Establishment of ESG-friendly Green Building Fund
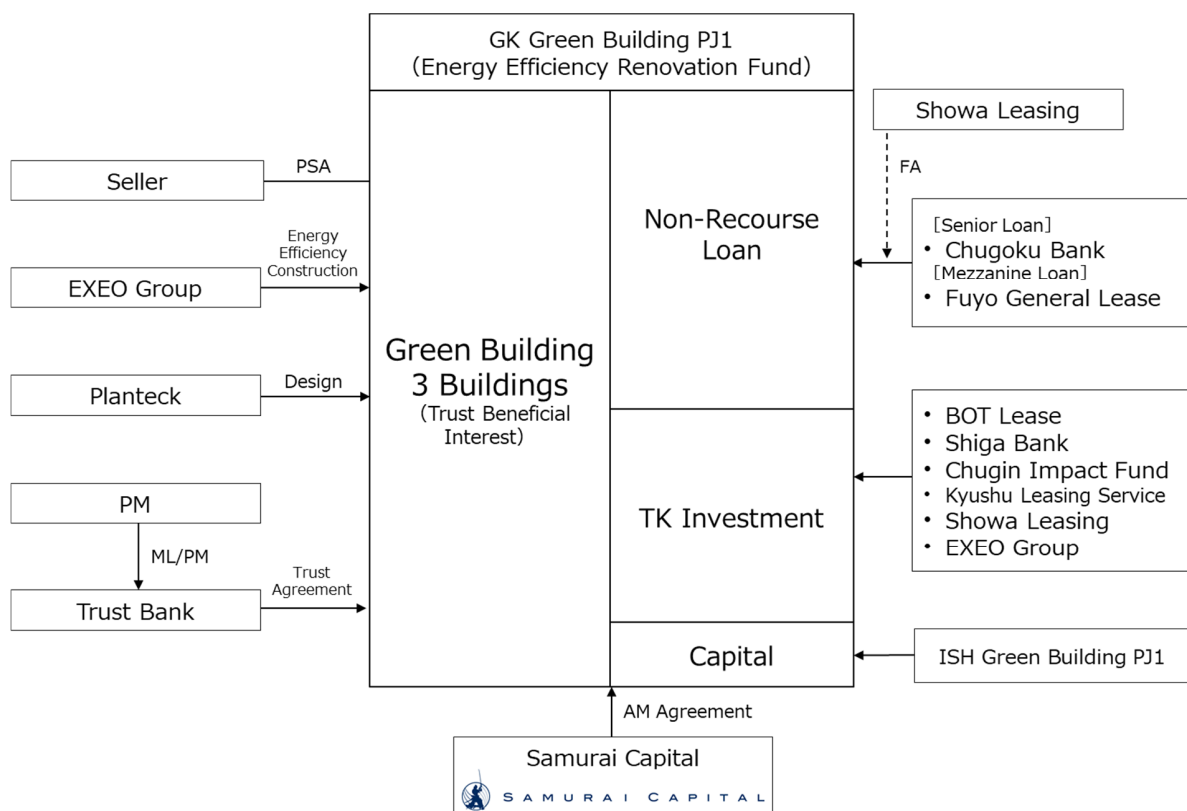
~Transformation of existing office buildings to be energy efficient~

September 14th 2023 - Samurai Capital has established a green building fund ("the Fund") to improve the energy efficiency of three existing office buildings in Tokyo and obtain BELS (Building-Housing Energy-efficiency Labeling System) certification rating of 3 stars or higher. Samurai Capital will acquire the assets through an SPC (GK Green Building PJ1) entity as its asset manager.

Showa Leasing is involved in arrangement works to bring Chugoku Bank, a senior lender, and Fuyo General Lease, a mezzanine lender. A consortium of six investors will contribute equity to the Fund. Planteck, a Tokyo based construction management company, will provide design work for the energy efficiency improvement.

<Equity investors of the Fund>
BOT Lease, Shiga Bank, Chugin Impact Fund, Kyushu Lease Service, Showa Lease, EXEO Group

Samurai Capital has positioned ESG as a fundamental strategy for investment and has closed multiple ESG-related projects over the past couple years. This Fund is a very significant initiative that will accelerate Samurai Capital's ESG strategy. In line with the Japanese government's 2030 target of reducing CO_2 emissions by 46% (from 2013 levels) and achieving carbon neutrality by 2050, this Fund will promote the government's sustainability target for existing old buildings. Instead of the typical approach of demolishing and rebuilding, we will carry out energy efficiency work on existing buildings with existing tenants.

※1 Green Building: Refers to buildings that reduce environmental impact through energy, water, and air conditioning systems, and in this Fund, it refers to buildings that have obtained BELS certification rating of 3-stars or higher.

※2 BELS: An abbreviation for the Building-Housing Energy-efficiency Labeling System. For details, please refer to the following URL.
Reference: https://www.ceec.jp/column/bels-method-of-calculation/#BELS ランクの考え方