	5,362,512	187,382,962	187,382,962
Changes of items during the period							
Distributions in excess of retained earnings		(778,135)	(778,135)			(778,135)	(778,135)
Distributions of earnings				(5,361,351)	(5,361,351)	(5,361,351)	(5,361,351)
Net income				5,250,828	5,250,828	5,250,828	5,250,828
Total changes of items during the period	—	(778,135)	(778,135)	(110,523)	(110,523)	(888,658)	(888,658)
Balance at the end of the period *1	185,176,702	(3,934,387)	181,242,315	5,251,989	5,251,989	186,494,304	186,494,304

Notes to Financial Statements

(Notes Concerning Significant Accounting Policies)

By period Item	Prior Period (Reference) From September 1, 2015 To February 29, 2016	Current Period From March 1, 2016 To August 31, 2016
1. Basis and method of valuation of assets	Securities Available-for-sale securities with no readily determinable market price are stated at cost. Cost of securities sold is determined by the moving-average method.	Securities Available-for-sale securities with no readily determinable market price are stated at cost. Cost of securities sold is determined by the moving-average method.
2. Depreciation of noncurrent assets	Property and equipment are stated at cost, which includes the original purchase price and related acquisition costs and expenses. Depreciation of property and equipment, including property and equipment in trust, is calculated by the straight-line method over the estimated useful lives as follows: Buildings 2 to 55 years Structures 2 to 57 years Machinery and equipment 6 to 12 years Tools, furniture and fixtures 2 to 15 years	Property and equipment are stated at cost, which includes the original purchase price and related acquisition costs and expenses. Depreciation of property and equipment, including property and equipment in trust, is calculated by the straight-line method over the estimated useful lives as follows: Buildings 2 to 55 years Structures 2 to 57 years Machinery and equipment 6 to 12 years Tools, furniture and fixtures 2 to 15 years
3. Accounting treatment for deferred assets	(1) Investment unit issuance expenses are amortized over three years using the straight-line method. (2) Investment corporation bond issuance costs are amortized over the remaining life of the bonds using the straight-line method.	(1) Investment unit issuance expenses are amortized over three years using the straight-line method. (2) Investment corporation bond issuance costs are amortized over the remaining life of the bonds using the straight-line method.
4. Revenue and expense recognition	Taxes on property and equipment With respect to taxes on property and equipment held by GLP J-REIT, of the tax amounts assessed and determined, the amounts corresponding to the relevant accounting period are accounted for as rental expenses. Of the amounts paid for the acquisition of real estate or beneficiary right of real estate in trust, the amounts equivalent to property-related taxes are capitalized as part of the acquisition cost of the relevant property instead of being charged as expenses. Capitalized property-related taxes amounted to 77,001 thousand yen for the period.	Taxes on property and equipment With respect to taxes on property and equipment held by GLP J-REIT, of the tax amounts assessed and determined, the amounts corresponding to the relevant accounting period are accounted for as rental expenses. Of the amounts paid for the acquisition of real estate or beneficiary right of real estate in trust, the amounts equivalent to property-related taxes are capitalized as part of the acquisition cost of the relevant property instead of being charged as expenses.

By period Item	Prior Period (Reference) From September 1, 2015 To February 29, 2016	Current Period From March 1, 2016 To August 31, 2016
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>	<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. Other significant matters which constitute the basis for preparation of financial statements	<p>(1) Accounting treatment of beneficiary right of real estate in trust 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. 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 and land in trust</p> <p>(c) Current portion of tenant leasehold and security deposits in trust</p> <p>(d) Tenant leasehold and security deposits in trust</p> <p>(2) Accounting treatment for consumption taxes Consumption taxes withheld and paid are not included in the accompanying statements of income. The nondeductible portion of consumption taxes imposed in connection with assets is charged to expense in the period incurred.</p>	<p>(1) Accounting treatment of beneficiary right of real estate in trust 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. 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 and land in trust</p> <p>(c) Current portion of tenant leasehold and security deposits in trust</p> <p>(d) Tenant leasehold and security deposits in trust</p> <p>(2) Accounting treatment for consumption taxes Consumption taxes withheld and paid are not included in the accompanying statements of income.</p>

(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 (Reference) As of February 29, 2016	Current Period As of August 31, 2016
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

Prior Period (Reference) As of February 29, 2016	Current Period As of August 31, 2016
*2. Minimum net assets as required by Article 67, Paragraph 4 of the Act on Investment Trusts and Investment Corporations: 50,000 thousand yen.	*2. Minimum net assets as required by Article 67, Paragraph 4 of the Act on Investment Trusts and Investment Corporations: 50,000 thousand yen.

(Notes to Statements of Income)

Prior Period (Reference) From September 1, 2015 To February 29, 2016	Current Period From March 1, 2016 To August 31, 2016																																																																
<p>*1. Breakdown of operating income from property leasing are as follows:</p> <p style="text-align: right;">(Unit: Thousand yen)</p> <p>A. Property-related revenues</p> <p>Rental revenues:</p> <table> <tr> <td>Rental revenues</td><td>11,444,192</td></tr> <tr> <td>Common area charges</td><td>366,225</td></tr> <tr> <td>Total</td><td>11,810,418</td></tr> </table> <p>Other revenues related to property leasing</p> <table> <tr> <td>Utility charges</td><td>294,394</td></tr> <tr> <td>Parking lots</td><td>32,646</td></tr> <tr> <td>Others</td><td>114,869</td></tr> <tr> <td>Total</td><td>441,909</td></tr> </table> <p>Total property-related revenues 12,252,328</p> <p>B. Property-related expenses</p> <p>Rental expenses:</p> <table> <tr> <td>Taxes and dues</td><td>959,379</td></tr> <tr> <td>Property and facility management fees</td><td>434,379</td></tr> <tr> <td>Utilities</td><td>287,081</td></tr> <tr> <td>Repairs and maintenance</td><td>70,330</td></tr> <tr> <td>Casualty insurance</td><td>23,967</td></tr> <tr> <td>Depreciation</td><td>2,601,733</td></tr> <tr> <td>Loss on disposal of property and equipment</td><td>474</td></tr> <tr> <td>Others</td><td>97,281</td></tr> <tr> <td>Total property-related expenses</td><td>4,474,628</td></tr> </table> <p>C. Operating income from property leasing <u>7,777,699</u></p> <p>(A – B)</p>	Rental revenues	11,444,192	Common area charges	366,225	Total	11,810,418	Utility charges	294,394	Parking lots	32,646	Others	114,869	Total	441,909	Taxes and dues	959,379	Property and facility management fees	434,379	Utilities	287,081	Repairs and maintenance	70,330	Casualty insurance	23,967	Depreciation	2,601,733	Loss on disposal of property and equipment	474	Others	97,281	Total property-related expenses	4,474,628	<p>*1. Breakdown of operating income from property leasing are as follows:</p> <p style="text-align: right;">(Unit: Thousand yen)</p> <p>A. Property-related revenues</p> <p>Rental revenues:</p> <table> <tr> <td>Rental revenues</td><td>11,467,842</td></tr> <tr> <td>Common area charges</td><td>376,667</td></tr> <tr> <td>Total</td><td>11,844,509</td></tr> </table> <p>Other revenues related to property leasing</p> <table> <tr> <td>Utility charges</td><td>297,520</td></tr> <tr> <td>Parking lots</td><td>31,980</td></tr> <tr> <td>Others</td><td>104,035</td></tr> <tr> <td>Total</td><td>433,536</td></tr> </table> <p>Total property-related revenues 12,278,046</p> <p>B. Property-related expenses</p> <p>Rental expenses:</p> <table> <tr> <td>Taxes and dues</td><td>1,066,095</td></tr> <tr> <td>Property and facility management fees</td><td>431,350</td></tr> <tr> <td>Utilities</td><td>279,110</td></tr> <tr> <td>Repairs and maintenance</td><td>101,600</td></tr> <tr> <td>Casualty insurance</td><td>23,798</td></tr> <tr> <td>Depreciation</td><td>2,572,667</td></tr> <tr> <td>Loss on disposal of property and equipment</td><td>—</td></tr> <tr> <td>Others</td><td>130,957</td></tr> <tr> <td>Total property-related expenses</td><td>4,605,581</td></tr> </table> <p>C. Operating income from property leasing <u>7,672,465</u></p> <p>(A – B)</p>	Rental revenues	11,467,842	Common area charges	376,667	Total	11,844,509	Utility charges	297,520	Parking lots	31,980	Others	104,035	Total	433,536	Taxes and dues	1,066,095	Property and facility management fees	431,350	Utilities	279,110	Repairs and maintenance	101,600	Casualty insurance	23,798	Depreciation	2,572,667	Loss on disposal of property and equipment	—	Others	130,957	Total property-related expenses	4,605,581
Rental revenues	11,444,192																																																																
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Others	130,957																																																																
Total property-related expenses	4,605,581																																																																
<p>*2. Breakdown of gain on sales of property and equipment are as follows:</p> <p style="text-align: right;">(Unit: Thousand yen)</p> <p>GLP Tosu III and GLP Chikushino</p> <table> <tr> <td>Sales proceed</td><td>2,100,000</td></tr> <tr> <td>Book value of properties sold</td><td>1,951,576</td></tr> <tr> <td>Other sales expenses</td><td>68,269</td></tr> <tr> <td>Gain on sales of property and equipment</td><td>80,154</td></tr> </table> <p>Sales price of each property is not disclosed since counter party's consent is not obtained.</p>	Sales proceed	2,100,000	Book value of properties sold	1,951,576	Other sales expenses	68,269	Gain on sales of property and equipment	80,154	—																																																								
Sales proceed	2,100,000																																																																
Book value of properties sold	1,951,576																																																																
Other sales expenses	68,269																																																																
Gain on sales of property and equipment	80,154																																																																

(Notes to Statements of Changes in Net Assets)

Prior Period (Reference) From September 1, 2015 To February 29, 2016	Current Period From March 1, 2016 To August 31, 2016
*1. Number of investment units authorized and number of investment units issued and outstanding	*1. Number of investment units authorized and number of investment units issued and outstanding
Number of investment units authorized 16,000,000 units	Number of investment units authorized 16,000,000 units
Number of investment units issued and outstanding 2,593,784 units	Number of investment units issued and outstanding 2,593,784 units

(Deferred Tax Accounting)

Prior Period (Reference) As of February 29, 2016	Current Period As of August 31, 2016
—	<p>1. Significant components of deferred tax assets and liabilities (Unit: Thousand yen)</p> <p>(Deferred tax assets)</p> <p>Enterprise tax payable 42</p> <p>Total 42</p> <p>Net deferred tax assets 42</p>
<p>2. Reconciliation between Japanese statutory tax rate and the actual income tax rate with respect to pre-tax income reflected in the accompanying statement of income for each period is as follows.</p> <p>(Unit: %)</p> <p>Statutory effective tax rate 32.31</p> <p>(Adjustments)</p> <p>Distributions deductible for tax purposes (32.31)</p> <p>Other 0.01</p> <p>Actual tax rate 0.01</p>	<p>2. Reconciliation between Japanese statutory tax rate and the actual income tax rate with respect to pre-tax income reflected in the accompanying statement of income for each period is as follows.</p> <p>(Unit: %)</p> <p>Statutory effective tax rate 32.31</p> <p>(Adjustments)</p> <p>Distributions deductible for tax purposes (32.30)</p> <p>Other 0.02</p> <p>Actual tax rate 0.03</p>
<p>3. Change in tax rate after the fiscal period end</p> <p>In line with the promulgation on March 31, 2016 of the “Act for Partial Revision of the Income Tax Act, etc.” (Act No. 15, 2016) and the “Act for Partial Revision of Local Taxation Act, etc.” (Act No. 13, 2016), statutory effective tax rate to calculate deferred tax assets or liabilities will be changed for temporary differences reversing on or after September 1, 2016. There is no impact from these changes.</p>	—

(Property and Equipment under Capital Lease)

Prior Period (Reference) From September 1, 2015 To February 29, 2016	Current Period From March 1, 2016 To August 31, 2016
—	—

(Financial Instruments)

Prior Period (From September 1, 2015 to February 29, 2016) (Reference)

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

Book value, fair value and differences between the values as of February 29, 2016 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	4,986,538	4,986,538	—
(2) Cash and deposits in trust	5,549,044	5,549,044	—
Total assets	10,535,582	10,535,582	—
(1) Current portion of long-term loans payable	27,000,000	27,000,000	—
(2) Investment corporation bonds	18,500,000	18,983,350	483,350
(3) Long-term loans payable	145,630,000	149,239,818	3,609,818
Total liabilities	191,130,000	195,223,168	4,093,168
Derivative transactions	—	—	—

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

Assets:

(1) Cash and deposits and (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) Current portion of long-term loans payable and (3) 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.

(2) Investment corporation bonds

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

Derivative transactions:

(1) Derivative transactions for which hedge accounting is not applied

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:

(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	134,430,000	134,430,000	*1	*2

*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 "Liabilities" (1) and (3).

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

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

(Unit: Thousand yen)

Account name	Amount on the balance sheet
Tenant leasehold and security deposits	7,584,626
Tenant leasehold and security deposits in trust	178,019
Total	7,762,645

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 schedule for monetary claims are as follows:

(Unit: Thousand yen)

	Due within one year
Cash and deposits	4,986,538
Cash and deposits in trust	5,549,044
Total	10,535,582

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

(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	—	4,500,000	8,000,000
Long-term loans payable	27,000,000	24,300,000	20,900,000	24,050,000	15,950,000	60,430,000
Total	27,000,000	24,300,000	26,900,000	24,050,000	20,450,000	68,430,000

Current Period (From March 1, 2016 to August 31, 2016)

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

Book value, fair value and differences between the values as of August 31, 2016 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	5,191,423	5,191,423	—
(2) Cash and deposits in trust	5,264,572	5,264,572	—
Total assets	10,455,996	10,455,996	—
(1) Current portion of long-term loans payable	24,700,000	24,700,000	—
(2) Investment corporation bonds	18,500,000	18,985,000	485,000
(3) Long-term loans payable	145,630,000	148,784,085	3,154,085
Total liabilities	188,830,000	192,469,085	3,639,085
Derivative transactions	—	—	—

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

Assets:

(1) Cash and deposits and (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) Current portion of long-term loans payable and (3) 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.

(2) Investment corporation bonds

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

Derivative transactions:

(1) Derivative transactions for which hedge accounting is not applied

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:

(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	134,430,000	134,430,000	*1	*2

*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 “Liabilities” (1) and (3).

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

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

(Unit: Thousand yen)

Account name	Amount on the balance sheet
Tenant leasehold and security deposits	7,521,015
Tenant leasehold and security deposits in trust	178,019
Total	7,699,034

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 schedule for monetary claims are as follows:

(Unit: Thousand yen)

	Due within one year
Cash and deposits	5,191,423
Cash and deposits in trust	5,264,572
Total	10,455,996

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

(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	—	4,500,000	8,000,000
Long-term loans payable	24,700,000	24,300,000	20,900,000	24,050,000	19,750,000	56,630,000
Total	24,700,000	24,300,000	26,900,000	24,050,000	24,250,000	64,630,000

(Investment and Rental Properties)

Prior Period (From September 1, 2015 to February 29, 2016) (Reference)

Property and equipment consists of leasable logistic 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)

Book value			Fair value at the end of the period
At the beginning of the period	Increase (decrease)	At the end of the period	
340,033,378	36,759,229	376,792,607	440,252,000

(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 the period, the major increase was primarily due to the acquisition of the following six properties in the total amount of 40,755,176 thousand yen: GLP Shinkiba, GLP Narashino, GLP Narita II, GLP Sugito, GLP Matsudo and GLP Tosu I, whereas the major decrease was due to the sales of GLP Tosu III and GLP Chikushino in the total amount of 1,951,576 thousand yen and depreciation of 2,601,733 thousand yen.

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

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

Current Period (From March 1, 2016 to August 31, 2016)

Property and equipment consists of leasable logistic 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)

Book value			Fair value at the end of the period
At the beginning of the period	Increase (decrease)	At the end of the period	
376,792,607	(2,003,645)	374,788,962	446,333,000

(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 the period, the major increase was primarily due to capital expenditure, whereas the major decrease was due to depreciation of 2,572,667 thousand yen.

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

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

(Restriction on Asset Management)

Prior Period (From September 1, 2015 to February 29, 2016) (Reference)

None

Current Period (From March 1, 2016 to August 31, 2016)

None

(Related Party Transactions)

Prior Period (From September 1, 2015 to February 29, 2016) (Reference)

Classification	Name of the company	Type of business	% of voting rights (owned)	Type of transaction	Transaction amount (Thousand yen)	Account title	Balance (Thousand yen)
Interested party	Global Logistic Properties Inc.	Investment advisory/ agency	—	Property management fee	224,693	Operating accounts payable	40,520
				Royalty fee (Note 2)	7,500	—	—
				Leasing commission	59,201	—	—
Interested party	GLP Solar Special Purpose Company	Equipment leasing	—	Rental income from rooftop leasing (Note 2)	40,199	Advances received	7,235
Interested party	Light Year Special Purpose Company	Real estate	—	Rental income from rooftop leasing (Note 2)	3,822	Advances received	688
Interested party	Shinkiba Logistic Special Purpose Company (Note 3)	Real estate	—	Purchase of beneficiary right of real estate in trust	11,540,000	—	—
Interested party	Narashino Logistic Special Purpose Company (Note 4)	Real estate	—	Purchase of beneficiary right of real estate in trust	5,320,000	—	—
				Receipt of deposits	2,907	—	—
				Acceptance of security deposits	43,625	—	—
Interested party	Narita Two Logistic Special Purpose Company (Note 5)	Real estate	—	Purchase of beneficiary right of real estate in trust	3,700,000	—	—
				Receipt of deposits	2,913	—	—
				Acceptance of security deposits	67,058	—	—
Interested party	Sugito Logistic Special Purpose Company (Note 6)	Real estate	—	Purchase of beneficiary right of real estate in trust	8,310,000	—	—
				Receipt of deposits	6,068	—	—
				Acceptance of security deposits	113,755	—	—
Interested party	Tosu One Logistic Special Purpose Company (Note 7)	Real estate	—	Purchase of beneficiary right of real estate in trust	9,220,000	—	—
				Receipt of deposits	10,646	—	—
				Acceptance of security deposits	140,312	—	—
Interested party	GLP J-REIT Solar GK	Equipment leasing	—	Rental income from solar panel leasing	20,156	Operating accounts receivable	2,481
Asset custody company	Mitsubishi UFJ Trust and Banking Corporation	Trust and Banking	—	Borrowing as long-term loans payable	3,190,000	Current portion of long-term loans payable	1,344,959
				Repayment of long-term loans payable	1,865,040	Long-term loans payable	9,560,000
				Interest expense	45,367	Accrued expenses	239
				Borrowing related fee	19,599	—	—
				Trust fee	9,191	Operating accounts payable	3,245
				Administrative service fee	19,230	Accounts payable	8,259
				Intermediary fee for the acquisition of beneficiary right of real estate in trust	70,740	—	—

(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 royalty fee was mutually agreed after negotiation between both parties, based on the initial formula proposed by Global Logistic Properties Inc.
- (b) 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 or Light Year Special Purpose Company.
- (c) Other transactions are determined based on market conditions.

(Note 3) Shinkiba Logistic Special Purpose Company has been liquidated effective March 2, 2016.

(Note 4) Narashino Logistic Special Purpose Company has been liquidated effective March 2, 2016.

(Note 5) Narita Two Logistic Special Purpose Company has been liquidated effective March 2, 2016.

(Note 6) Sugito Logistic Special Purpose Company has been liquidated effective March 2, 2016.

(Note 7) Tosu One Logistic Special Purpose Company has been liquidated effective March 2, 2016.

Current Period (From March 1, 2016 to August 31, 2016)

Classification	Name of the company	Type of business	% of voting rights (owned)	Type of transaction	Transaction amount (Thousand yen)	Account title	Balance (Thousand yen)
Interested party	Global Logistic Properties Inc.	Investment advisory/ agency	—	Property management fee	222,120	Operating accounts payable	40,517
				Royalty fee (Note 2)	7,500	—	—
				Leasing commission	92,751	—	—
Interested party	GLP Solar Special Purpose Company	Equipment leasing	—	Rental income from rooftop leasing (Note 2)	40,199	Advances received	7,235
Interested party	Light Year Special Purpose Company	Real estate	—	Rental income from rooftop leasing (Note 2)	3,822	Advances received	688
Interested party	GLP J-REIT Solar GK	Equipment leasing	—	Rental income from solar panel leasing	20,366	Operating accounts receivable	3,675
Asset custody company	Mitsubishi UFJ Trust and Banking Corporation	Trust and Banking	—	Repayment of long-term loans payable	311,653	Current portion of long-term loans payable	1,033,306
						Long-term loans payable	9,560,000
				Interest expense	43,164	Accrued expenses	307
				Trust fee	8,833	Operating accounts payable	3,120
				Administrative service fee	20,126	Accounts payable	8,653

(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 royalty fee was mutually agreed after negotiation between both parties, based on the initial formula proposed by Global Logistic Properties Inc.
- (b) 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 or Light Year Special Purpose Company.
- (c) Other transactions are determined based on market conditions.

(Per Unit Information)

Prior Period (Reference) From September 1, 2015 To February 29, 2016		Current Period From March 1, 2016 To August 31, 2016	
Net assets per unit	72,243 yen	Net assets per unit	71,900 yen
Net income per unit	2,067 yen	Net income per unit	2,024 yen
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.		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 1) The basis for calculating the net income per unit is as follows:

	Prior Period (Reference) From September 1, 2015 To February 29, 2016	Current Period From March 1, 2016 To August 31, 2016
Net income	5,360,221 thousand yen	5,250,828 thousand yen
Amount not attributable to ordinary unitholders	— thousand yen	— thousand yen
Net income attributable to ordinary unitholders	5,360,221 thousand yen	5,250,828 thousand yen
Average number of investment units outstanding	2,593,064 units	2,593,784 units

(Significant Subsequent Events)

Prior Period (From September 1, 2015 to February 29, 2016) (Reference)

None

Current Period (From March 1, 2016 to August 31, 2016)

1. Issuance of new investment units

At the Board of Directors' Meetings held on August 16, 2016 and August 24, 2016, 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 September 1, 2016 while the proceeds from new investment units through a third-party allocation were fully collected on September 27, 2016.

[Issuance of new investment units through a public offering]

Number of new investment units issued:	247,507 units (117,861 units for domestic market, 129,646 units for international market)
Issue price (offer price):	119,357 yen per unit
Total amount issued (total offering amount):	29,541,692,999 yen
Amount to be paid in (issue amount):	115,398 yen per unit
Total amount to be paid in (total issue amount):	28,561,812,786 yen
Payment date:	September 1, 2016
Initial date of distribution calculation:	September 1, 2016

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

Number of new investment units issued:	11,787 units
Amount to be paid in (issue amount):	115,398 yen per unit
Total amount to be paid in (total issue amount):	1,360,196,226 yen
Payment date:	September 27, 2016
Initial date of distribution calculation:	September 1, 2016
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 stated below in "2. Acquisition of assets." The funds raised through the third-party allocation were kept as cash on hand, of which 1,230 million yen was appropriated to repay a portion of a long-term loan on October 7, 2016, before its maturity date of February 28, 2017.

2. Acquisition of assets

GLP J-REIT acquired the beneficiary rights of real estate in trust of five properties described below (with the total acquisition price of 58,210 million yen). The acquisition price (the purchase price under the Sales and Purchase Agreement 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・MFLP Ichikawa Shiohama	September 1, 2016	Ichikawa, Chiba	Ichikawa-Shiohama Special Purpose Company	15,500
GLP Atsugi II	September 1, 2016	Aiko, Kanagawa	Atsugi Two Logistic Special Purpose Company	21,100
GLP Yoshimi	September 1, 2016	Hiki, Saitama	Yoshimi Logistic Special Purpose Company	11,200
GLP Fukaehama	September 1, 2016	Kobe, Hyogo	Fukaehama Logistic Special Purpose Company	4,470
GLP Tomiya IV	September 1, 2016	Tomiya, Miyagi	Azeria Two Special Purpose Company	5,940
Total	—	—	—	58,210

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
The Bank of Tokyo-Mitsubishi UFJ, Ltd., Mizuho Bank, Ltd., Citibank Japan Ltd., The Bank of Fukuoka, Ltd., and The 77 Bank, Ltd.	1,940	JBA yen 3month TIBOR + 0.175%	September 1, 2016	September 2, 2019	Lump-sum repayment on repayment date	Unsecured not guaranteed
The Bank of Tokyo-Mitsubishi UFJ, Ltd., Mizuho Bank, Ltd., Mitsubishi UFJ Trust and Banking Corporation, Citibank Japan Ltd., and The 77 Bank, Ltd.	3,150	JBA yen 3month TIBOR + 0.19%		September 1, 2020		
Sumitomo Mitsui Banking Corporation, The Bank of Tokyo-Mitsubishi UFJ, Ltd., Mizuho Bank, Ltd., Mitsubishi UFJ Trust and Banking Corporation, Citibank Japan Ltd., The Bank of Fukuoka, Ltd., Development Bank of Japan Inc., The Norinchukin Bank, Resona Bank, Limited, Aozora Bank, Ltd., Shinsei Bank, Limited, Sumitomo Mitsui Trust Bank, Limited and The 77 Bank, Ltd.	8,150	0.44048%		March 1, 2024		
Sumitomo Mitsui Banking Corporation, The Bank of Tokyo-Mitsubishi UFJ, Ltd., Mizuho Bank, Ltd., Mitsubishi UFJ Trust and Banking Corporation, The Bank of Fukuoka, Ltd., Development Bank of Japan Inc., Resona Bank, Limited, Aozora Bank, Ltd., Shinsei Bank, Limited and Sumitomo Mitsui Trust Bank, Limited	9,190	0.57053%		March 3, 2025		
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	3,500	JBA yen 1month TIBOR + 0.1%		June 30, 2017		

Lender	Loan amount (Million yen)	Interest rate	Loan execution date	Repayment date	Repayment method	Collateral
Sumitomo Mitsui Banking Corporation	4,500	JBA yen 1month TIBOR + 0.15%	September 1, 2016	October 31, 2017	Lump-sum repayment on repayment date	Unsecured not guaranteed
The Bank of Tokyo-Mitsubishi UFJ, Ltd.	3,780	0.29%		September 1, 2023		
Sumitomo Mitsui Banking Corporation	4,100	JBA yen 3month TIBOR + 0.255%		September 1, 2024		
Total	38,310	—	—	—	—	—

(Note) Of the total loan proceeds of 38,310 million yen, 6,900 million yen was used to repay long-term loans payable on September 1, 2016, before its maturity date of September 2, 2016.

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Statements of Distributions

(Unit: Yen)

	Prior Period (Reference) From September 1, 2015 To February 29, 2016	Current Period From March 1, 2016 To August 31, 2016
I Unappropriated retained earnings	5,362,512,271	5,251,989,174
II Distributions in excess of retained earnings		
Deduction from unitholders' capital	778,135,200	770,353,848
III Distributions	6,139,486,728	6,020,172,664
[Distributions per unit]	[2,367]	[2,321]
Of which, distributions of earnings	5,361,351,528	5,249,818,816
[Of which, distributions of earnings per unit]	[2,067]	[2,024]
Of which, distributions in excess of retained earnings	778,135,200	770,353,848
[Of which, distributions in excess of retained earnings per unit]	[300]	[297]
IV Retained earnings carried forward	1,160,743	2,170,358

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 5,361,351,528 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.

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.

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 5,249,818,816 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.

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.

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(Continued)

(Continued)

Thus, GLP J-REIT declared an OPD (a refund of investment categorized as a distribution from unitholders' capital for tax purposes) amounting to 778,135,200 yen, which was determined as follows: (1) the amount not exceeding the upper limit of 2,043,896,175 yen calculated by deducting capital expenditure of 557,837,703 yen from depreciation expense of 2,601,733,878 yen, and (2) approximately 30% of the depreciation expense of 2,601,733,878 yen for the period.

(Continued)

Thus, GLP J-REIT declared an OPD (a refund of investment categorized as a distribution from unitholders' capital for tax purposes) amounting to 770,353,848 yen, which was determined as follows: (1) the amount not exceeding the upper limit of 2,003,645,312 yen calculated by deducting capital expenditure of 569,022,003 yen from depreciation expense of 2,572,667,315 yen, and (2) approximately 30% of the depreciation expense of 2,572,667,315 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 operating period immediately before the period in which the distribution is made, unless GLP J-REIT determines that the OPD payment would have a negative impact on its long-term repair and maintenance plan or financial conditions in light of the estimated amount of capital expenditure for each fiscal period based on the plan.

Statements of Cash Flows (Reference information)

	(Unit: Thousand yen)	
	Prior Period (Reference)	Current Period
	From September 1, 2015 To February 29, 2016	From March 1, 2016 To August 31, 2016
Operating activities:		
Income before income taxes	5,360,856	5,252,214
Depreciation	2,601,733	2,572,667
Amortization of investment corporation bond issuance costs	7,906	7,906
Amortization of investment unit issuance expenses	77,893	51,017
Interest income	(880)	(46)
Reversal of distributions payable	—	(2,994)
Interest expense	834,595	827,337
Loss on disposal of property and equipment	474	—
Decrease (increase) in operating accounts receivable	(43,599)	(517,931)
Decrease (increase) in prepaid expenses	(52,452)	37,653
Decrease (increase) in consumption taxes receivable	(598,811)	598,811
Decrease (increase) in other current assets	—	(321)
Decrease (increase) in long-term prepaid expenses	(298,659)	158,048
Increase (decrease) in operating accounts payable	(87,943)	108,364
Increase (decrease) in accounts payable	125,980	53,937
Increase (decrease) in consumption taxes payable	(280,136)	708,840
Increase (decrease) in advances received	96,226	72,267
Decrease in property and equipment in trust due to sales	1,951,576	—
Sub total	9,694,761	9,927,771
Interest received	880	46
Interest paid	(834,196)	(826,323)
Income taxes paid	(1,208)	(612)
Net cash provided by (used in) operating activities	8,860,236	9,100,882
Investing activities:		
Purchase of property and equipment	(81)	(70,318)
Purchase of property and equipment in trust	(41,322,239)	(572,191)
Proceeds from tenant leasehold and security deposits	619,153	270,846
Repayments of tenant leasehold and security deposits	(269,580)	(369,208)
Net cash provided by (used in) investing activities	(40,972,747)	(740,871)
Financing activities:		
Repayments of short-term loans payable	(1,700,000)	—
Proceeds from long-term loans payable	42,490,000	—
Repayments of long-term loans payable	(26,240,000)	(2,300,000)
Proceeds from issuance of investment units	22,295,056	—
Payments of distributions of earnings	(4,646,775)	(5,361,727)
Payments of distributions in excess of retained earnings	(706,980)	(777,870)
Net cash provided by (used in) financing activities	31,491,300	(8,439,597)
Net increase (decrease) in cash and cash equivalents	(621,211)	(79,586)
Cash and cash equivalents at beginning of period	11,156,794	10,535,582
Cash and cash equivalents at end of period *1	10,535,582	10,455,996

(Note) “Statements of Cash Flows” are prepared based on the “Ordinance on Terminology, Forms, and Preparation Methods of Financial Statements” (Ordinance of the Ministry of Finance No. 59 of 1963) and attached for reference purpose only. These statements are unaudited since they are out of scope of independent audit under Article 130 of the Act on Investment Trusts and Investment Corporations.

(Notes Concerning Significant Accounting Policies)

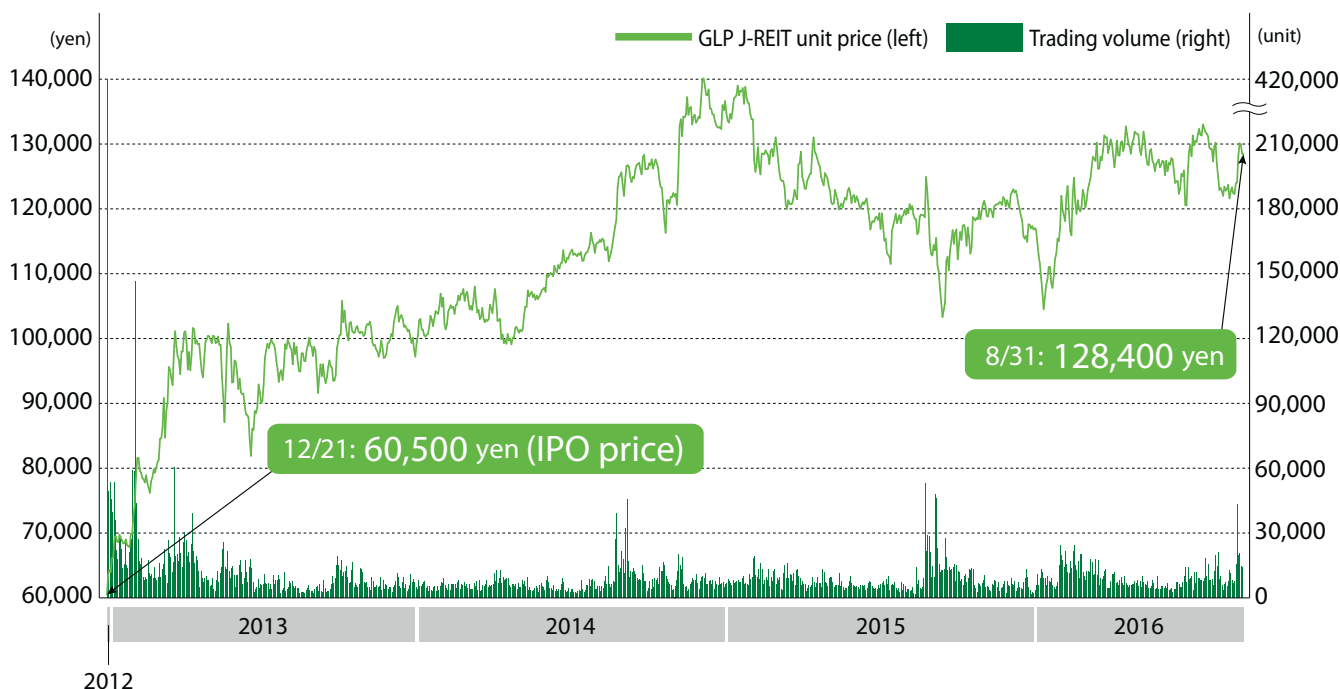
	Prior Period (Reference) From September 1, 2015 To February 29, 2016	Current Period From March 1, 2016 To August 31, 2016
Cash and cash equivalents as stated in the Statements of Cash Flows	Cash and cash equivalents consist of cash on hand and cash in trust, readily-available bank deposits, readily-available 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.	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.

(Notes to Statements of Cash Flows)

Prior Period (Reference) From September 1, 2015 To February 29, 2016	Current Period From March 1, 2016 To August 31, 2016												
<p>*1. Reconciliation of cash and cash equivalents in the Statement of Cash Flows to accounts and amounts in the accompanying balance sheet (As of February 29, 2016)</p> <p style="text-align: right;">(Unit: Thousand yen)</p> <table> <tr> <td>Cash and deposits</td><td style="text-align: right;">4,986,538</td></tr> <tr> <td>Cash and deposits in trust</td><td style="text-align: right;">5,549,044</td></tr> <tr> <td>Cash and cash equivalents</td><td style="text-align: right;"><u>10,535,582</u></td></tr> </table>	Cash and deposits	4,986,538	Cash and deposits in trust	5,549,044	Cash and cash equivalents	<u>10,535,582</u>	<p>*1. Reconciliation of cash and cash equivalents in the Statement of Cash Flows to accounts and amounts in the accompanying balance sheet (As of August 31, 2016)</p> <p style="text-align: right;">(Unit: Thousand yen)</p> <table> <tr> <td>Cash and deposits</td><td style="text-align: right;">5,191,423</td></tr> <tr> <td>Cash and deposits in trust</td><td style="text-align: right;">5,264,572</td></tr> <tr> <td>Cash and cash equivalents</td><td style="text-align: right;"><u>10,455,996</u></td></tr> </table>	Cash and deposits	5,191,423	Cash and deposits in trust	5,264,572	Cash and cash equivalents	<u>10,455,996</u>
Cash and deposits	4,986,538												
Cash and deposits in trust	5,549,044												
Cash and cash equivalents	<u>10,535,582</u>												
Cash and deposits	5,191,423												
Cash and deposits in trust	5,264,572												
Cash and cash equivalents	<u>10,455,996</u>												

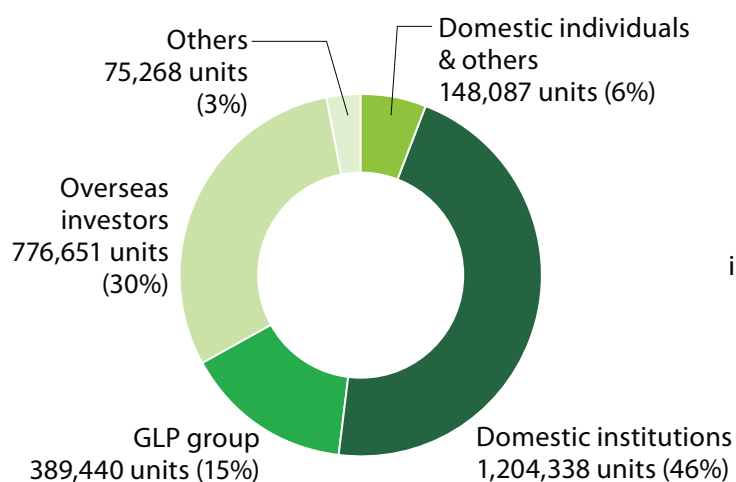
Investor's Information

■ Historical Investment Unit Price (closing price)



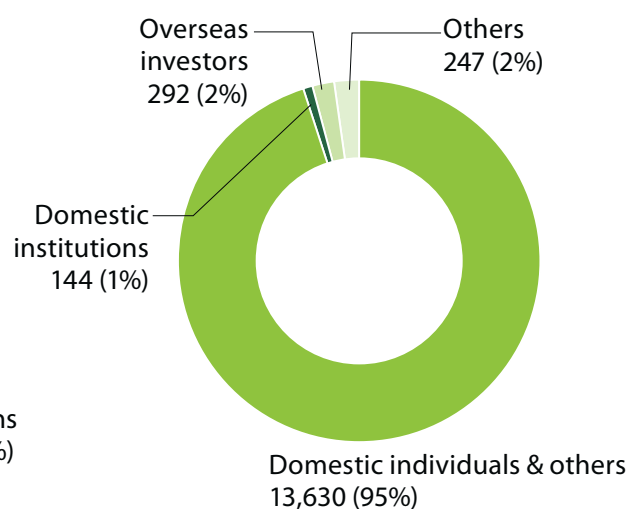
■ Unitholder Composition (as of the end of Aug 2016)

Number of units held by unitholders



Total number of issued units: 2,593,784

Number of unitholders



Total number of unitholders: 14,313