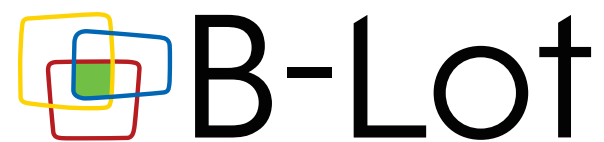




Market Section:1st Section  
Code:3452

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This document is written from the latest information available at the time of Apr. 2021. The contents of this document are subject to change without notice.



- RED Passion and a fighting spirit
- YELLOW Brightness and a smile
- BLUE Sincerity and a spirit of fairness
- GREEN Total harmonization and originality

The rounded corners of the squares express flexibility and balance and the way they interlink with each other expresses the person-to-person bonds that make up the partnerships and teamwork that the B-Lot cherishes more than anything.



## Top Message

The B-lot Group contributes to society through its work and pursues profits in an honest and above-board manner. We aim to continue growing well into the future as a company whose employees and executives thoroughly enjoy their work and one that is a dynamic part of society.



My mission is to cultivate the B-lot Group as a company that will continue growing well into the future. From the time of our founding, as a venture company we have worked consistently to create new value for society.

Our approach has been to enjoy taking on the challenge of doing highly creative work, evolving, and pursuing profits in an honest and above-board manner.

Above all, we aim to be a company that enjoys our work. We pride ourselves on being a company where executives and employees are filled with a spirit of challenge and one that fosters an environment of achieving success obtained in sincerity through operations based on a sense of freedom and responsibility. Rather than resting on our laurels, we aim for robust growth through ongoing self-improvement and friendly competition. At the same time, we are a company of colleagues who value a high level of teamwork. I am convinced that a company of our nature deserves to continue growing well into the future.

As a company listed on the First Section of the Tokyo Stock Exchange, we view the changes occurring on a daily basis in the social landscape and the macro environment as business opportunities. We target stable long-term growth based on a high degree of professionalization and teamwork.

Personally, I find the company to be incredibly enjoyable and fulfilling. I devote myself on a daily basis to ensuring that the people who provide strong support for our business feel the same way. In this spirit, I ask for your ongoing guidance and support.

B-Lot Co.,Ltd.

President **Makoto Miyauchi**

# Our Businesses

B-Lot is a real estate and financial consulting company providing one-stop service to our clients with profound experiences and networks.



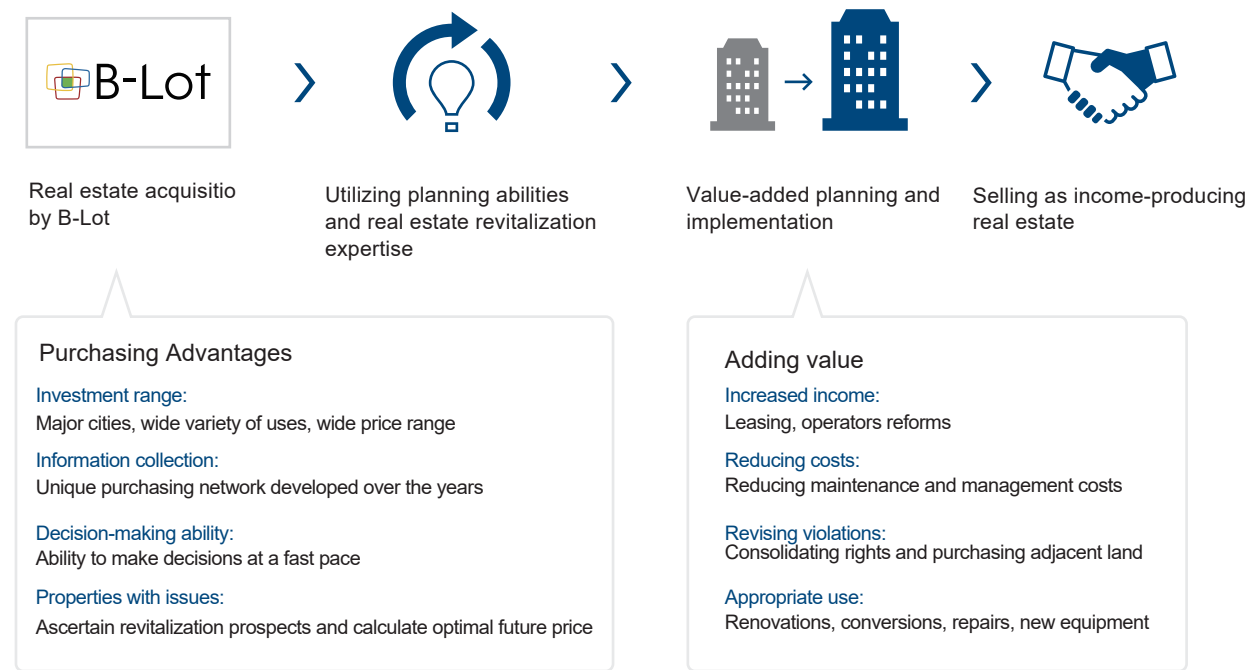


# Revitalization & Development

## Real estate revitalization

We acquire real estate that has been undervalued for various reasons, including problems with profitability and legal compliance.

We improve asset value and profitability by utilizing the characteristics of each property and making full use of our own planning capabilities and revitalization expertise.



Revitalization



MAISON MILANO NAKATSU [Osaka]

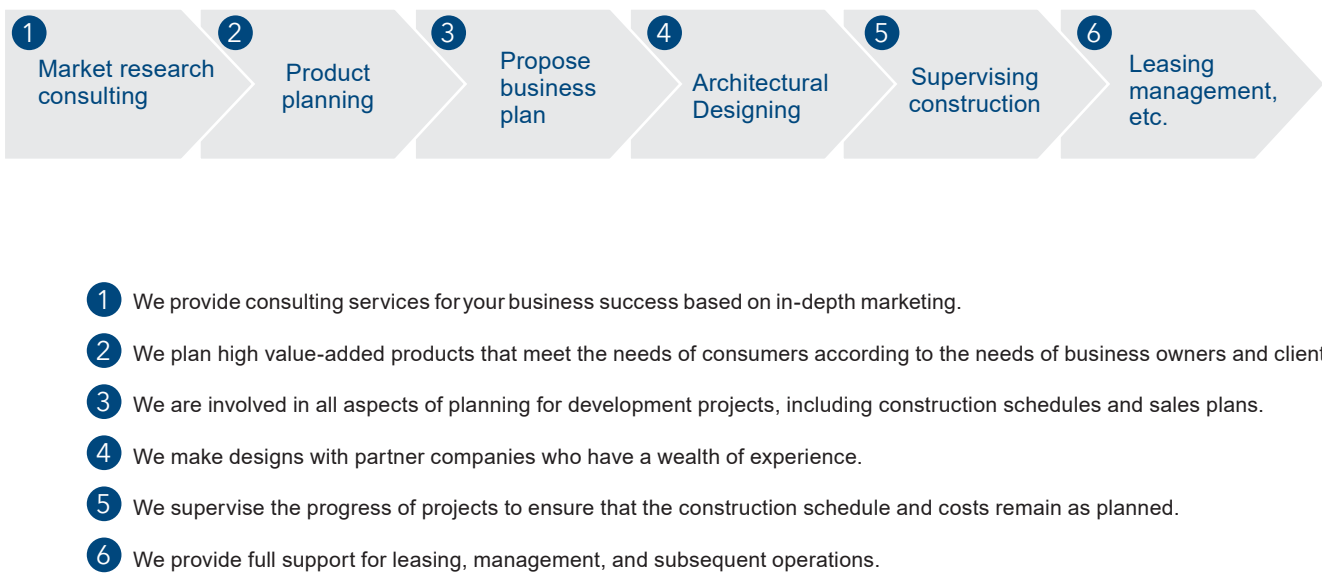


Terrace Ginza [Tokyo]

## Real estate development

By ourselves, we acquire lands and commit to design and functionality through our integrated system of planning, development, management, and operation.

We develop buildings as real estate that are familiar to local residents and tenants as well as generate long-term stable income.



Development



B-LOT SAKURAYAMA RESIDENCE [Aichi]



Toranomon SE Building [Tokyo]

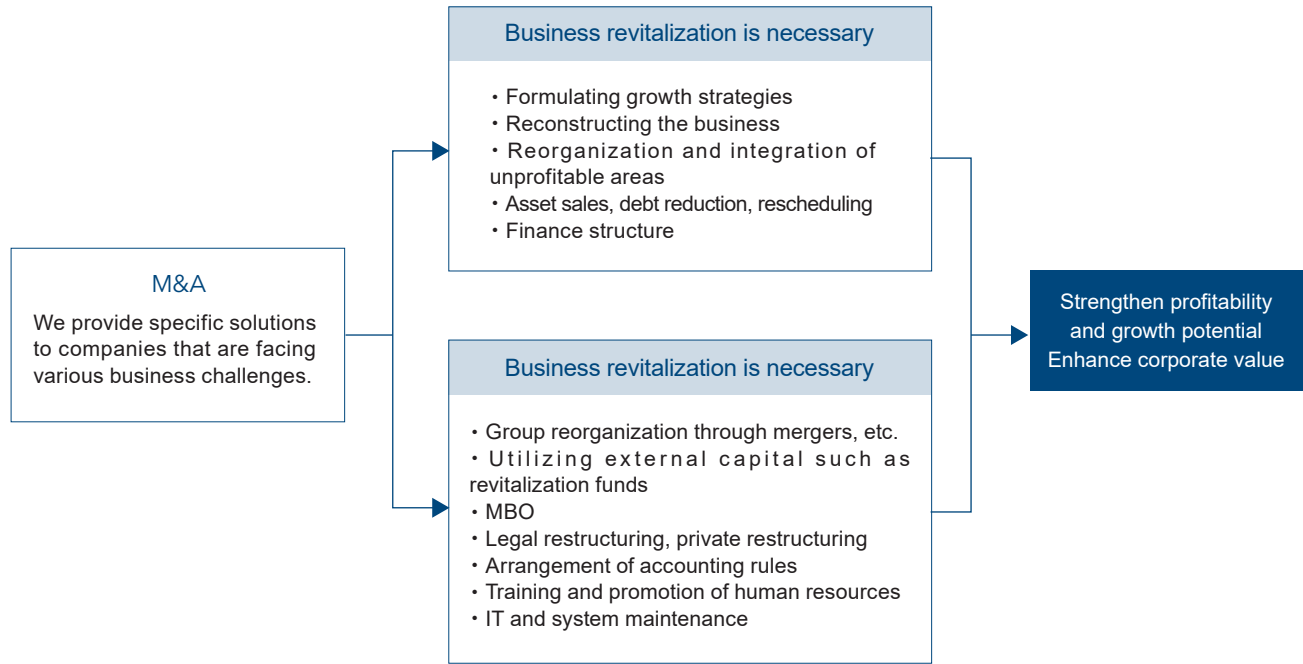


# Revitalization & Development

## Corporate revitalization and business succession

B-Lot conducts M&A of companies and businesses that are facing issues such as lack of successors and shrinking markets.

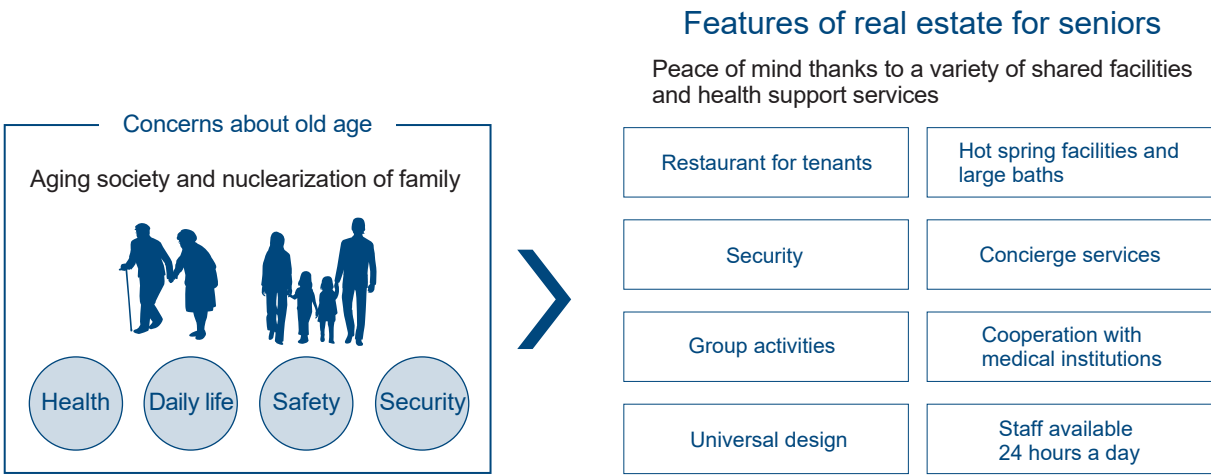
Through proper management and guidance, we are building an organization with a solid sense of unity and revitalizing our core businesses.



## Real estate for seniors

In recent years, services for seniors have been garnering attention due to social changes such as the increase in the elderly population.

We invest in real estate for seniors that meets the needs of society, and provide real estate in partnership with medical institutions and other organizations.



### < Company revitalization >



Yokohama Seien  
Business details: Own and sell channel house,  
operate adjoining restaurant



T&K  
Business details: Design and operate gold courses

### < Projects >



Kamakura City Nursing Home New Construction Project  
[Kanagawa Prefecture]





Real estate brokerage

We provide high quality real estate information by utilizing our extensive experience, knowledge, and network. Professionals who are well versed in the real estate investment market assist our clients in the purchase, sale, and operation of their properties.

Sales support services

Purchasing support services

Leasing brokerage

Consulting

We offer real estate not often available to the public through referrals from lawyers, tax accountants and financial institutions as well as real estate which individual investors and listed companies can quickly sell with ease due to their circumstances.

Our purchasing support services meet the needs of investors because we research the area characteristics and market along with analyzing profitability of the real estate.

Utilizing our own unique network, we provide leasing brokerage services for offices, stores and residences.

We also offer proposals for effective use of land, and conduct general negotiations related to real estate, such as rent and land rent revision.

＜ Brokerage ＞



Shibuya Center Building [Tokyo]



Branche Hakata Sumiyoshi [Fukuoka]

Asset consulting

Our specialized consultants formulate real estate management strategies based on multifaceted analysis and provide comprehensive asset management support, including effective use of land and asset reconfiguration, as well as inheritance measures and business succession for the next generation.

Inheritance and business succession

Agency negotiation services

Exchange and effective use

We are building a real estate portfolio effective in formulating tax saving plans and inheritance measures through establishing an asset management company.

We provide general negotiation services for real estate such as rent and land rent revision.

We propose and achieve land exchange and effective utilization.

Property materials

Cost reduction proposals

Appraisal reports

Long term cash flow statements

Effective inheritance statements

Effective land-use/building renovation proposals

＜ Effective usage and consulting ＞



mihiro345 [Fukuoka]



Naha Nishi 2-Chome Project [Okinawa]



Consignment Sales

We provide marketing and planning support to developers while providing them with feedback on customer needs that we have obtained through past experience. We develop highly specialized condominium sales as a partner for developers and clients.



1

We receive requests from developers and conduct research on the potential of the development site through data and interviews.

2

We analyze various data to create and propose plans that predict market needs.

3

We offer integrated management of customer needs and desired life plans for visitors to the model rooms through a database of past proposals and negotiations.

4

A consistent follow-up system in place from contract to delivery to improve the contract rate.

5

After sales are completed, we compile and analyze the data and report it to the developer. These efforts are highly appreciated and lead to repeat business for the next development project.

Consignment sales



Livio City Mikunigaoka [Osaka]



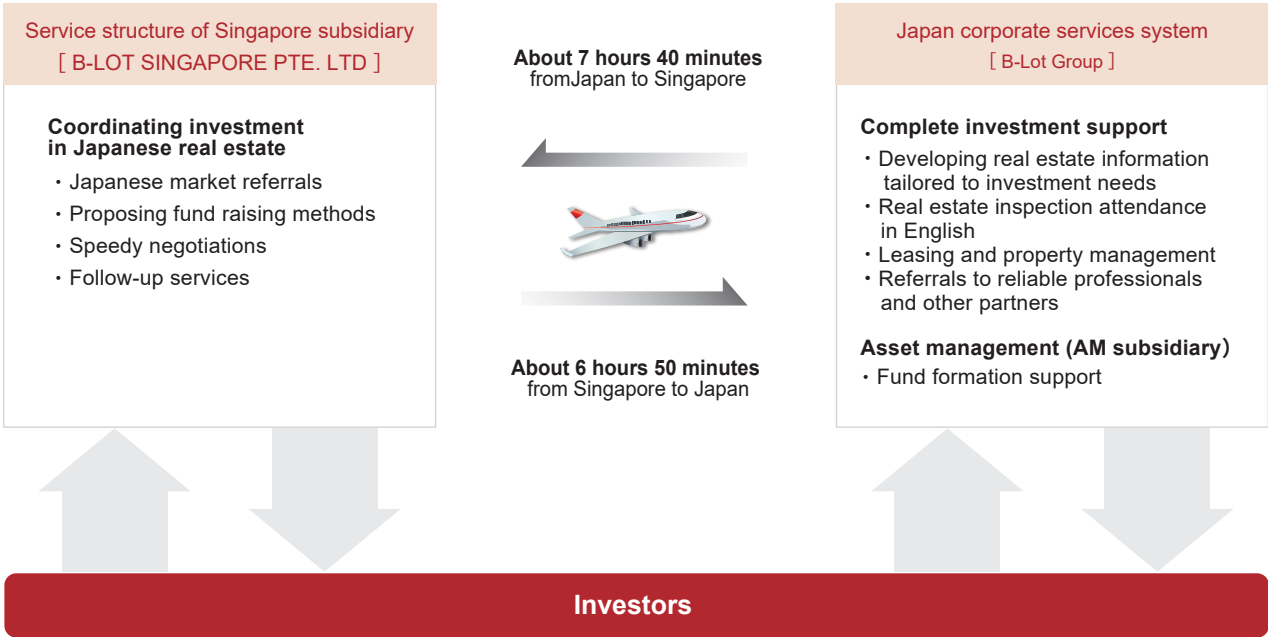
Branz Tower Toyosu [Tokyo]



Proud City Hiyoshi Residence | II III [KANagawa]

Overseas investors support [B-LOT SINGAPORE PTE. LTD]

The B-Lot Group utilizes its own unique consulting capabilities to develop real estate information for inbound investment needs in Japan, and provides a one-stop services from purchase to operation and sale.



Consulting



Karuizawa Villa [Nagano]



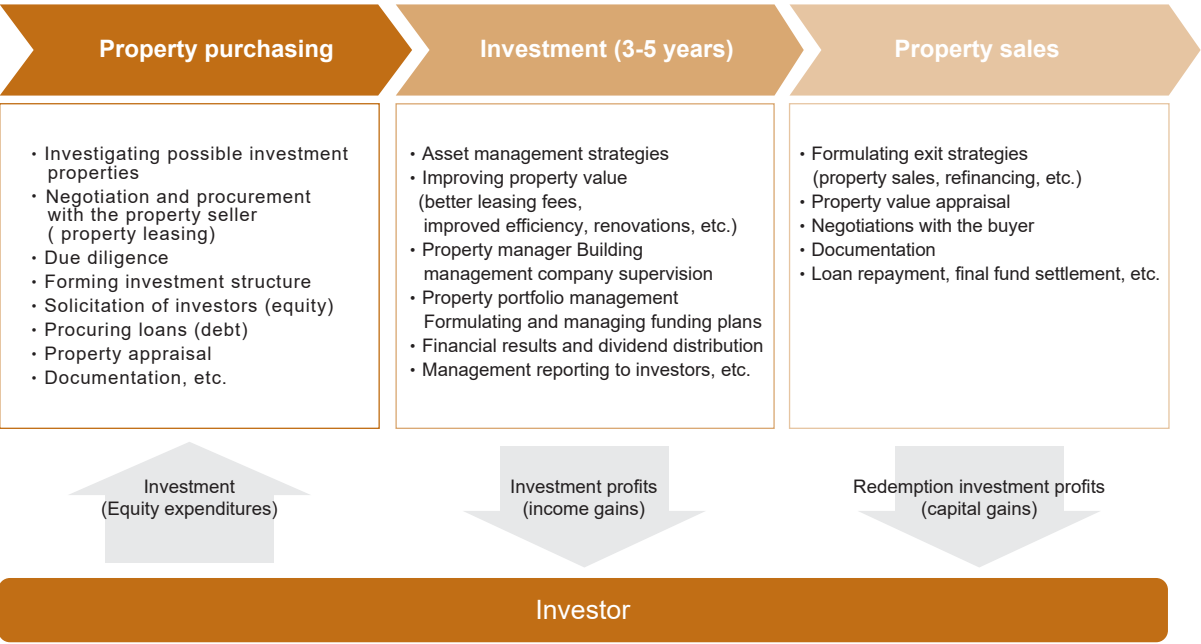
KAMUI NISEKO [Hokkaido]



# Leasing & Property Management

## Asset management [B-Lot Asset Management]

In addition to the expertise in corporate real estate that the B-Lot Group has developed, we utilize our expertise in asset finance and other areas, as well as our own unique network, to develop sophisticated management services as an asset manager.



### < Consignment sales >



Hotel condominium development [Hokkaido]



Commercial facilities [Aichi]

## REIT [B-Lot REIT Investment]

We aim to build a stable portfolio with asset diversification and area diversification by setting investment ratios by use and by area as follows. We will strive to achieve stable asset management and internal growth through the collective strength of the B-Lot Group.

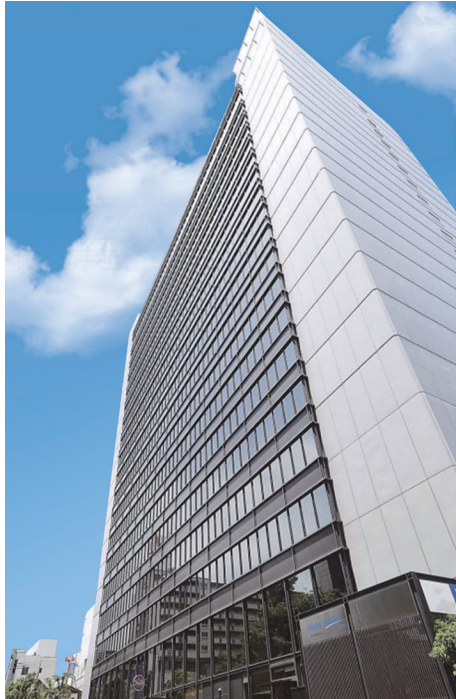
■By use

Asset Category	Use	Investment rate Acquisition price based
Commercial real estate	Office building	30% ~ 50%
	Commercial facility	20% ~ 30%
Residential real estate	Shared residence	20% ~ 30%
Other	Hotel, etc.	10% ~ 20%

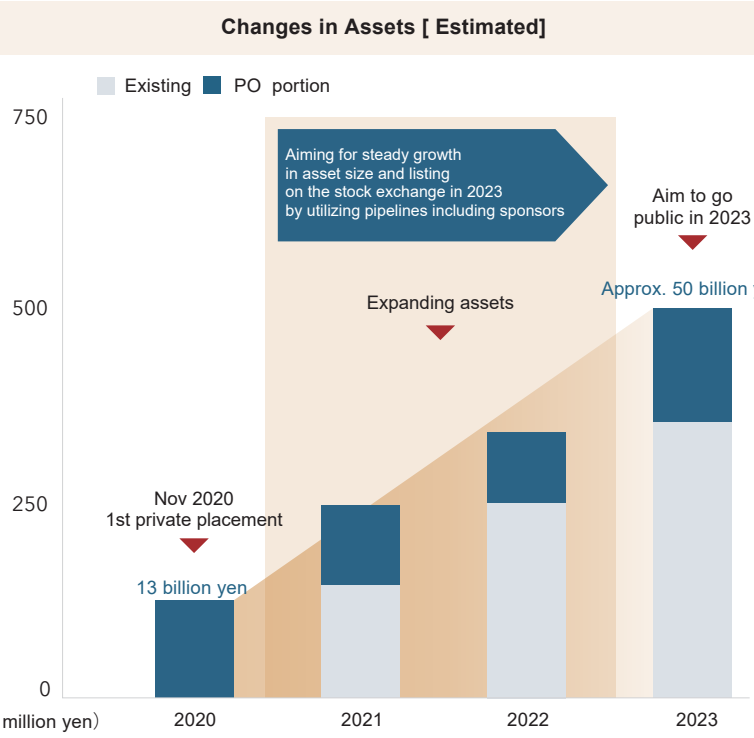
■Area

Area	Specific area		Investment rate Acquisition price based
Major 3 metropolitan areas	Tokyo area	Tokyo, Kanagawa, Saitama, Chiba	50% ~ 70%
	Chubu Area	Aichi, Gifu, Mie	
	Kinki Area	Osaka, Kyoto, Hyogo, Nara, Wakayama	
Other	Other	Hokkaido, Kyushu	20% ~ 40%
		Other	10%

### < Investment assets >



B-Lot Esaka Building [Osaka]

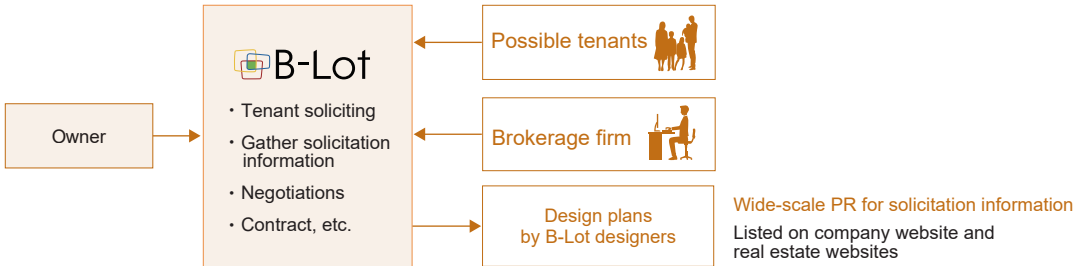




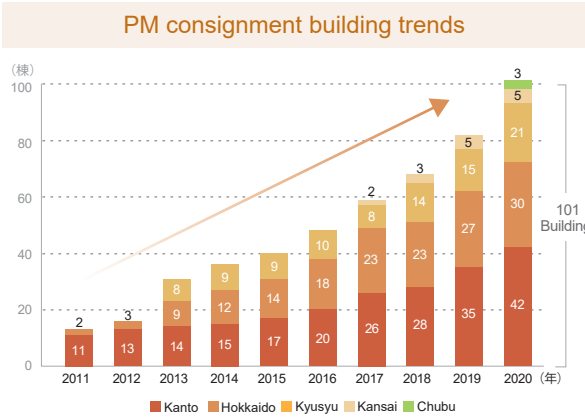
# Leasing & Property Management

## Property management

We provide contract-related management services such as tenant solicitation, tenant negotiation, contract work, renewal, and cancellation on behalf of owners to improve the profitability of properties owned by wealthy individuals and investors.



Monthly reports	
Income and expenditure report	Formulation of operation rate table
Tenant status report	Repair history
Annual budget formulation	Building management schedule formulation
Market reports	etc...



### < Consignment management >



Navile Court Keigo [Fukuoka]



Crestage S6W12 Tower [Hokkaido]

## Ownership and operation of income-producing real estate

We own real estate that has value, and we handle all operations related to leasing. We build relationships of trust with our tenants and clients, and we own and operate our properties with detailed services that give our tenants peace of mind.



Bay East [Kanagawa]



Keiun Building [Tokyo]

### SDGs Initiatives

B-Lot is committed to supporting the Sustainable Development Goals (SDGs). We have entered the solar power generation business because we believe that it is our role to protect the environment and leave a beautiful earth for future generations by promoting renewable energy in the form of solar power.



Joso City Solar panels [Ibaraki]



Kasama City Solar panels [Ibaraki]



Company Profile

Company Name    B-Lot Company Limited

Head Office        1-11-7 Shimbashi, Minato-ku  
Tokyo, 105-0004 Japan

TEL                    +81-3-6891-2525 (Pilot Number)

Establishment      October10,2008

Licence

Building Lots and Buildings Transaction Business. Minister of Land, Infrastructure, Transport and Tourism (2) No. 8157  
Financial Instruments Business. Director of Kanto Local Finance Bureau (Kinsho) No. 2235 (Type 2)  
Real Estate Specified Joint Enterprise License (Governor of Tokyo No. 138)  
Small Amount Short Term Insurance Agency Registration

Branch offices

- Hokkaido office  
3-1 Kita2jonishi, Sapporo Chuo-ku, Hokkaido, 060-0002 Japan  
TEL +81-11-252-2320
- Nagoya office  
4-17-14 Meieki, Nagoya Nakamura-ku, Aichi, 450-0002 Japan  
TEL +81-52-551-1066
- Osaka office  
5-5-15 Nishinakajima, Osaka Yodogawa-ku, Osaka, 532-0011 Japan  
TEL +81-6-7651-3390
- Fukuoka office  
1-5-11 Akasaka, Fukuoka Chuo-ku, Fukuoka, 810-0042 Japan  
TEL +81-92-712-2070
- SINGAPORE  
143 Cecil Street #19-02 GB Building, Singapore 069542  
TEL +65-6904-9454

Executive

President:Makoto Miyauchi  
Deputy President:Shinichi Hasegawa  
Deputy President:Masahiro Mochizuki  
Director:Taro Togawa  
Director:Kentaro Ezaki  
Director:Fumie Mochizuki  
Director(Audit & Supervisory Board Member):Hiroshi Iwamoto  
Director(Audit & Supervisory Board Member):Mamoru Furushima  
Director(Audit & Supervisory Board Member):Tomohiko Kameko  
Executive officer:Shinji Okajima  
Executive officer:Yuji Sakawa  
Executive officer:Hiroyuki Goto  
Executive officer:Izumi Tsuda

Subsidiaries

- B-Lot AssetManagement Co., Ltd.  
TEL 03-6891-2526  
<https://bam.b-lot.co.jp/>
- B-LOT SINGAPORE PTE. LTD  
TEL +65-6904-9454  
<https://sg.b-lot.co.jp/>
- T&K Co., Ltd.  
TEL +81-3-3560-6381  
<https://www.golftk.com/>
- B-Lot Capital Link Co., Ltd.  
TEL +81-3-4405-2033  
<https://bcl.b-lot.co.jp/>

HistoryH

- 2008 ● Oct B-Lot established as real estate investment and consulting company  
Nov Acquires Building Lots and Buildings Transaction Business License. (Lic. No. (1) 89915, Governor of Tokyo)
- 2009 ● Acquires Type II Financial Instruments Business registration with Kanto Local Finance Bureau (Lic. No. 2235)  
Oct Launches leasing management contracting business
- 2011 ● Apr Opens Sapporo branch (currently Hokkaido branch) in Sapporo, Hokkaido  
Jun Changes Building Lots and Buildings Transaction Business license from Governor of Tokyo license to MLIT Lic. No. (2) 8157
- 2012 ● Jun Begins management and operation of its own buildings
- 2013 ● Sep Opens Fukuoka branch in Fukuoka City, Fukuoka
- 2014 ● Dec Listed on the Mothers section of the Tokyo Stock Exchange (stock code: 3452)
- 2015 ● Feb Establishes B-Lot Asset Management  
May Establishes B-Lot Singapore
- 2016 ● Apr Acquires Life Stage  
Jul Establishes Osaka branch office
- 2017 ● Jan Acquires all shares of Viento Creation
- 2018 ● Feb Transfers its listing to TSE1  
Apr Acquires T&K  
Jun Establishes B-Lot Capital Link
- 2020 ● Apr Opens Nagoya branch in Nagoya City, Aichi  
May Acquired LC Partners, Inc. as a subsidiary  
Acquired all investment units of Medical Asset Investment Corporation.  
Jul Merger of LC Partners, Inc. and B-ot Asset Management Co.,Ltd  
(Company name: B-Lot Asset Management Co.,Ltd )  
Sep Changed the former trade name: Medical Asset Investment Corporation to B-Lot REIT, Inc.
- 2021 ● Apr Merged with Life Stage Co.