Establishment of ESG-Conscious Green Building Fund No. 3

Initiative Aimed at Promoting Energy Efficiency in Existing Large Office Buildings

February 14th, 2025 - Samurai Capital has established the third fund with the goal of conducting energy efficiency renovations on existing large office buildings in Tokyo. Acting as the asset manager, the Company will facilitate these renovations through the SPC (Green Building PJ3 LLC) to obtain a BELS★★★ or higher certification.

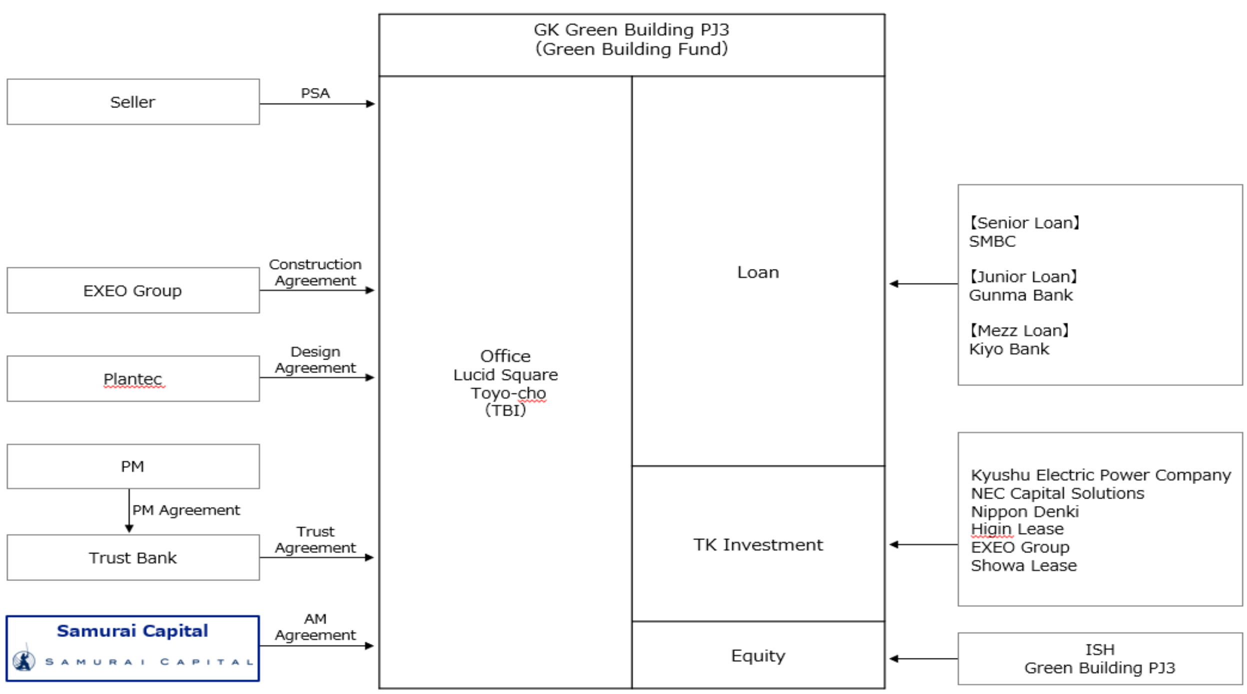
In the first fund, two out of three properties achieved ZEB Ready certification, while one property obtained BELS★★★★ certification. In the second fund, one out of five properties achieved ZEB Ready, and two properties obtained BELS★★★★ certification.

For this Fund, Showa Leasing is involved in arrangement operations, while Sumitomo Mitsui Banking Corporation is providing senior loans, Gunma Bank is providing junior loans, and Kiyo Bank is providing mezzanine loans. In addition, six companies listed below will provide anonymous partnership investments.

The energy efficiency renovations will be designed by Plantec.

<Equity investors of the Fund>

Kyushu Electric Power, NEC Capital Solutions, Nippon Dengi, Higin Lease, EXEO Group, Showa Lease



Samurai has positioned ESG as a fundamental strategy in its investment approach and has engaged in numerous projects to date. Following the establishment of the first fund in September 2023 and the second fund in February 2024, this third fund is another environmentally conscious initiative targeting office buildings.
In line with Japan's national goal of reducing CO_2 emissions by 46% by 2030 (compared to 2013 levels) and achieving carbon neutrality by 2050, the Company remains committed to promoting environmental considerations not only for new buildings but also for existing structures. The Company aims to expand its value-enhancement initiatives beyond office buildings to commercial real estate in general, shifting away from the conventional scrap-and-build approach in the construction industry. Instead, the Company seeks to carry out energy efficiency renovations while tenants remain in the building, thereby contributing to sustainability efforts.

※1 **Green Building:** A building designed to reduce environmental impact through energy-efficient measures such as water and air conditioning systems. In this Fund, Green Buildings are defined as those certified with a BELS★★★ or higher rating.
※2 **BELS (Building-Housing Energy-efficiency Labeling System):** A certification system for evaluating the energy efficiency performance of buildings.
For more details, please refer to the following URL:
https://www.ceec.jp/column/bels-method-of-calculation/#BELS ランクの考え方