

Property Management Service



October, 2023

1. Our strengths –track records–

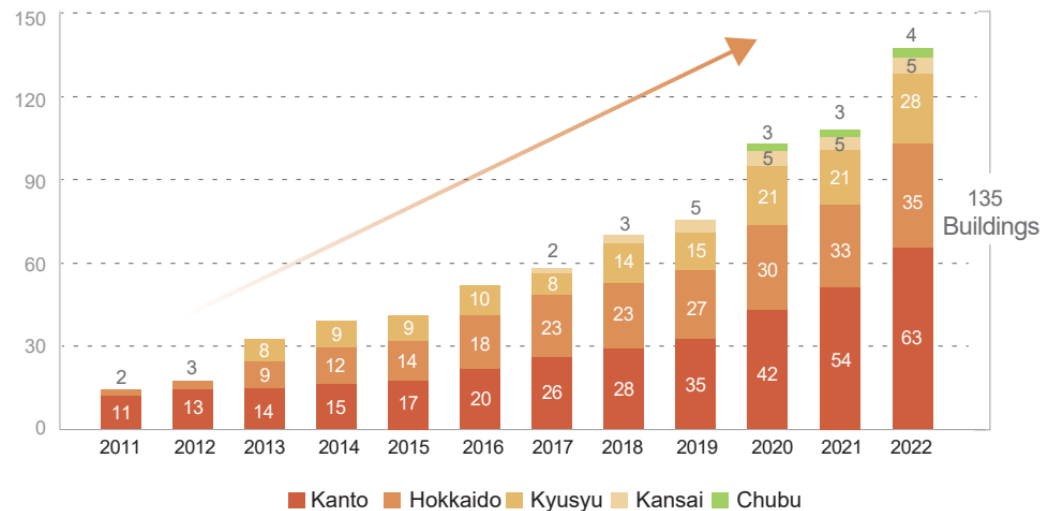
- Property Management(PM) department in B-Lot proposes various ideas and strategies for optimizing cash flows of your properties based on the expertise we have cultivated through our own investment and development.
- 135 properties in prime locations.
- Office, retail, residential, hotel and hostel properties.

〈 Consignment management 〉



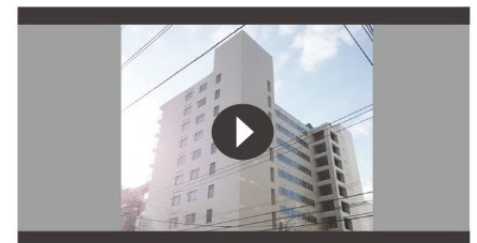
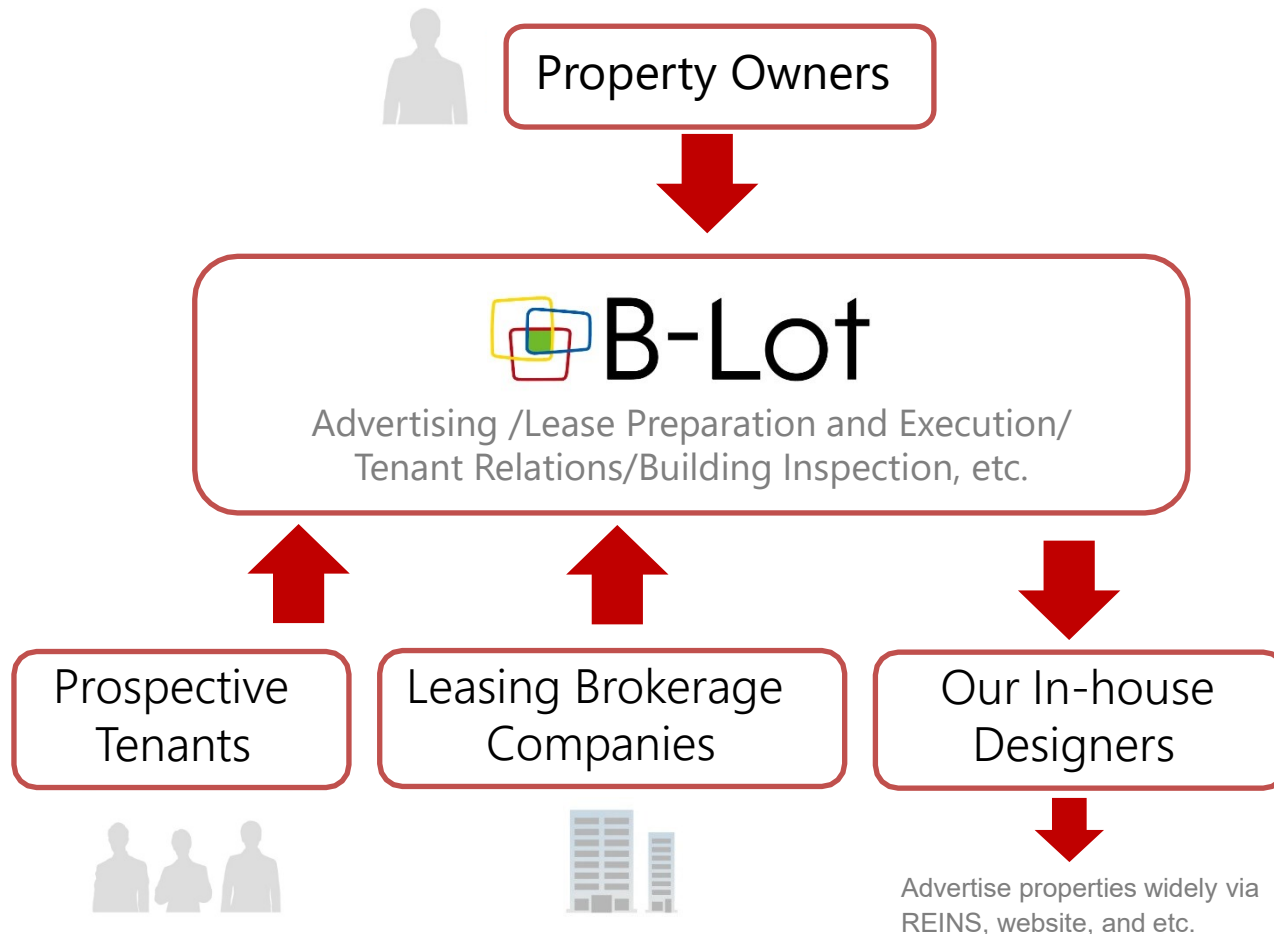
B-LOT SENDAGI RESIDENCE [Tokyo]

PM consignment building trends



1. Our strengths -Leasing Management-

- Leasing team has deep knowledge of market and strong network with leasing agents.
- Wide variety of marketing tools by in-house designer make your properties stand out.



1. Contents of Service

1. Property Management		※Sales Tax excluded
Account management	Billing and make payments	<u>PM FEE</u> <u>TBD</u> ※Gross Income=Rent, Utility Charges, Parking, Advertisement fee, etc.
	Rent collection and payments and aged receivables	
Negotiations	Tenant relations	
	Provider management	
Operation Control	Evaluate operational tasks and costs	※Included in PM Fee
	Supervise operation quality	
Building Maintenance	Quality control and reporting	※Included in PM Fee
	Vender management	
Building Improvement	Annual budget proposals	<u>Construction Management Fee</u> less than 5 million JPYTBD from 5 million to 10 million JPY3% of Construction Cost from 10 million to 100 million JPY2% of Construction Cost more than 100 million JPY.....1% of Construction Cost ※Additional fee may be charged upon further discussion.
	Renovation proposal	
	Project management	

※TBD : To Be Determined



1. Contents of Service

2. Leasing Management		
Leasing activities	Advertisement	<p style="text-align: center;"><u>LEASING Fee</u> <u>Equal to 1 Month rent when leased out</u></p> <p>※Additional service fee may be charged after further discussion.</p>
	Showing properties	
	Tenant screening	
Lease	Lease preparation	
	Lease execution	
	Explain important rules and regulations to tenants	
	Process lease renewals and lease terminations	
Tenant Move-in/Move-out	Give residence instructions to tenants	
	Move-in/out inspection	
	Arrange and supervise repair works	
	key management	
3. Advisory Service		
Owner's representation	Negotiation with Lawyer, Accountant, Tax accountants, Financial Institution	<p style="text-align: center;">※Included in PM Fee</p>
	Financing advisory	
	Consulting insurance	
	Conducting Survey for Tenant Satisfaction	
Report and Documentation	Report annual plan	
	Monthly/Annual report	
	Key and documents management	

2. Our works –Major Renovation–

- Deterioration & wear and tear
- Outdated interior
- Occupancy rate dropped



-Before



Occupancy rate

83% → **97%**

(as of November 30th, 2019)



-After

2. Our works – PM x Consulting=Best solution



Residential Building in Chuo-ku
969.95m² 19units

One stop service is B-Lot's biggest strength.
Close communication among teams leads
clients investment to a great success.

2010 Brokerage

- Proposed value-add PJ to a US investment firm by finding potential of the property

2010 Asset Management

- Occupancy rate from 60% to 100%
- Renovated building facility

2010-2017 Brokerage and PM

- Sold to another investor and kept high occupancy rate
- Proposed to sell in strong market

2017- Brokerage and PM

- Sold to a high-net-worth individual



3. Managed Properties -Tokyo-



Office Building in Chuo-ku
922.01m²

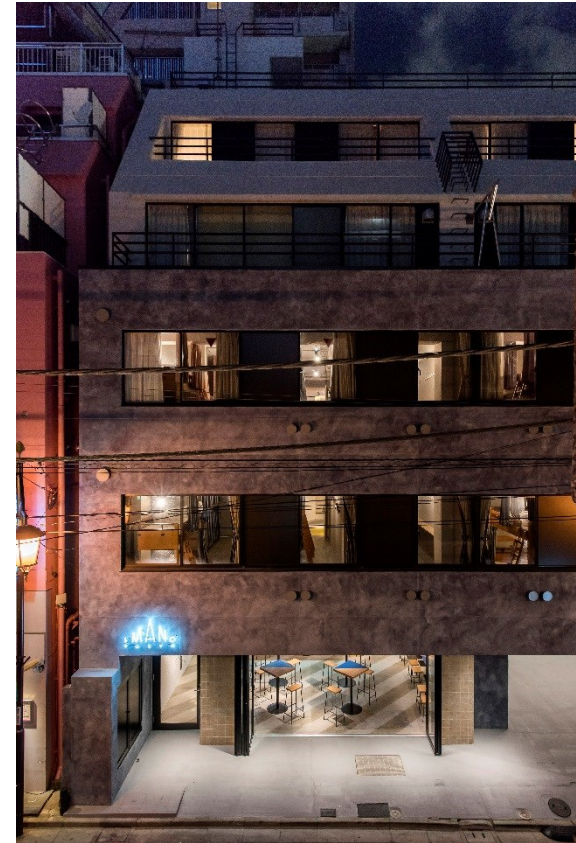


Office Building in Shibuya-ku
2,993.86m²

3. Managed Properties -Tokyo-



Hostel in Chuo-ku, 858.81m²
120 beds



Hostel in Shinjuku-ku, 906.51m²
134 beds

3. Managed Properties -Hokkaido-



Residential Building in Chuo-ku,
Sapporo
3,592.98m² 37units



Hotel in Otaru
4,669.12m² 128rooms

3. Managed Properties -Fukuoka-



Residential Building
2,001.97 m² 32units



Residential Building
2,608.75 m² 39units



Residential Building
2,543.57 m² 54units

Company Profile =as of June 30, 2023 =

Company Name

B-Lot Company Limited

Head Office

1-11-7, Shimbashi, Minato-ku, Tokyo,
105-0041 Japan

Establishment

October 10, 2008

Capital

JPY 1,992,532,283

CEO

Makoto Miyauchi

Number of Employee

132 employees (182 as Consolidated)

Listed Date

December 11, 2014 (TSE Mothers Market : 3452)
February 02, 2018 (TSE PRIME Market : 3452)

Offices

Hokkaido, Nagoya, Osaka , Fukuoka

Subsidiaries

B-Lot Asset Management Co., Ltd (100% Subsidiary)
B-Lot Singapore Pte., Ltd. (100% Subsidiary)
B-Lot Hospitality Management Co., Ltd. (100% Subsidiary)
T&K Co.,Ltd.
B-Lot Capital Link Co.,Ltd (100% Subsidiary)





B-Lot

..... Contact us

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