DEEPLY INVESTED

GLP fuels the businesses that make the modern world run more efficiently.

The information inside the following presentation slides are presented as of 31 July 2020 and US$ unless otherwise stated.
Who we are

GLP

We are a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies. Our combined investing and operating expertise allows us to create value for our customers and investors.

We operate across Brazil, China, Europe, India, Japan, the U.S. and Vietnam and have $89 billion in assets under management in real estate and private equity funds.

Business Builders

Experienced in building, acquiring and scaling businesses that make the modern world run more efficiently.

Operators & Investors

Combined expertise as investors and operators gives us a distinct competitive advantage to create value for our customers and investors.

Global & Local

We have operations around the world enabling us to transfer knowledge and insights across markets to build a stronger global business.

Our Global Business

$89B AUM

16 Countries

Our Portfolio Covers

51% of Global Population

73% of Global GDP
“People and culture are core to GLP’s business and its global success. We believe in empowering people to be entrepreneurial, growth focused, have a winning mindset and a passion to be the best. We encourage our people to think beyond the bounds of their roles and our industry by pursuing innovation, sharing new ideas and working as a team to push each other to succeed.”

- Ming Mei, co-founder and CEO, GLP
Who we are

Local presence, global scale

GLP doesn’t have a global headquarters, we have offices around the world that share the same values.

Our ability to think globally and act locally differentiates us. We have the ability to transfer knowledge and share insights from different markets to build a stronger global business and create the most value for our investors and customers.

Our leadership empowers employees at all levels to have big ideas. We believe bringing together different skill-sets and mindsets leads to better outcomes. We encourage our employees to think about how their actions and decisions can add the most value.
Our business: logistics real estate

Global leader in logistics real estate

Founded as a logistics real estate investor, developer and operator, GLP revolutionized the modern logistics industry by taking an innovative and entrepreneurial approach. As a result, today we have one of the largest global logistics real estate footprints across Brazil, China, Europe, India, Japan, the U.S. and Vietnam.

- 21 logistics & real estate funds
- 64 million square meters
- $51 billion AUM

Disciplined and data driven approach to growth
Integration of technology to create the most efficient ecosystems
Market and thought leader in modern logistics
Globally integrated investment and asset management teams

+82% YOY
$2.6B logistics real estate developments started in 1H 2020

+41% YOY
8.9M SQM of logistics real estate leased globally in 1H 2020
Expert global investors

Fund management overview

As a global investment manager, we partner with leading institutional investors around the world including sovereign wealth funds, pension funds, property and insurance companies with the objective of delivering sustainable returns.

Our investment and asset management teams are located around the world and have extensive knowledge of local markets that give us access to proprietary deal flow.

- **Team**: Top talent with deep sector expertise who are globally minded yet locally relevant.
- **Partners**: We invest alongside our investment partners to ensure our interests are aligned.
- **Value**: Our investment approach, coupled with operational expertise, allows us to create value over the long term.
- **Governance**: Disciplined, robustly governed firm that at the same time has retained its entrepreneurial spirit.

Our global investor base comprises Allianz, CBRE, CIC, CPPIB, China Life, China Post, GIC, Oxford, QuadReal, Tesco and many more.
Our global funds

Sustained growth and strong track record

GLP drives growth through the execution of complex cross-border transactions and large portfolio acquisitions with discipline and speed.

Globally we have 61 real estate and private equity funds. Our real estate funds are dominant in logistics and offer variety across the risk spectrum including core, value-add and opportunistic.

More than 60% of our investors invest across multiple funds, which is a testament to the partnerships we have developed as well as sustainable returns.

$24B AUM growth in 2019
Our business: private equity

Strategic private equity investments

GLP’s strategy is to make private equity investments in businesses and technologies that complement our core logistics real estate business and other high-growth sectors of the economy.

We also are focused in investing and partnering with companies where we can play a strategic role in building their business.

And invest in both established and growth-stage businesses across logistics, real estate, infrastructure, finance and related technologies.

Hidden Hills, China

Established in 2018, Hidden Hills Modern Logistics Private Equity Fund is a RMB10 billion (US$1.6B) fund in China dedicated to investing in technology companies focused in enhancing efficiency in the logistics industry.

Monoful, Japan

Monoful is the business development arm of GLP Japan and invests in assets and businesses that create value for customers through the logistics ecosystem in Japan.
Global and local approach to building environmentally sustainable businesses

Commitment to ESG

At GLP, we are committed to making sustainability a core component of our business to build a more sustainable and resilient future. We are committed to our unique ESG Sustainability Principles to build businesses and invest responsibly; develop and manage sustainable assets, seek ways to improve efficiency and enhance value, govern with high-ethics and transparency; and promote well-being.

203 green buildings
Global sustainable building certifications including LEED, BREEAM, BELS, CASBEE, DBJ, DNJB, EDGE and HQE

Member of GRESB
Our funds consistently achieve GRESB’s “Green Star” rating and rank top among peers

1.5 million sqm
Solar panels globally

100% of warehouses in Europe are WELL-ready, to ensure employee health and wellbeing

GLP J-REIT has received the highest evaluation rating (“Green 1”) from Japan Credit Rating Agency, Ltd

$100 million of unsecured green bonds issued across Japan and China, with plans to do more in the ESG-linked debt space

First developer to achieve net zero carbon emissions for construction using UK Green Building Council Framework

GLP has helped corporations such as L’Oreal and Adidas reduce carbon emissions by 1.2 million tons

GLP and Brookfield established a JV to build China’s largest platform for distributed solar energy
Expanding our business

An intentional approach to growth

As a global leader in logistics real estate, we apply the same investment and operating principles we do in the logistics real estate sector to other high-growth sectors of the global economy.

Identify Market Opportunity
Leveraging our global scale we identify market opportunities to build and invest in new businesses.

Develop Sector Expertise
We develop sector expertise and invest our own capital to build and scale high-quality businesses in adjacent sectors.

Enhance Asset Value
We focus on value creation of our assets through operations, ecosystem development and technology and innovation.

Grow and Scale
Leverage our combined investing and operating expertise to build high-quality businesses and achieve scale over the long term.

Entrepreneurial Vision
Using global scale and data driven insights we identify new business opportunities to continue to expand our business.
Enhancing operation efficiency

Leveraging technology for enhanced efficiency

GLP is dedicated to investing in technology and innovation that supports our businesses by enhancing operational efficiency.

The addition and integration of Internet of Things (IoT), automation and robotics, data analytics and energy efficiency makes our business and assets more valuable.

Our AI and IoT tools help customers manage warehouse operations better.

- **50%** Reduction in labour costs
- **400%** Higher storage efficiency
- **100%** Goods retrieval accuracy

- **15%** of GLP employees are in technology focused roles
Global expansion

Strategic investment partnerships

GLP forms strategic investment partnerships with companies that can bring about more opportunities and synergies with our core logistics real estate business globally and expand our investment scope further into adjacent segments and private equity.

Over the years, GLP has formed multiple partnerships with organizations around the globe to expand its capabilities in logistics, real estate, infrastructure, solar energy, finance, private equity, technology and more.
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