

B-Lot

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.

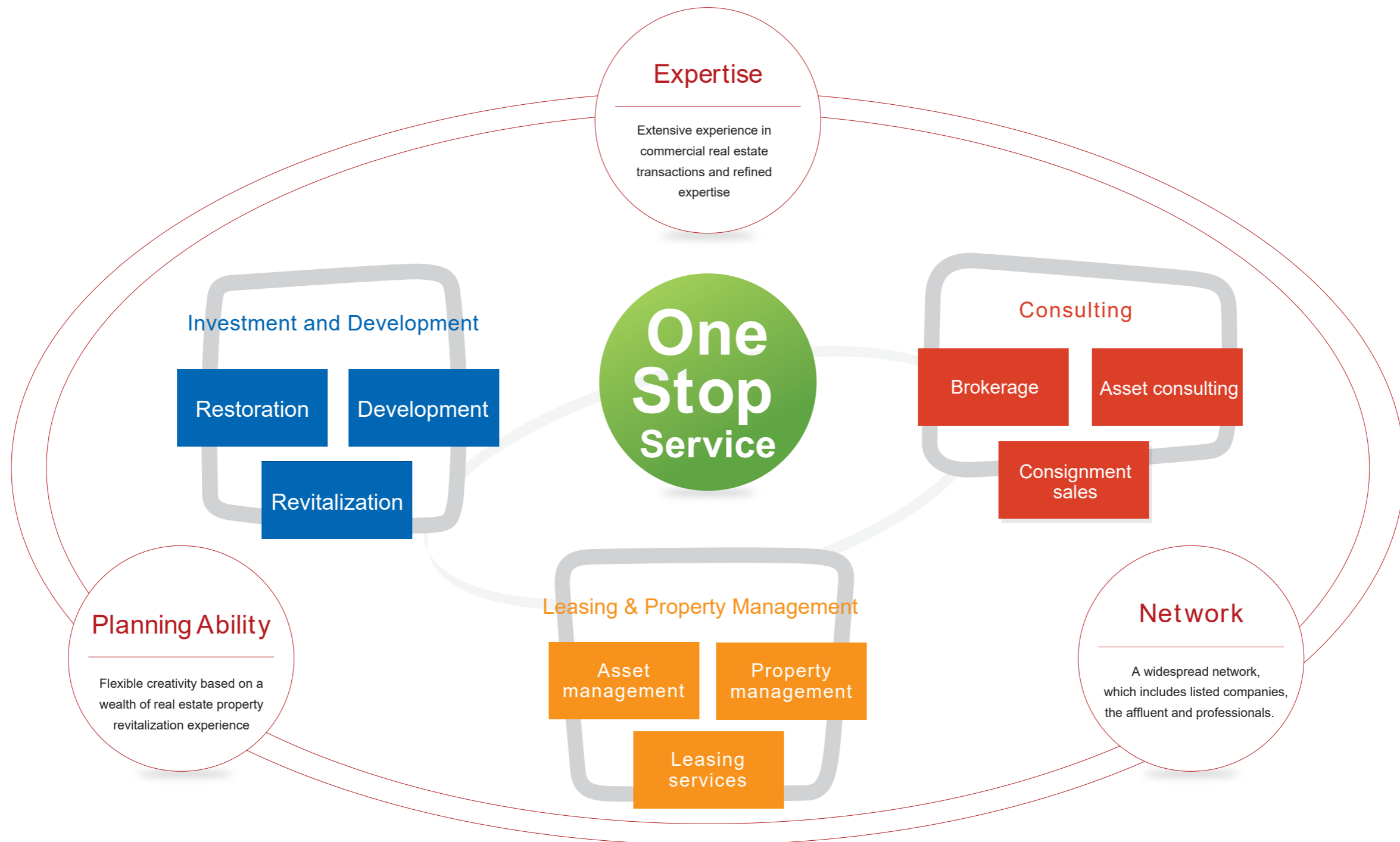
Personally, I find the company to be incredibly enjoyable and fulfilling. I devote myself on a daily basis to ensuring that the people who provide strong support for our business feel the same way. In this spirit, I ask for your ongoing guidance and support.

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.



Real estate acquisition by B-Lot



Utilizing planning abilities and real estate revitalization expertise



Value-added planning and implementation



Selling as income-producing real estate

Purchasing Advantages

Investment range:

Major cities, wide variety of uses, wide price range

Information collection:

Unique purchasing network developed over the years

Decision-making ability:

Ability to make decisions at a fast pace

Properties with issues:

Ascertain revitalization prospects and calculate optimal future price

Adding value

Increased income:

Leasing, operators reforms

Reducing costs:

Reducing maintenance and management costs

Revising violations:

Consolidating rights and purchasing adjacent land

Appropriate use:

Renovations, conversions, repairs, new equipment

< 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

< 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.



< Company revitalization >



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



T&K
Business details: Design and operate golf courses

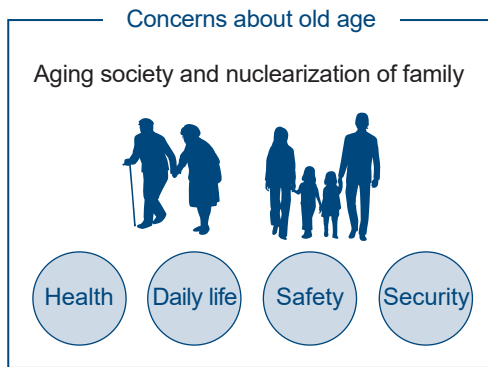
Real estate for seniors

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 >



PLAISANT GRAND Senzoku [Tokyo]



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

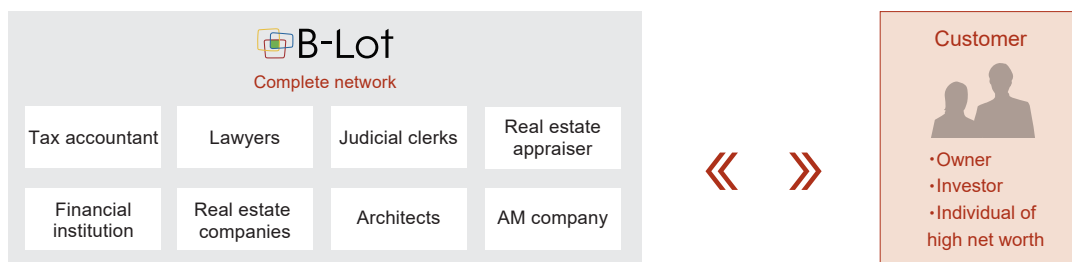
Our purchasing support services meet the needs of investors because we research the area characteristics and market along with analyzing profitability of the real estate.

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.



< Brokerage >



Shibuya Center Building [Tokyo]



Jingu no mori Residence [Hokkaido]

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

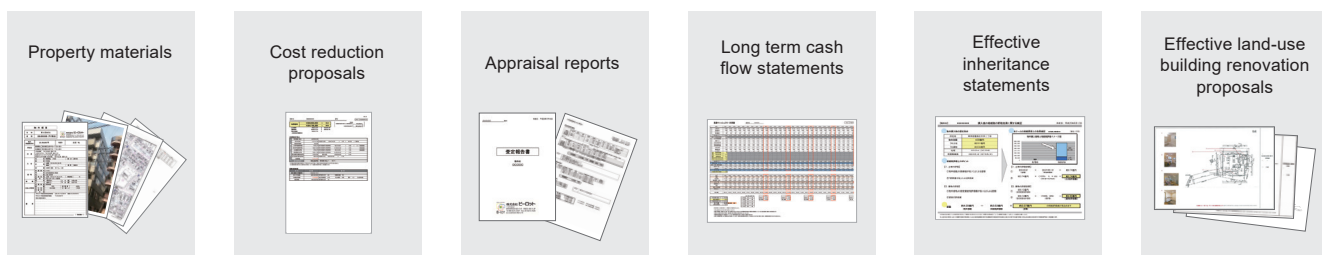
We are building a real estate portfolio effective in formulating tax saving plans and inheritance measures through establishing an asset management company.

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.



< Effective usage and consulting >



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
- 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]



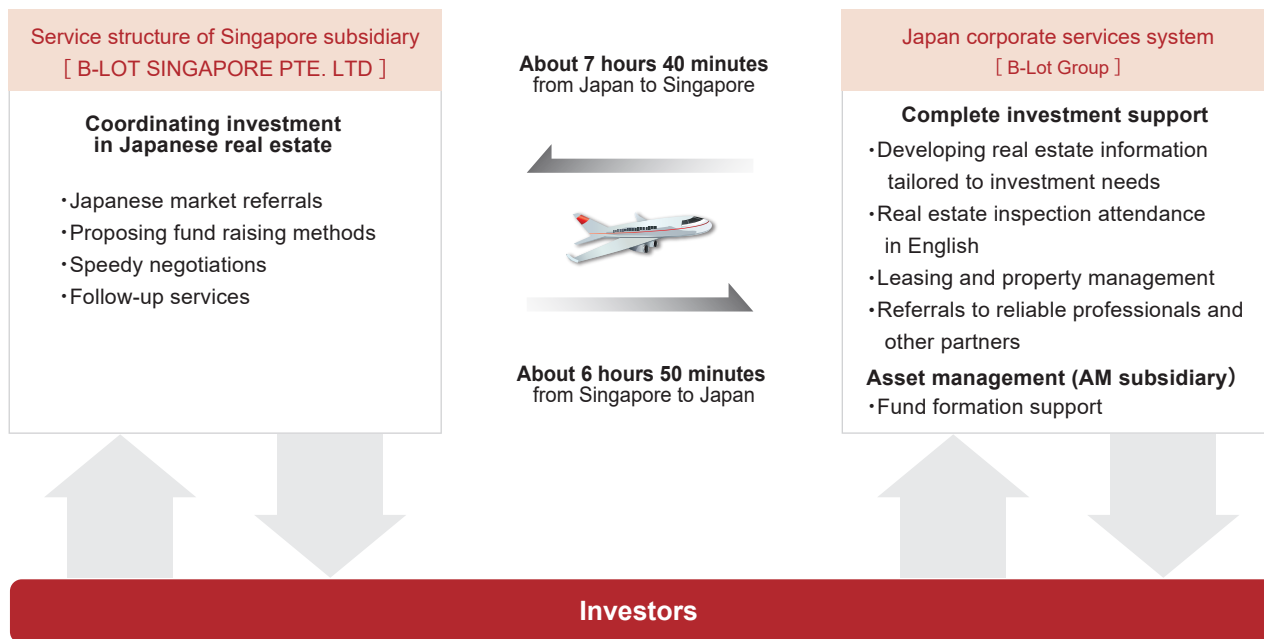
BRANZ TOWER TOYOSU [Tokyo]



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]

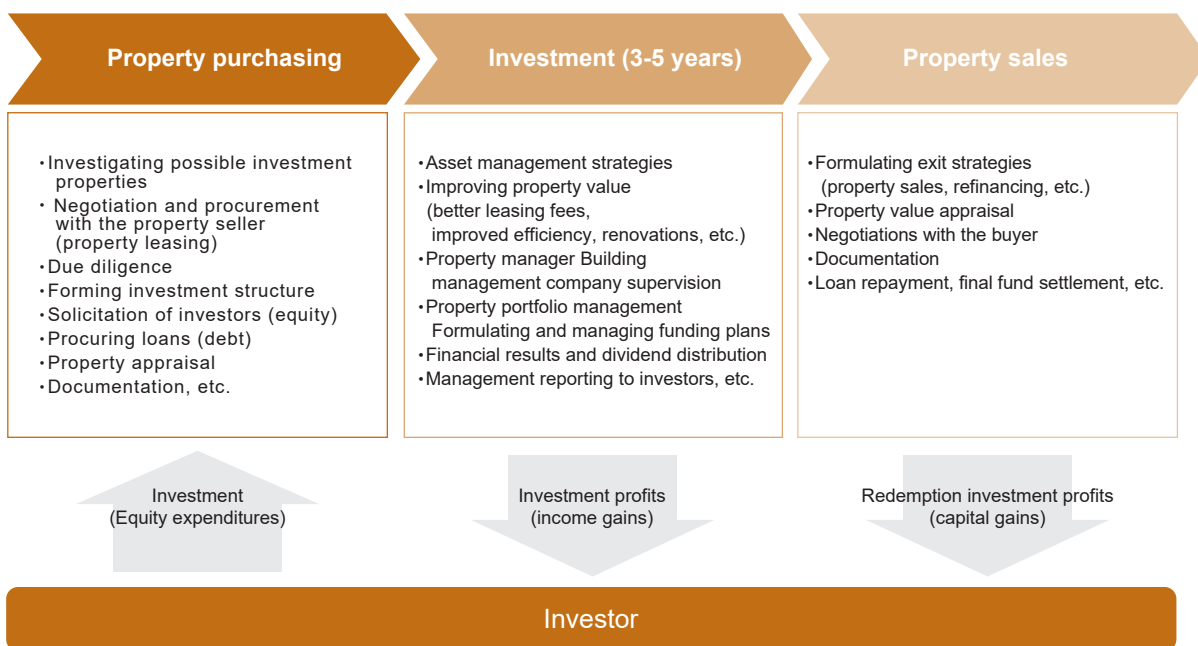


the kamuii niseko [Hokkaido]

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]

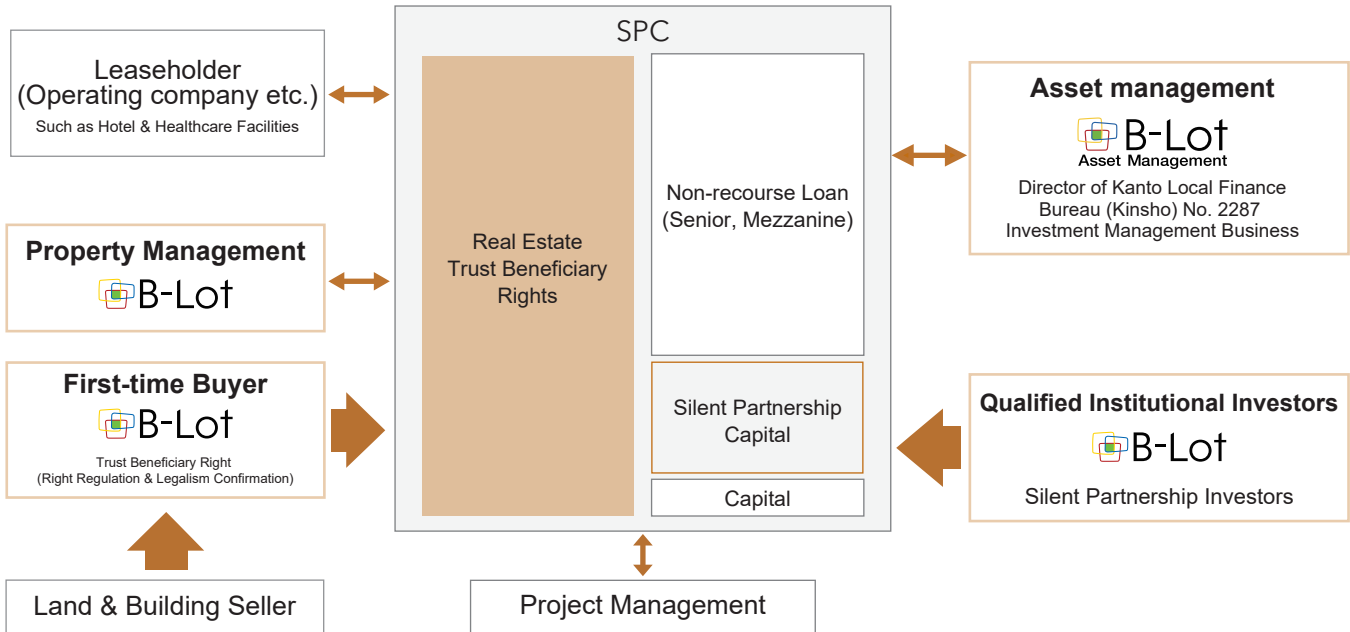


Toyama West TC (Frozen & Refrigerated Warehouse) [Toyama]

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>



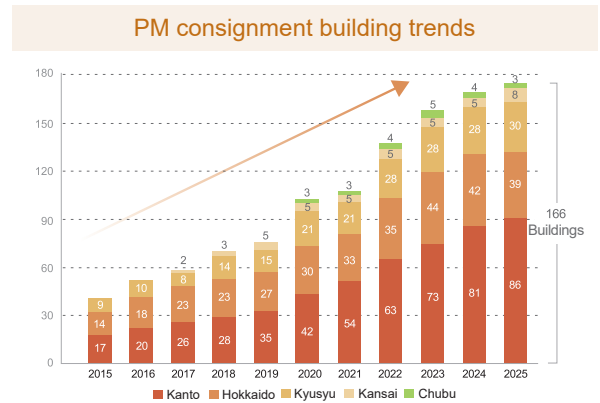
HOTEL TORIFITO OTARU CANAL [Hokkaido]

Leasing & Property Management

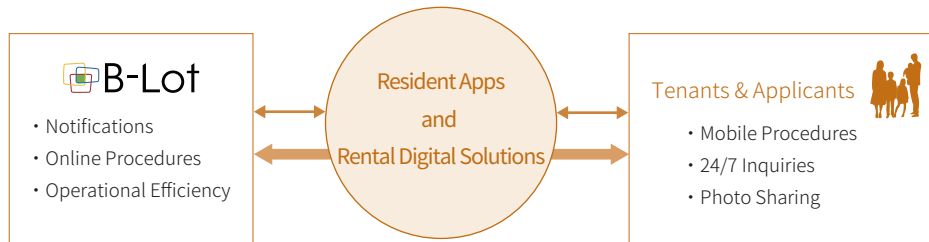
Property management

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...



Improved Convenience for Residents



< 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]

Company Profile

Company Name	B-Lot Company Limited
Head Office	1-11-7 Shimbashi, Minato-ku Tokyo, 105-0004 Japan
URL	https://www.b-lot.co.jp
Establishment	October10,2008

Executive

Chief Executive Officer: Makoto Miyauchi
President: Masahiro Mochizuki
Executive Director: Kentaro Ezaki
Executive 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
- Nagoya office
4-14-2 Sakae, Nagoya Naka-ku, Aichi, 460-0008 Japan
- Osaka office
2-10-70 Nambanaka, Osaka Naniwa-ku, Osaka, 556-0011 Japan
- Fukuoka office
1-5-11 Akasaka, Fukuoka Chuo-ku, Fukuoka, 810-0042 Japan
- Okinawa Satellite Office
1-1-1 Kumoji, Naha City Okinawa, 900-0015 Japan

Subsidiaries

- B-Lot AssetManagement Co.Ltd.,
<https://bam.b-lot.co.jp/>
Financial Instruments Business Operator
Registration No. 2287, Kanto Local Finance Bureau
- B-LOT SINGAPORE PTE. LTD
<https://sg.b-lot.co.jp>
- B-Lot Hospitality Management Co.Ltd.,
<https://www.b-lot.co.jp/group.html>
- T&K Co.Ltd.,
<https://www.golftk.com/>
- B-Lot Capital Link Co.Ltd.,
<https://bcl.b-lot.co.jp/>
- Kumasyu Komuten Co., ltd.
<https://www.kumasyu.co.jp/>

History

- 2008 ● October Established B-Lot Co., Ltd. in Minato-ku, Tokyo
- November Obtained Real Estate Brokerage License (Tokyo Metropolitan Governor License)
- 2009 ● February Started property management consignment business
- July Registered as Financial Instruments Business Operator (Type II Financial Instruments Business)
- 2011 ● April Opened Hokkaido Branch in Sapporo, Hokkaido
- June Obtained a Minister of Land, Infrastructure, Transport and Tourism Real Estate Brokerage License
- 2012 ● June Started management and operation business for self-owned properties
- 2013 ● September Opened Fukuoka Branch in Fukuoka City, Fukuoka
- 2014 ● December Listed on TSE Mothers
- 2015 ● February Established B-Lot Asset Management Co., Ltd.
- 2015 ● May Established B-LOT SINGAPORE PTE. LTD
- 2016 ● April Made Life Stage Co., Ltd. a subsidiary
- July Opened Osaka Branch in Osaka City, Osaka
- 2017 ● January Made Viento Creation Co., Ltd. a subsidiary
- 2018 ● February Changed listing market to First Section of Tokyo Stock Exchange
- 2018 ● April Made T and K Co., Ltd. a subsidiary
- May Established B-Lot Capital Link Co., Ltd.
- 2019 ● May Acquired shares of Yokohama Fuji Mausoleum Co., Ltd. (now Yokohama Seien Co., Ltd.)
- 2020 ● April Opened Nagoya Branch in Nagoya City, Aichi
- May Made LC Partners Co., Ltd. a subsidiary, acquired all investment units of Medical Asset Investment Corporation
- July Completed the merger of LC Partners Co., Ltd. into B-Lot Asset Management Co., Ltd.
- September Changed former name Medical Asset Investment Corporation to B-Lot REIT Investment Corporation
- October Obtained Specified Joint Real Estate Venture Business License (Tokyo Metropolitan Governor No. 138)
- 2021 ● April Absorbed and merged Life Stage Co., Ltd.
- July Invested in Healthcare IP LLC (now OWEN-IP LLC)
- Changed former name Viento Creation Co., Ltd. to B-Lot Hospitality Management Co., Ltd.
- 2022 ● July Made Tokan Real Estate Co., Ltd. a subsidiary
- 2023 ● June Obtained a Specified Joint Real Estate Venture Business License
- 2024 ● October Opened Okinawa Satellite Office in Naha City, Okinawa
- 2025 ● January Made Kumashu Construction Co., Ltd. a subsidiary
- April Made Japan Golf Online Co., Ltd. a subsidiary
- November Transferred all shares of Yokohama Seien Co., Ltd.
- December Dissolved Tokan Real Estate Co., Ltd.

