

## Establishment of ESG-friendly Green Building Fund 2

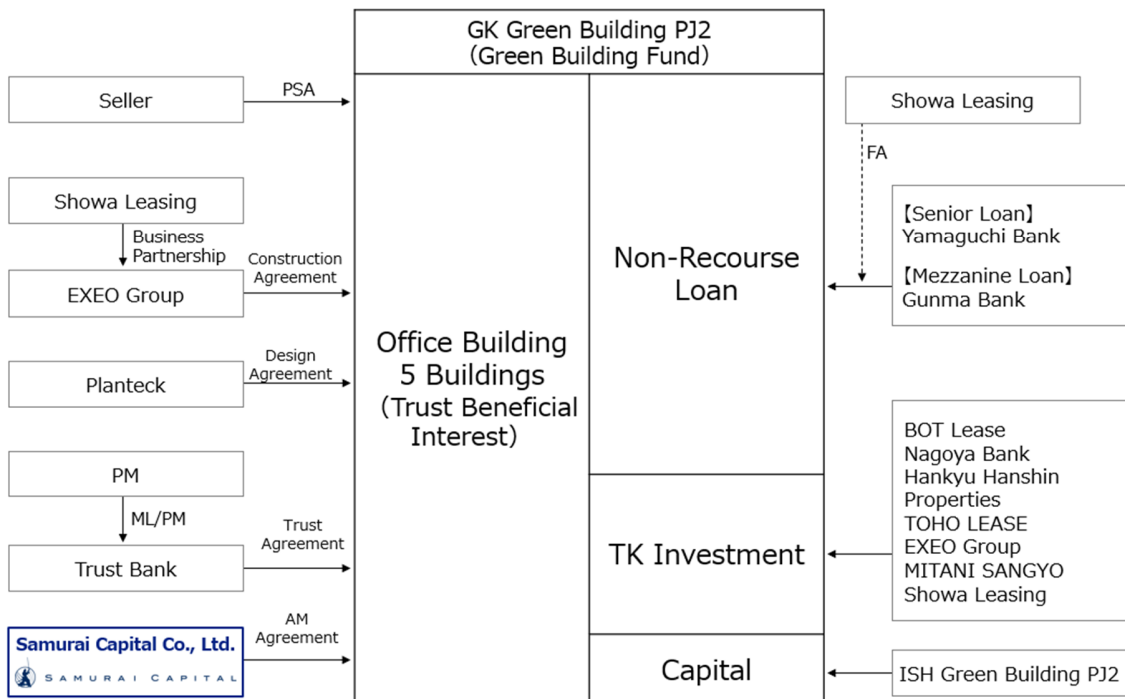
~Transformation of existing office buildings to be energy efficient~

**March 29th 2024** - Samurai Capital has established a green building fund ("the Fund") to improve the energy efficiency of 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 PJ2) entity as its asset manager. In the first fund, ZEB Ready certification was obtained for two out of the three properties, and BELS 4-star certification was obtained for one property.

Showa Leasing is involved in arrangement works to bring Yamaguchi Bank, a senior lender, and Gunma Bank, a mezzanine lender. A consortium of seven 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, Nagoya Bank, Hankyu Hanshin Properties, TOHO LEASE, EXEO Group, MITANI SANGYO, Showa Leasing



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 follows the environmentally conscious approach targeting office buildings, following the first fund established in September last year, and is designated as the second fund. In line with the Japanese government's 2030 target of reducing CO2 emissions by 46% (from 2013 levels) and achieving carbon neutrality by 2050, our firm will continue to promote the government's sustainability target for existing old buildings. Instead of the typical approach of demolishing and rebuilding, we aim to expand activities focused on 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