

Annual Green Bond Use of Proceeds Report for the period ending December 31, 2023

*4.50% US\$850 Million, Green NC5
Perpetual Securities*

*4.60% US\$300 Million, Green NC6
Perpetual Securities*

19 JUNE 2024



GLP is a registered trademark and trademark of GLP Pte. Ltd in the US, Singapore, and other countries.

1. Introduction

About GLP

GLP is a leading global business builder, owner, developer, and operator of logistics real estate, digital infrastructure, renewable energy, and related technologies. GLP's deep expertise and operational insights allow it to build and scale high-quality businesses and create value for its customers. GLP owns and operates assets and businesses in 17 countries across Asia, Europe, and the Americas. GLP Capital Partners, a global alternative asset manager with approximately \$128 billion in assets under management as of 31 December 2023, is the exclusive investment and asset manager of GLP.

GLP's Green Finance Framework & Green Issuances

In November 2020, GLP completed its Green Finance Framework¹ (the "Framework") under which GLP may issue green instruments to finance or re-finance Eligible Green Projects as defined by the Framework. On 17 May 2021, GLP issued its landmark green bond, 4.50%, US\$850 million offering of Green Subordinated Perpetual Non-Call 5-year Securities. Subsequently, on 29 June 2021, GLP issued a second green bond, 4.60%, US\$300 million offering of Green Subordinated Perpetual Non-Call 6-year Securities. In November 2020, GLP obtained an independent second party opinion² on the Framework from Sustainalytics, a global leader in providing environmental, social and governance ("ESG") research and analysis, on its Framework, indicating alignment with the International Capital Markets Association Green Bond Principles 2018, the Green Loan Principles 2020, and the ASEAN Green Bond Standards 2018. In June 2024, Sustainalytics has also completed the annual review of this report. Pursuant to the Framework, GLP committed to publishing an annual use of proceeds report until the net proceeds of each of the Green Bonds have been fully allocated.

Project Evaluation and Selection

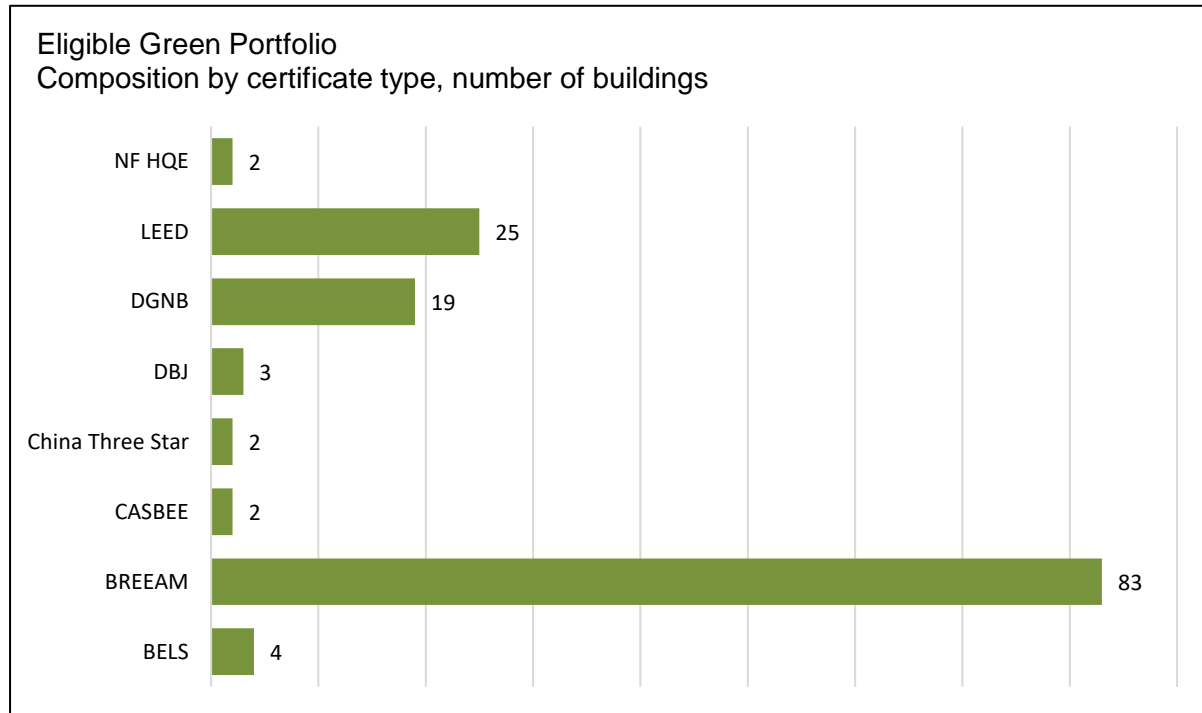
The selection of the eligible green projects is carried out by GLP's Global ESG Committee ("GEC"), composed of members of the Sustainability team, Finance, Treasury and in cooperation with relevant Property Management units. In 2023, the GEC evaluated and selected projects that comply with the "Use of Proceeds" eligibility criteria as outlined in the Framework and allocated the net proceeds of the bonds to green buildings with a qualifying sustainable building classification (i.e. section 1 of the Framework's "Use of Proceeds").

¹ https://www.glp.com/global/sites/default/files/2021-02/glp-green-finance-framework_20201126_clean-final_0.pdf

² <https://www.glp.com/global/media/125/download>

GLP's Eligible Green Portfolio

As at Dec 2023, GLP's Eligible Green Portfolio comprise 140 green buildings with total GFA of 6.09 million sqm, amounting to an aggregate portfolio value of US\$1,989 million. The Eligible Green Portfolio includes logistics properties from China, Japan, Brazil, and Europe.



2. Allocation Reporting: Green Bond Proceeds

From GLP's Eligible Green Portfolio comprising 140 green buildings, the GEC fully allocated the net proceeds from the Green NC5 Perpetual Securities and Green NC6 Perpetual Securities of US\$1,150 million to 75 green buildings (in accordance with the criteria set out in the Framework) acquired or constructed from the period 2018 to 31 December 2023

Allocation Summary

Eligible Green Portfolio	Amount (USDm)	Instruments	ISIN	Issuance Date	Amount (USDm)
Green buildings	1,989	Green NC5 Perpetual Securities	XS2340147813	17-May-2021	850
Renewable Energy	0	Green NC6 Perpetual Securities	XS2357239057	29-Jun-2021	300
Clean Transportation	0				
Total Eligible Green Portfolio	1,989	Total Green Finance Instruments			1,150
		Unallocated Amount of Eligible Green Portfolio			839

Use of Net Proceeds of US\$850 Million Green NC5 Perpetual Securities

Eligible Green Project Category	Certification Type	Certification Rating	No of Assets	Allocated Net proceeds (USD)
Green Building	LEED	Gold	9	350,327,650
Green Building	China Three Star	2 Star	2	162,776,302
Green Building	BREEAM	Very Good	11	51,895,184
Green Building	BREEAM	Excellent	11	101,099,319
Green Building	DGNB	Gold	5	50,430,154
Green Building	NF HQE	Tres Bon	1	2,149,498
Green Building	NF HQE	Excellent	1	13,090,444
Green Building	BELS	Five stars	4	92,427,721
Green Building	DBJ	Four stars	1	12,894,380
Green Building	DBJ	Five stars	1	12,909,348
Total Allocated			46	850,000,000
Portion of Net Proceeds Allocated				100%

Use of Net Proceeds of US\$300 Million Green NC6 Perpetual Securities

Eligible Green Project Category	Certification Type	Certification Rating	No of Assets	Allocated Net proceeds (USD)
Green Building	LEED	Gold	1	5,604,509
Green Building	LEED	Platinum	1	149,132,190
Green Building	BREEAM	Very Good	10	44,773,103
Green Building	BREEAM	Excellent	12	69,894,141
Green Building	DGNB	Gold	5	30,596,057
Total Allocated			29	300,000,000
Portion of Net Proceeds Allocated				100%

Certification Rating Organizations

DBJ – Development Bank of Japan (“DBJ”) Green Building Certification is a certification system that was established in 2011 as an initiative to support its customers’ environmentally and socially conscious management of their real estate. Currently, the system is being deployed mainly for four properties – office buildings, logistics, retail and residences. Owners that qualify will be assigned one of five ranks of certification according to the assessment score (the lowest being 1 star and the highest being 5 stars).

China Three Star – China Three Star System assesses buildings based on several environmental indicators such as indoor air quality and energy and water efficiency. The Green Building Label comprises: (i) the Green Building Design Label, which will be issued to buildings during their planning, design and construction stages, and (ii) the Green Building Label, which will be issued after the building has been completed and put to use. A rating of either 1 Star, 2 Star or 3 Star (the highest being 3 Star) is assigned to each building.

BELS – Building-Housing Energy-efficiency Labeling System (“BELS”) is a third-party certification system in Japan that displays the energy-saving performance of buildings. From April 2016, real estate companies (and others) are required to strive to display the energy-saving performance of buildings based on the Act on the Improvement of Energy Consumption Performance of Buildings (“Building Energy Efficiency Act”). The concrete display method is stipulated in the guidelines for energy-saving performance display of buildings. BELS is evaluated based on the same guideline, and the evaluation result is represented by a number of stars (the lowest being 1 star and the highest being 5 stars).

LEED – Leadership in Energy Environmental Design (“LEED”) is a voluntary, third-party building certification process developed by the U.S. Green Building Council (“USGBC”), a non-profit organization. The USGBC developed the LEED certification process to (i) evaluate the environmental performance from a whole-building perspective over a building’s life cycle, (ii) provide a definitive standard for what constitutes a “green building,” (iii) enhance environmental awareness among architects and building contractors, and (iv) encourage the design and construction of energy-efficient, water-conserving buildings that use sustainable or green resources and materials.

BREEAM – Building Research Establishment Environmental Assessment Method (“BREEAM”) is a global assessment method for master planning projects, infrastructure, and buildings. BREEAM provides third party certification of the assessment of an asset’s environmental, social, and economic sustainability performance, using standards developed by BRE, a division of the BRE Group, headquartered in the United Kingdom.

DGNB – refers to the certification system developed by the German Sustainable Building Council that is based on the three central sustainability areas of ecology, economy, and sociocultural issues.

CASBEE – Comprehensive Assessment System for Built Environment Efficiency (“CASBEE”) is a method for evaluating and rating the environmental performance of buildings and the built environment. CASBEE was developed by a research committee established in 2001 through the collaboration of academia, industry, and national and local governments, which established the Japan Sustainable Building Consortium (JSBC) under the auspice of the Ministry of Land, Infrastructure, Transport and Tourism (MLIT).

3. External Review

This report has been reviewed by Sustainalytics, on whether:

1. The Eligible Investments meet the criteria for Eligible Green Projects outlined in the Framework
2. The estimated environmental impact of each Eligible Investment meets the recommendations of the Harmonized Framework for Impact Reporting, as issued by the International Capital Markets Association (June 2021)³.

Sustainalytics' limited assurance report can be found in Appendix A, appended to this report.

4. Impact Reporting

Environmental impact of green bond portfolio

On a best effort basis, GLP intends to report on the environmental impacts of the Eligible Green Projects funded with the GFIs through a dedicated impact report.

In 2023, GLP reported energy savings (MWh per year) and avoided CO₂ emissions incurred by renewable energy consumption (Tons of CO₂e per year). Please refer to the table below:

Use of Proceeds Category	Impact Metric	Sub-Category	Environmental Impact Reported by Eligibility Criteria
Green Buildings	Level of certification by property/asset	LEED	- Gold: 10 - Platinum: 1
		China Three Star	- 2 stars: 2
		BREEAM	- Very Good: 21 - Excellent: 23
		DGNB	- Gold: 10
		HF HQE	- Very Good: 1 - Excellent: 1
		BELS	- Five stars: 4
		DBJ	- Four stars: 1 - Five stars: 1
Total allocated green building certified assets			75
Energy savings			3,152 MWh
Avoided GHG emissions incurred by renewable energy consumption ⁴			5,743 tCO ₂ e

³ <https://www.icmagroup.org/assets/documents/Sustainable-finance/2021-updates/Handbook-Harmonised-Framework-for-Impact-Reporting-June-2021-100621.pdf>

⁴ The GHG emissions avoided, as estimated in this table, are calculated based on the grid power as the base case scenario. However, in the project case of allocated green building certified assets, renewable energy sources are being utilized. The variances between these two scenarios are accounted for as avoided emissions.

Case Study

Baoshan Yuepu

LEED Platinum-certified buildings integrate sustainability features and improve the operational efficiency as well as the park's health, safety and reliability. It provides:

- **Clean Energy/ Energy Efficiency:** Solar power system, advanced indoor LED, daylight savings.
- **Safer Workplace:** Integrating robotics for improved health and safety.
- **Climate Risk Management:** The first park to apply GLP CarbonXpert to control carbon emissions and support carbon reduction throughout the park.



APPENDIX A

GLP Pte. Ltd.

Type of Engagement: Annual Review

Date: 18 June 2024

Engagement Team:

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Introduction

In May 2021 and June 2021, GLP Pte. Ltd. (“GLP”) issued two green subordinated perpetual non-call securities (the “Green NC5 Perpetual Securities” and the “Green NC6 Perpetual Securities”), collectively (the “Green Bonds”) to refinance projects expected to contribute to emissions reduction through the promotion of green buildings. In 2024, GLP engaged Sustainalytics to review the projects funded through the Green Bonds (the “Nominated Projects”) and provide an assessment as to whether the projects meet the use of proceeds criteria and the reporting commitments outlined in the GLP Green Finance Framework (the “Framework”).¹ Sustainalytics provided a Second-Party Opinion on the Framework in November 2020.² This is Sustainalytics’ third annual review of allocation and reporting of the instruments issued under the Framework, following two previous reviews in May 2022³ and May 2023.⁴

Evaluation Criteria

Sustainalytics evaluated the Nominated Projects based on whether they:

1. Meet the use of proceeds and eligibility criteria defined in the Framework; and
2. Reported on at least one key performance indicator (KPI) for each use of proceeds category defined in the Framework.

Table 1: Use of Proceeds Categories, Eligibility Criteria and Associated KPIs

Use of Proceeds Category	Eligibility Criteria	Key Performance Indicators
Green Buildings	<p>New, existing or refurbished buildings which have received at least one of the following certifications:</p> <ul style="list-style-type: none"> i. International: <ul style="list-style-type: none"> a. LEED: “Gold” and above b. BREEAM: “Very Good” and above c. EDGE: “EDGE Certified” or “EDGE Compliant” ii. Europe: <ul style="list-style-type: none"> a. HQE: “Very Good” and above b. DGNB: “Gold” and above iii. Asia: <ul style="list-style-type: none"> a. China Three Star Green Building Evaluation Standard: Two Stars and above 	<ul style="list-style-type: none"> i. Level of certification by property or asset ii. Annual GHG emissions reduced or avoided (tCO₂e) iii. Annual energy savings (MWh)

¹ GLP, “Green Finance Framework”, (2020), at:

https://www.glp.com/global/sites/default/files/2021-02/glp-green-finance-framework_20201126_clean-final_0.pdf

² Sustainalytics, “Second-Party Opinion, GLP”, (2020), at: https://www.glp.com/global/sites/default/files/2021-03/sustainalytics_final-clean_27nov2020_0.pdf

³ Sustainalytics, “Annual Review”, (2022), at: https://mstar-sustops-cdn-mainwebsite-s3.s3.amazonaws.com/docs/default-source/spos/glp-pte.-ltd.-green-bond-annual-review.pdf?sfvrsn=475eaf93_1

⁴ Sustainalytics, “Annual Review”, (2023), at: https://mstar-sustops-cdn-mainwebsite-s3.s3.amazonaws.com/docs/default-source/spos/glp-pte-ltd.-annual_review_final.pdf?sfvrsn=10ca25b8_1

	<ul style="list-style-type: none"> b. DBJ Green Building Certification: “4 Stars” and above c. CASBEE: “A” and above d. BELS: “4 Stars” and above <p>Buildings belonging to top 15% low carbon buildings in respective markets</p> <p>Refurbished buildings with an improved primary energy demand of at least 30% in comparison to the energy performance before the renovation such as:</p> <ul style="list-style-type: none"> i. LED and other energy efficient lighting ii. Cool roofing systems iii. Smart metering to track electricity usage per tenant iv. Sustainability-oriented construction materials, such as recycled materials 	
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Issuer’s Responsibility

GLP is responsible for providing accurate information and documentation relating to the details of the funded projects, including descriptions of projects, amounts allocated and projects impact.

Independence and Quality Control

Sustainalytics, a leading provider of ESG research and ratings, conducted the verification of the use of proceeds from the GLP’s Green Bonds. The work undertaken as part of this engagement included collection of documentation from GLP and review of said documentation to assess conformance with the Framework.

Sustainalytics relied on the information and the facts presented by GLP. Sustainalytics is not responsible nor shall it be held liable for any inaccuracies in the opinions, findings or conclusions herein due to incorrect or incomplete data provided by GLP.

Sustainalytics made all efforts to ensure the highest quality and rigor during its assessment process and enlisted its Sustainability Bonds Review Committee to provide oversight of the review.

Conclusion

Based on the limited assurance procedures conducted,⁵ nothing has come to Sustainalytics’ attention that causes us to believe that, in all material respects, the reviewed projects do not conform with the use of proceeds criteria and reporting commitments in the Framework. GLP has disclosed to Sustainalytics that the proceeds from the Green NC5 Perpetual Securities and the Green NC6 Perpetual Securities were fully allocated as of 17 May 2021 and 29 June 2021 respectively.

⁵ Sustainalytics’ limited assurance process includes reviewing documentation relating to details of projects, as provided by the issuing entity, which is responsible for providing accurate information. These may include descriptions of projects, estimated and realized costs, and reported impact. Sustainalytics has not conducted on-site visits to projects.

Detailed Findings

Table 2: Detailed Findings

Framework Requirements	Procedure Performed	Factual Findings	Error or Exceptions Identified
Use of Proceeds Criteria	Verification of the Nominated Projects to determine alignment with the use of proceeds criteria outlined in the Framework.	All projects reviewed complied with the use of proceeds criteria.	None
Reporting Criteria	Verification of the Nominated Projects to determine if impact was reported in line with the KPIs outlined in the Framework.	All projects reviewed reported on at least one KPI per use of proceeds category.	None

Appendix

Appendix 1: Allocation and Reported Impact from the Green Bonds Proceeds

In 2021, GLP issued the Green NC5 Perpetual Securities and raised USD 850 million, 100% of the proceeds were used to refinance the following Nominated Projects.

Table 3: Allocated and Reported Impact from the Green NC5 Perpetual Securities

Use of Proceeds Category	Impact Metric	Certification Type	Certification Rating	Location of Assets	Number of Assets	Net Proceeds Allocated (USD million)
Green Buildings	Level of certification by property or asset	BELS	Five Stars	Japan	4	92.43
		BREEAM	Very Good	Europe	11	51.90
		BREEAM	Excellent	Europe	11	101.10
		China Three Star	2 Star	China	2	162.78
		DBJ	Four Stars	Japan	1	12.89
		DBJ	Five Stars	Japan	1	12.91
		DGNB	Gold	Europe	5	50.43
		LEED	Gold	China, Japan, Brazil	9	350.33
		NF HQE	Very Good	Europe	1	2.15
		NF HQE	Excellent	Europe	1	13.09
Total					46	850

In 2021, GLP issued the Green NC6 Perpetual Securities and raised USD 300 million, 100% of the proceeds were used to refinance the following Nominated Projects.

Table 4: Allocated and Reported Impact from the Green NC6 Perpetual Securities

Use of Proceeds Category	Impact Metric	Certification Type	Certification Rating	Location of Assets	Number of Assets	Net Proceeds Allocated (USD million)
Green Buildings	Level of certification by property or asset	BREEAM	Very Good	Europe	10	44.77
		BREEAM	Excellent	Europe	12	69.90
		DGNB	Gold	Europe	5	30.60
		LEED	Gold	China	1	5.60
		LEED	Platinum	China	1	149.13
Total					29	300

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