

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.





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 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.

CEO 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.

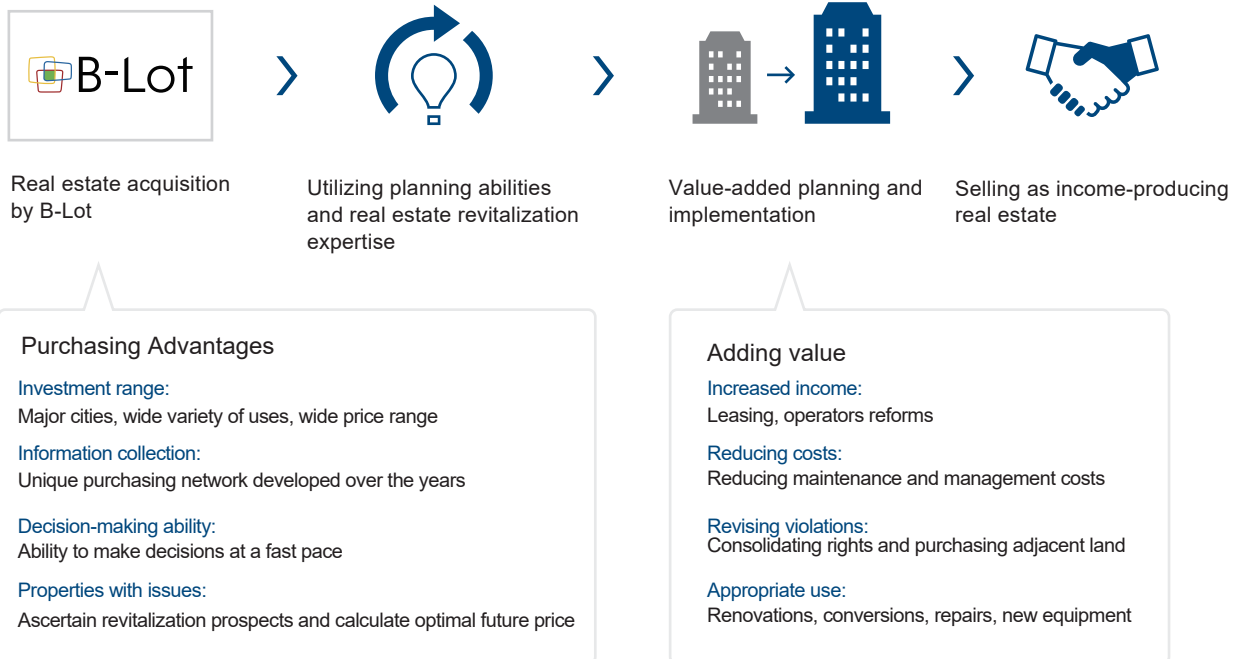


Revitalization & Development

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 generating long-term stable income.



- 1 We provide consulting services for your business success based on in-depth marketing.
- 2 We plan high value-added products that meet the needs of consumers according to the needs of business owners and clients.
- 3 We are involved in all aspects of planning for development projects, including construction schedules and sales plans.
- 4 We make designs with partner companies who have a wealth of experience.
- 5 We supervise the progress of projects to ensure that the construction schedule and costs remain as planned.
- 6 We provide full support for leasing, management, and subsequent operations.

〈 Development 〉



B-LOT SAKURAYAMA RESIDENCE [Aichi]



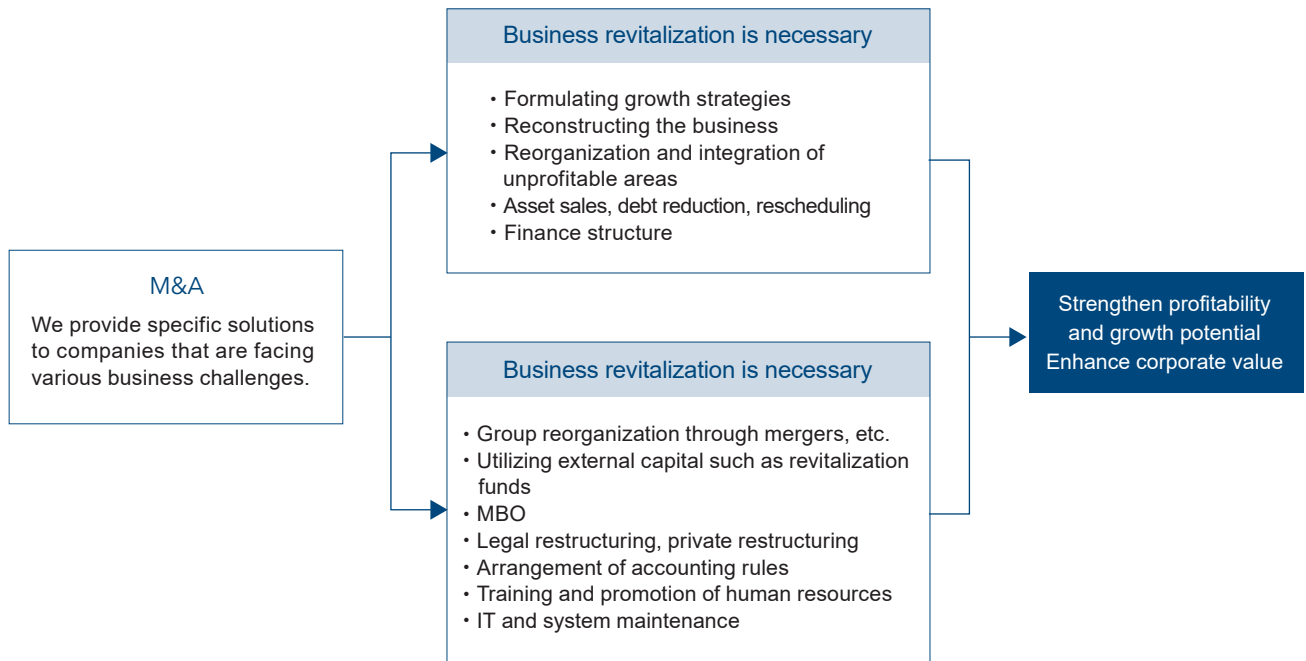
Toranomom SE Building [Tokyo]

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.



〈 Company revitalization 〉



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

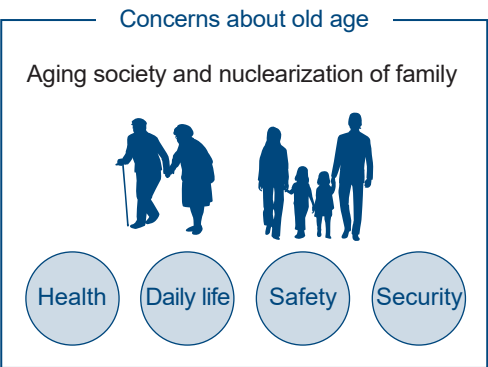


T&K
Business details: Design and operate golf courses

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.



Features of real estate for seniors

Peace of mind thanks to a variety of shared facilities and health support services

Restaurant for tenants	Hot spring facilities and large baths
Security	Concierge services
Group activities	Cooperation with medical institutions
Universal design	Staff available 24 hours a day

< Projects >



Kamakura City Nursing Home New Construction Project
[Kanagawa]



Consulting

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

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.

Purchasing support services

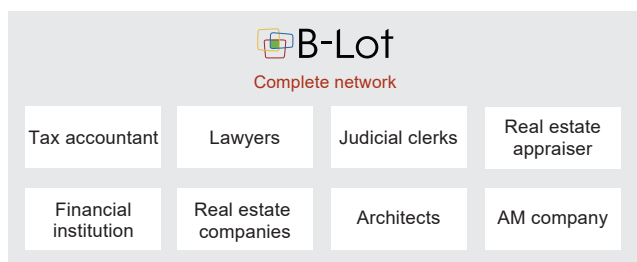
Our purchasing support services meet the needs of investors because we research the area characteristics and market along with analyzing profitability of the real estate.

Leasing brokerage

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

Consulting

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



Customer



- Owner
- Investor
- Individual of high net worth

〈 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

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

Agency negotiation services

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

Exchange and effective use

We propose and achieve land exchange and effective utilization.

Property materials



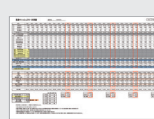
Cost reduction proposals



Appraisal reports



Long term cash flow statements



Effective inheritance statements



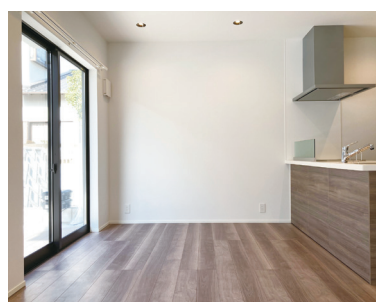
Effective land-use building renovation proposals



< 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]



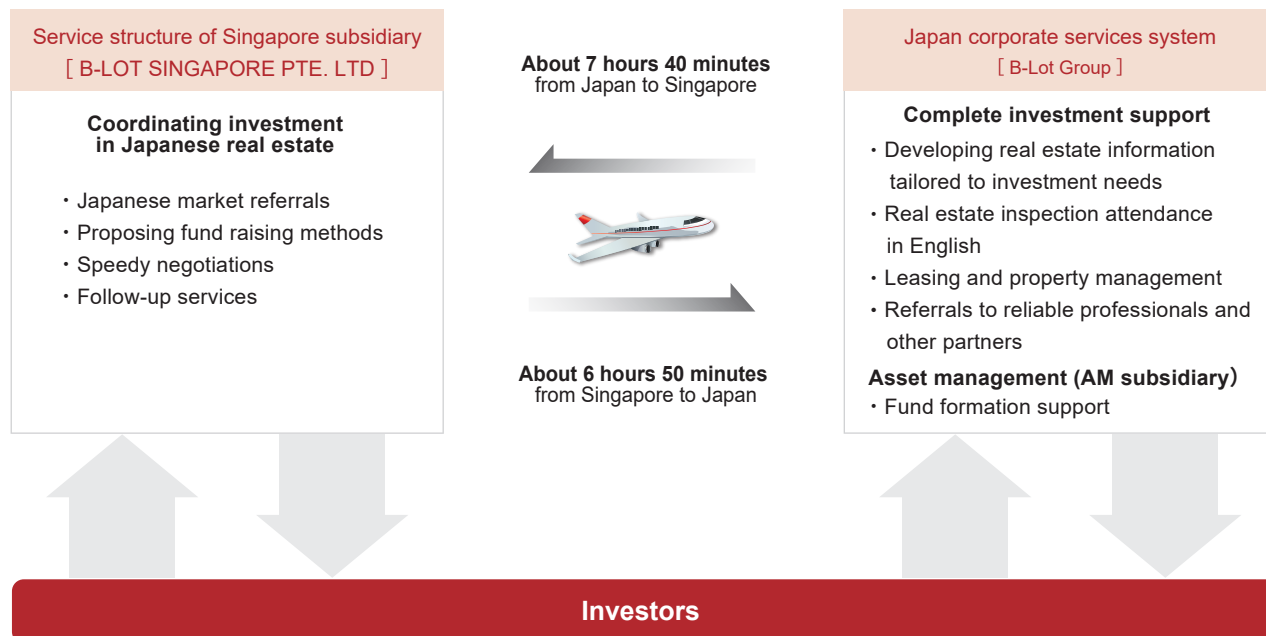
BRANZ TOWER TOYOSU [Tokyo]



PROUD CITY HIYOSHI RESIDENCE I 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]

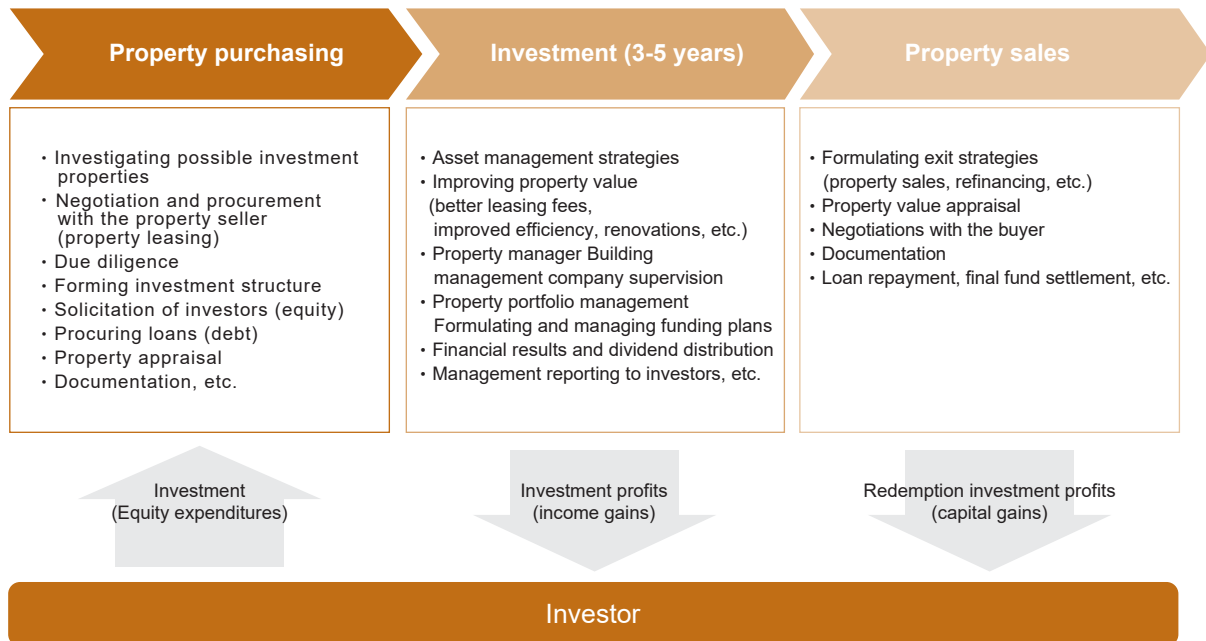


the kamui niseko [Hokkaido]

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 〉



Top:Yurigahara commercial facility
Bottom: Setsu Niseko [Hokkaido]

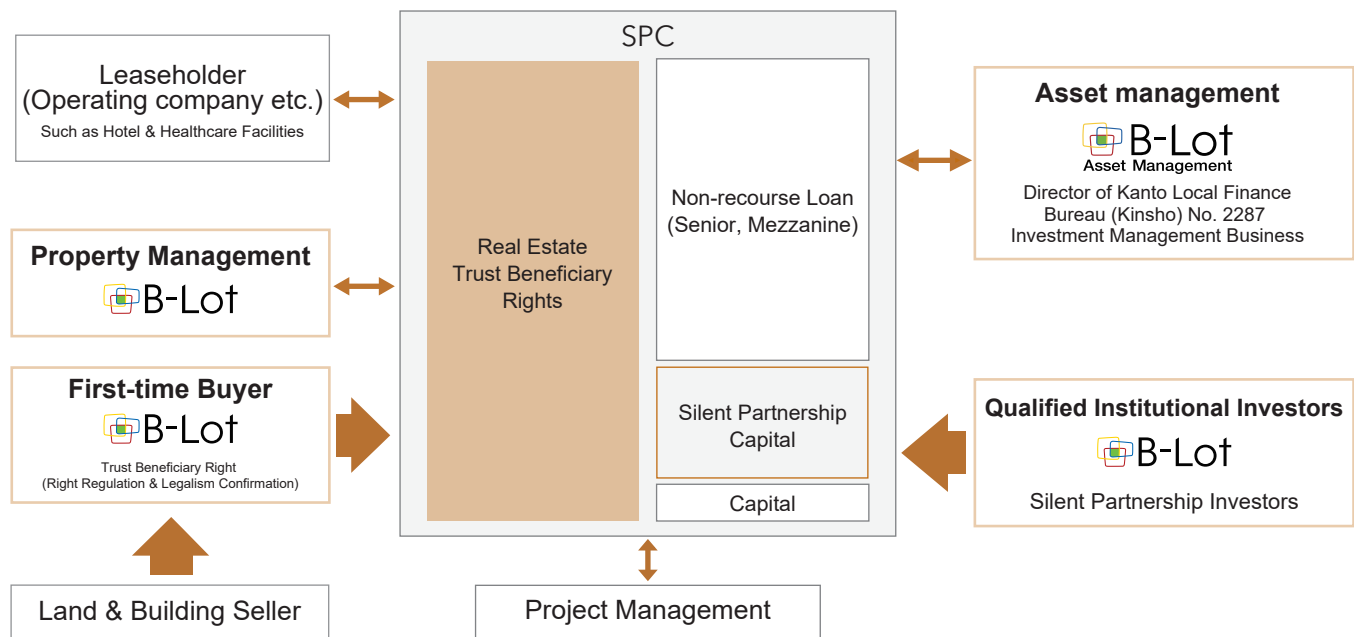


HOTEL VISTA KANAZAWA [Ishikawa]

Group Synergy

By owning the license for investment management business, B-Lot can structure a private fund with investors' assets entrusted to our professionalism. Our strengths lie in comprehensive measures such as first-time purchases and equity investments made before the funds are launched.

● Private funds scheme



<Entrusted with a Healthcare Facility>



Seijo Healthcare Facility [Tokyo]

<Case of Hotel Management>

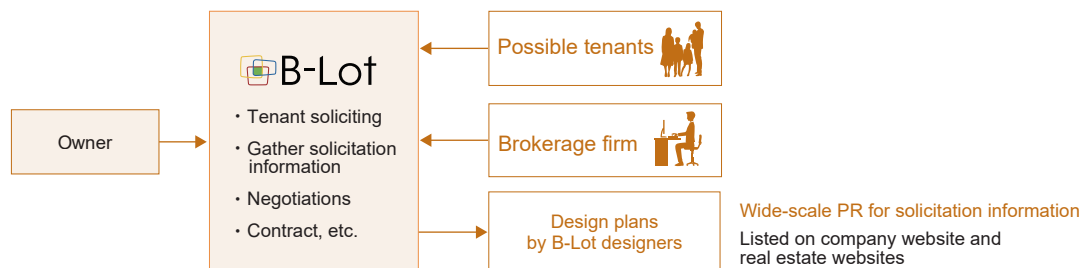


HOTEL TORIFITO OTARU CANAL [Hokkaido]

Leasing & Property Management

Property management

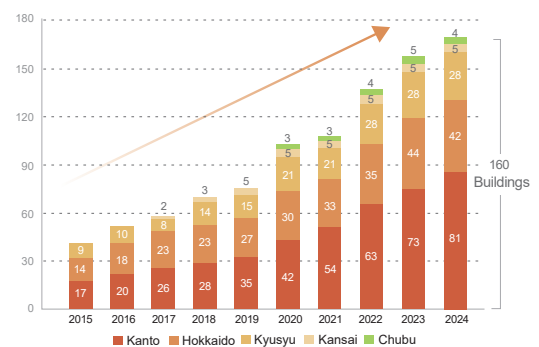
We provide contract-related management services such as tenant solicitation, tenant negotiation, contract work, renewal, and cancellation on behalf of owners to improve the profitability of properties owned by wealthy individuals and investors.



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...

PM consignment building trends



< Consignment management >



B-LOT SENDAGI RESIDENCE [Tokyo]



Navile Court Kego [Fukuoka]

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.



HOTEL TORIFITO HAKATA GION [Fukuoka]



HOTEL TORIFITO KANAZAWA [Ishikawa]



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]

History

- 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**
 - Feb Launches leasing management contracting business
 - Jul Acquires Type II Financial Instruments Business registration with Kanto Local Finance Bureau (Lic. No. 2235)
- 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 First Section of the Tokyo Stock Exchange
 - Apr Acquires T&K
 - Jun Establishes B-Lot Capital Link
- 2019**
 - May Acquisition of shares of Yokohama Fuji Reiby Co.(Yokohama Seien Co., Ltd.)
- 2020**
 - Apr Opens Nagoya branch in Nagoya City, Aichi
 - May Acquisition of LC Partners, Inc. as a Subsidiary
Acquisition of all investment units of Medical Asset Investment Corp.
 - Jul Merger of LC Partners Inc. and B-Lot Asset Management.
(Company name: B-Lot Asset Management)
 - Sep Former trade name: Medical Asset Investment Corporation changed to BeLot REIT, Inc.
 - Oct Licensed for Real Estate Specified Joint Enterprise (Governor of Tokyo No. 138)
- 2021**
 - Apr Merged with Life Stage
 - Jul Invested in Healthcare IP(OWEN-IP LLC)
Viento Creation Changed to B-Lot Hospitality Management
- 2022**
 - Jul Acquires Tokan Real Estate Development
- 2023**
 - Jun Licensed for Real Estate Specified Joint Enterprise(No. 125, FSA & MLIT authorized)
 - Oct Established Okinawa Branch Office Preparation Office in Kumoji, Naha City, Okinawa
- 2025**
 - Jan Acquired Kumasyu Komuten Co., Ltd. as a subsidiary

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)
URL	https://www.b-lot.co.jp
Establishment	October10,2008

Executive

Chief Executive Officer:Makoto Miyauchi
President:Masahiro Mochizuki
Executive Director:Kentaro Ezaki
Director:Fumie Mochizuki
Director:Yuji Sakawa
Director(Audit & Supervisory Board Member):Hiroshi Iwamoto
Director(Audit & Supervisory Board Member):Mamoru Furushima
Director(Audit & Supervisory Board Member):Tomohiko Kameko

Licence

- Building Lots and Buildings Transaction Business. Minister of Land, Infrastructure, Transport and Tourism (3) No. 8157
- Financial Instruments Business. Director of Kanto Local Finance Bureau (Kinsho) No. 2235 (Type 2)
- Real Estate Joint Enterprise License (FSA & MLIT No. 125)
- Rental Housing Management Agency Registration Minister of Land, Infrastructure, Transport and Tourism (01) No. 000258
- 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
4-14-2 Sakae, Nagoya Naka-ku, Aichi, 460-0008 Japan
TEL +81-52-856-2521
- Osaka office
2-10-70 Nambanaka, Osaka Naniwa-ku, Osaka, 556-0011 Japan
TEL +81-6-6556-9663
- Fukuoka office
1-5-11 Akasaka, Fukuoka Chuo-ku, Fukuoka, 810-0042 Japan
TEL +81-92-712-2070
- Okinawa Satellite Office
1-1-1 Kumoji, Naha City Okinawa, 900-0015 Japan

Subsidiaries

- B-Lot AssetManagement Co.Ltd.,
TEL +81-3-6891-2526
<https://bam.b-lot.co.jp/>
- B-LOT SINGAPORE PTE. LTD
TEL +65-6904-9454
<https://sg.b-lot.co.jp/>
- B-Lot Hospitality Management Co.Ltd.,
TEL +81-3-4405-5561
- T&K Co.Ltd.,
TEL +81-3-6672-7974
<https://www.golftk.com/>
- B-Lot Capital Link Co.Ltd.,
<https://bcl.b-lot.co.jp/>
- Kumasyu Komuten Co., Ltd.
TEL +81-6-6771-7000
<https://www.kumasyu.co.jp/>



Market Section:STANDARD
Code:3452

No part of this document may be copied or reproduced.
This document is written from the latest information available at the time of Mar. 2025. The contents of this document are subject to change without notice.