

For Immediate Release

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Submission of Revised Shelf Registration Statement for Issuance of Green Bonds

GLP J-REIT ("GLP J-REIT") hereby announces that it today submitted a revised shelf registration statement (the original shelf registration statement was submitted on June 6, 2018) for issuance of "GLP J-REIT 12th Unsecured Bonds (Green Bonds)"; hereinafter referred to as the "green bonds"; also known as "GLP Green Bonds") to the Director-General of the Kanto Local Finance Bureau.

1. Content of the revised shelf registration statement

GLP J-REIT today submitted the revised shelf registration statement for issuance of the green bonds to the Director-General of the Kanto Local Finance Bureau. GLP J-REIT plans to appoint SMBC Nikko Securities Inc. (Green Bond Structuring Agent (Note)), Nomura Securities Co., Ltd. and Mizuho Securities Co., Ltd. as the lead managers for the issuance of the green bonds to discuss the viability of issuing the green bonds and the details of the issue terms such as interest rates, etc. Moreover, based on the Green Finance Framework (to be described in 3 (1) below), GLP J-REIT plans to use all of the proceeds from the green bonds to make repayments (including refinancing) of loans taken out to acquire specified assets (both existing and new specified assets) that meet the criteria of Eligible Green Projects (to be described in 3 (2) below). Specifically, it plans to use all of the proceeds from the green bonds to repay the loans taken out to acquire GLP Neyagawa. In the period until the proceeds from the green bonds are actually used for the above purpose, GLP J-REIT will temporarily manage the funds in cash and cash equivalents.

(Note) Green Bond Structuring Agent denotes one who supports the issuance of green bonds through formulation of a Green Bond Framework and advices on acquiring second-party opinions.

2. Purpose and background of the issuance of the green bonds

GLP J-REIT together with GLP Japan Advisors Inc., its asset management company, bears the social responsibility to give utmost consideration to environmental protection and to contribute to ensuring the health and security of employees, customers and local community. As a proof of such comprehensive commitment to place social responsibility regarding sustainability of environment and society at the core of its business execution, GLP J-REIT formulated and announced various policies including the Environmental, Social and Governance (ESG) policy, and have taken various individual initiatives within GLP J-REIT as well as on the investment properties.

These initiatives by GLP J-REIT have been rated highly by third-party organizations and GLP J-REIT has been

awarded a Green Star rating in the 2018 Global Real Estate Sustainability Benchmark Real Estate Assessment (hereinafter “GRESB”) for four consecutive years and a “4 Star” rating in GRESB rating, a relative evaluation of the overall GRESB Score among the global participants for three consecutive years.

Further, GLP J-REIT has been working on acquisition of various environmental certifications such as DBJ Green Building Certification by Development Bank of Japan Inc., Building Energy-efficiency Labeling System (BELS), an evaluation and labeling system of the energy conservation performance of buildings, whose standards were established by the Ministry of Land, Infrastructure, Transport and Tourism, and the Comprehensive Assessment System for Built Environment Efficiency (CASBEE) by the Institute for Building Environment and Energy Conservation for environmental performance of individual properties it owns.

GLP J-REIT will continue striving to promote further ESG activities and submitted the revised shelf registration statement for the issuance of the green bonds with the aim of enhancing fund procurement methods by increasing investors who are proactively involved in ESG investment.

3. Scheme of the issuance of the green bonds (Green Finance Framework)

(1) Eligibility as green bonds

GLP J-REIT formulated the Green Finance Framework to implement green financing including green bonds in accordance with Green Bond Principles 2018 (Note 1) and Green Bond Guidelines, 2017 (Note 2).

In the Green Finance Framework, GLP J-REIT established the following frameworks to ensure eligibility of its investment corporation bonds or loans as green financing.

- a. Extract specified assets (as defined by Article 2-1, Act on Investment Trusts and Investment Corporations Act No. 198 of 1951 including subsequent revisions; hereinafter referred to as the “investment trust act”; the same shall apply hereinafter) that satisfy the criteria for Eligible Green Projects (both existing and new specified assets; hereinafter referred to as the “Eligible Green Projects” (to be described in (2) below) from the specified assets owned by GLP J-REIT.
- b. The upper limit of fund procurement with green financing is set as the amount of liabilities (hereinafter referred to as the “Debt of Eligible Green Projects”) calculated by multiplying the total amount of acquisition price of Eligible Green Projects with the value of the ratio of interest bearing liabilities to total assets (as of the most recent fiscal period end for which the ratio can be calculated on the investment corporation bond payment date or the date of borrowing, or as of the end of February of each year).
- c. GLP J-REIT shall not issue investment corporate bonds or take out loans deeming that they are eligible as green bonds or green loans exceeding the amount of Debt of Eligible Green Projects.
- d. Ensure that individual green financing is in accordance with the Green Finance Framework in terms of Eligible Green Projects’ evaluation and selection process, management of outstanding balance of green finance, reporting to be described in (4) below that it is managed in accordance with the Green Finance Framework.

(Note 1) Green Bond Principles 2018 is the guidelines for green bonds issuance formulated by the Green Bond Principles Executive Committee, a nongovernment organization whose secretariat is the International Capital Market Association (ICMA) and is hereinafter referred to as the “Green Bond Principles.”

(Note 2) Green Bond Guidelines, 2017 is the guidelines drafted and announced in March 2017 by the Ministry of the Environment aimed at further promoting green bonds in Japan by presenting examples of actual measures and indicating interpretation in conformity with Japan’s characteristics while paying attention to conformity with the Green Bond Principles so that they can be referred to by those who are responsible for practical work at the market participants when considering concrete responses regarding green bonds.

(2) Eligible Green Projects

Eligible Green Projects are assets or projects that satisfy either of the following requirements.

a. Green buildings

New, existing or refurbished buildings with at least one certification in the following categories.

i) DBJ Green Building Certification (Japan): five, four or three stars



GLP Tokyo II



GLP Amagasaki



GLP Tokyo



GLP Misato II

and five other properties

ii) CASBEE (Japan): S, A or B+



GLP Tokyo II



GLP · MFLP
Ichikawa-Shiohama



GLP Sugito II

and 17 other properties



GLP Neyagawa

iii) BELS (Japan): 5, 4 or 3



GLP Kobe-Nishi



GLP Atsugi II



GLP Yoshimi

and seven other properties

iv) LEED (U.S.): Platinum, Gold or Silver

(Note) The properties listed in i), ii) and iii) above are the properties that meet the requirements as of November 27, 2018.

b. Power generation facilities utilizing renewable energy

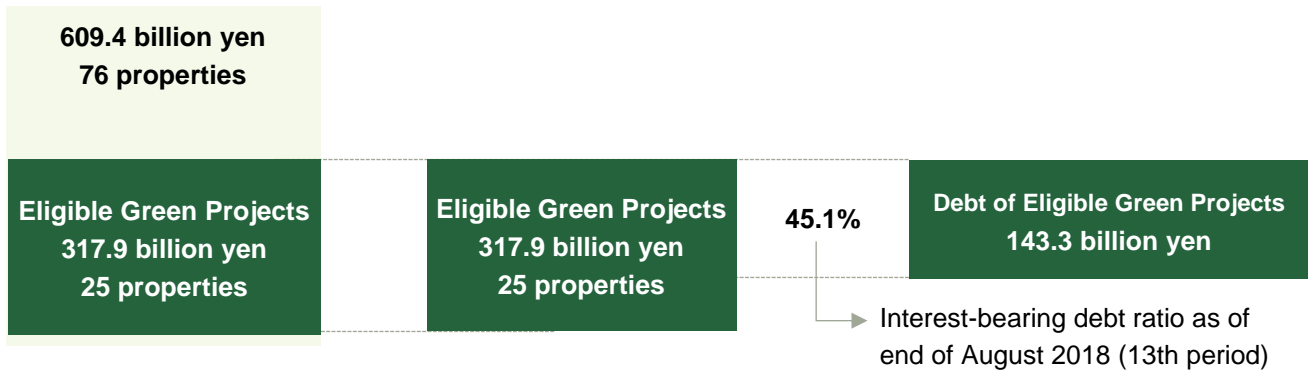
Use of proceeds: acquisition or installation of power generation facilities utilizing renewable energy (stipulated by the order for enforcement of the investment trust act; it includes but is not limited to installation of photovoltaic power generation panels).

(3) Upper limit of the green bonds as of November 27, 2018

As of November 27, 2018, GLP J-REIT has a total of 25 Eligible Green Projects acquired for 317.9 billion yen. GLP J-REIT sets the upper limit for the green bond issuance as of November 27, 2018 as the liabilities amount of 143.4 billion yen, calculated by multiplying 317.9 billion yen, which is the acquisition price of the Eligible Green Projects as of November 27, 2108, with the interest-bearing liabilities ratio (45.1%) as of end of August 2018 (13th period).

GLP J-REIT acquisition price

Green balance sheet



(4) Reporting

GLP J-REIT will publish the allocation status of the bond proceeds from green financing on its website. The reports will be published once every year till the outstanding balance of the concerned green bonds, etc. become zero. Further, as long as there remains any outstanding balance in its green financing, GLP J-REIT will disclose the following benchmarks as of the end of February of each year on its website.

- Total amount of bond proceeds that has been used
- Unused amount of bond proceeds
- Number of properties under Eligible Green Projects
- Level of various environmental certificates obtained

4. Evaluation by outside entities

GLP J-REIT has obtained a Green 1 (highest for JCR Green Bond Evaluation (Note 1)) rating in preliminary evaluation for the competence of its Green Finance Framework from Japan Credit Rating Agency, Ltd. (JCR), a green bond evaluation institution. Further, regarding obtaining third-party evaluation upon issuing the green bonds, JCR, which is the issuance supporter, has received notification from the Green Finance Organization Japan of decision of granting subsidy under the Ministry of the Environment’s FY2018 Financial Support Program for Green Bond Issuance (Note 2).

(Note 1) JCR Green Bond Evaluation denotes the third-party evaluation by JCR of green bonds in accordance with the Green Bond Principles established by International Capital Market Association (ICMA) and the Green Bond Guidelines, 2017 published by the Ministry of the Environment of Japan. In this evaluation, JCR evaluates the greenness of the green bonds, as to whether the proceeds of the bonds are used for green projects, in addition to evaluating the management, operation and transparency of the issuer and the JCR Green Bond Evaluation is decided comprehensively taking these evaluations into account.
<https://www.jcr.co.jp/greenfinance/>

(Note 2) Financial Support Program for Green Bond Issuance refers to the program that provides subsidies for the expenses incurred by registered issuance supporter that support companies, municipalities and other bodies who seek to issue green bonds in granting outside review, consultation on establishing a green bond framework, etc. The requirements for the eligible green bonds are that the entire proceeds of the bonds are to be used for green projects and that it has to satisfy all the following at the time of issuance.



GLP J-REIT

- (i) Has to satisfy any of the following at the time of issuance of the green bonds:
 - 1) A project that contributes mainly to domestic decarbonization (renewable energy, energy efficiency, etc.)
 - Projects for which equal to or more than half of the proceeds, or equal to or more than half of the number of projects is domestic decarbonization-related project.
 - 2) Has high effects on decarbonization and vitalization of local economy
 - Decarbonization effects – Those whose subsidy amount per ton of domestic CO2 reduction is less than the specified amount
 - Effects of vitalization of local economy – Projects that are expected to contribute to effects on vitalization of local economy as part of the ordinance and plan, etc. decided by the municipality, projects for which investment by municipalities can be anticipated, etc.
- (ii) The green bond framework has to be confirmed by an external review organization for compliance with the Green Bond Guidelines before issuance.
- (iii) It is not a so-called green-wash bond

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