PROFITZ

COMPANY PROFILE

PROFITZ

PRO Professional	Expertise that cuts to the core
FIT Best Fit	Designing the optimal solution from every angle
Z See it Through	Seeing every project through to completion And beyond that lies a return that enriches all

Future Profit Architect

Does the asset solve a meaningful problem for someone?

Does it inspire people to say, “This is exactly what I was looking for”?

Simply managing assets based on historical assumptions is not our definition of maximizing asset value.

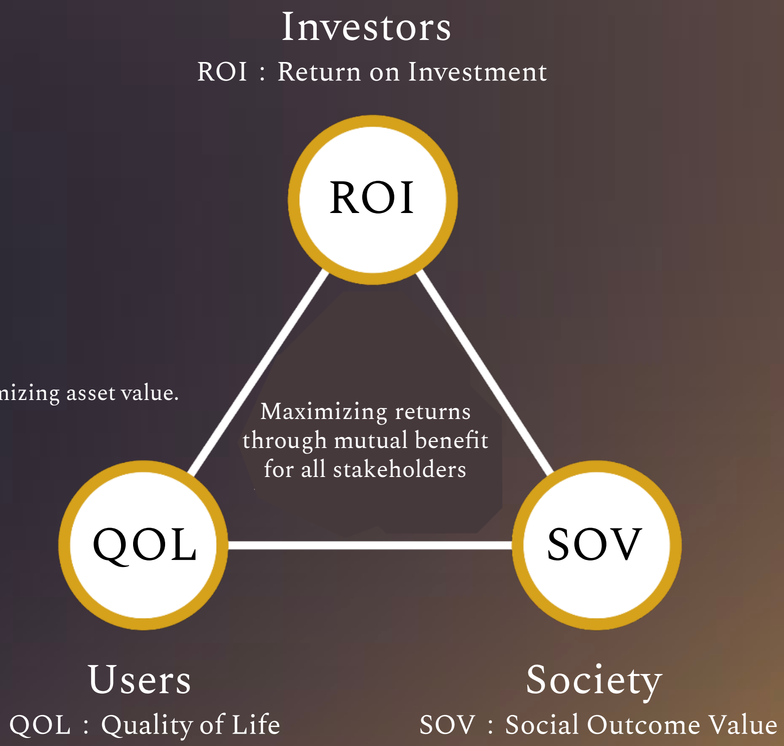
We deliver returns to investors by maximizing mutual benefit for all stakeholders.

We conceptualize and execute businesses to unlock dormant value.

We create inspiring futures that make communities more vibrant.

Profitability is a given; users, neighborhoods, and society all thrive together.

We continually challenge convention in pursuit of better asset management.



PROFITZ's Three Core Businesses

PROFITZ operates across three domains: real estate investment, asset management, and real estate intelligence.

Our Business Domains

AUM JPY 116.0 billion
/ AUM (cumulative) JPY 128.0 billion

Services for institutional & professional investors

FAM

Fund Asset Management

AUM JPY 42.0 billion
/ AUM (cumulative) JPY 49.0 billion

Real estate strategy services for business owners and corporations

PAM

Private Asset Management

250+
registered companies

Real estate intelligence & decision-support for owners and corporations

REACH

B2B Real Estate Intelligence Network System

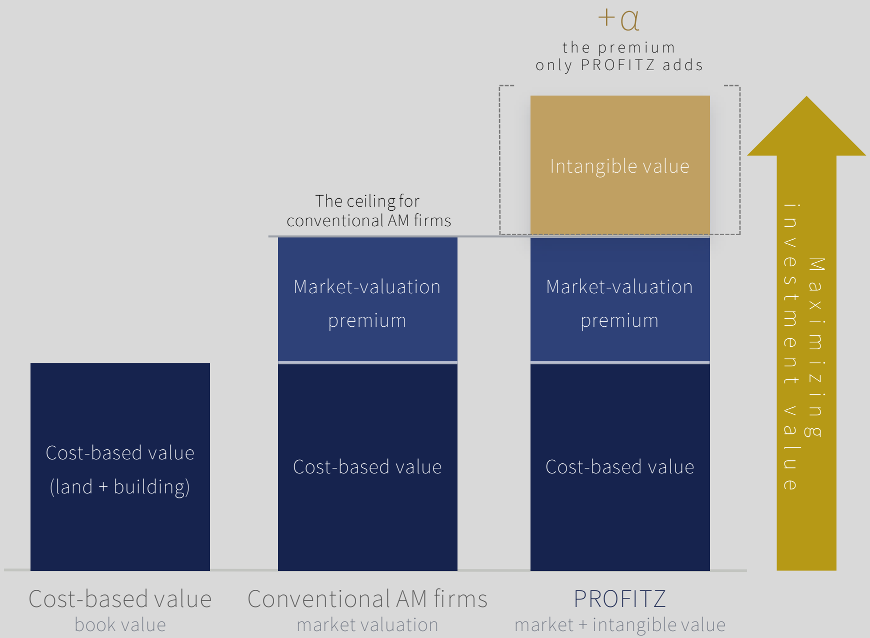
Principal investment

Through our principal investments, we create value for business, services, and society.
The results strengthen value creation across FAM, PAM, and REACH.

*AUM: actual figures as of the end of July 2026

Redefining real estate value by combining tangible investment with intangible services

We enhance cost-based value by generating a market premium and adding the intangible value that only PROFITZ can deliver.



Layer 3 — Intangible value of soft services
Operations, branding, and experience design—added value only PROFITZ can deliver.

Layer 2 — Market-valuation premium
Expert insight into location and supply-demand dynamics, capturing valuation gaps the market overlooks.

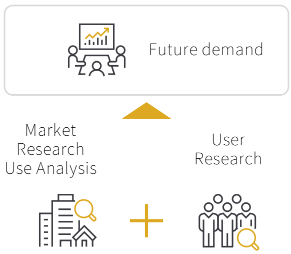
Layer 1 — Cost-based value (land + building)
The base asset value derived from NOI / cap rate — the universal foundation of real estate investment.

Real estate is an asset.

That is precisely why we create value through business.

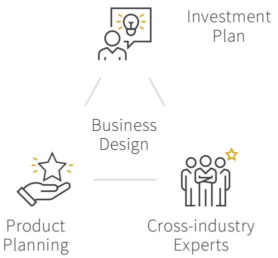
Through research, planning & design, and operations, we maximize real estate value and deliver mutual benefit for investors, users and society.

1 Teams That Execute Value Creation



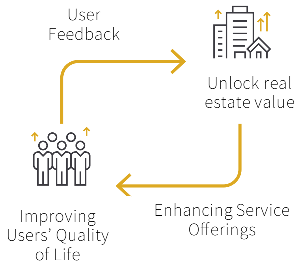
Envisioning a future that solves users' pain points.

2 Working backward from the experience



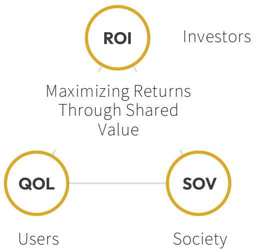
Integrating real estate services around users' pain point.

3 Continuously enhancing the value we design



Enhancing value through asset management with customer feedback.

4 The Reason We're Chosen, again and again



Creating shared value for investors, users, and society.

*Pain: dissatisfaction and challenges that have yet to surface

From a closed world of real estate to an open value-creation ecosystem.

Through co-creation with group companies and diverse partners, we generate new demand and create both experiential and real estate value.

PROFITZ × Partner Network

Soft services & value → Users / Real estate

◆ Group

Capital & business alliance

Shared-office operation

RJ OFFICE

◆ Strategic Partner

Business alliance

Brand-experience design

ORANGE

◆ Business Development Partner

Capital & business alliance

Co-living management

HOMES

◆ Overseas Base

Hong Kong expansion

PROFITZ

PROFITZ INVESTMENT HONG KONG Limited

◆ Specialist Partners

Collaboration partners

Pet-related services

anicom アニコム損害保険株式会社

Evaluation & quantification of social value

LONGEVITY PARTNERS

GOYOH Sustainable Real Estate Technologies

Business alliance

Creating attractive investment opportunities

SOTETSU 株式会社 相鉄アーバンクリエイツ

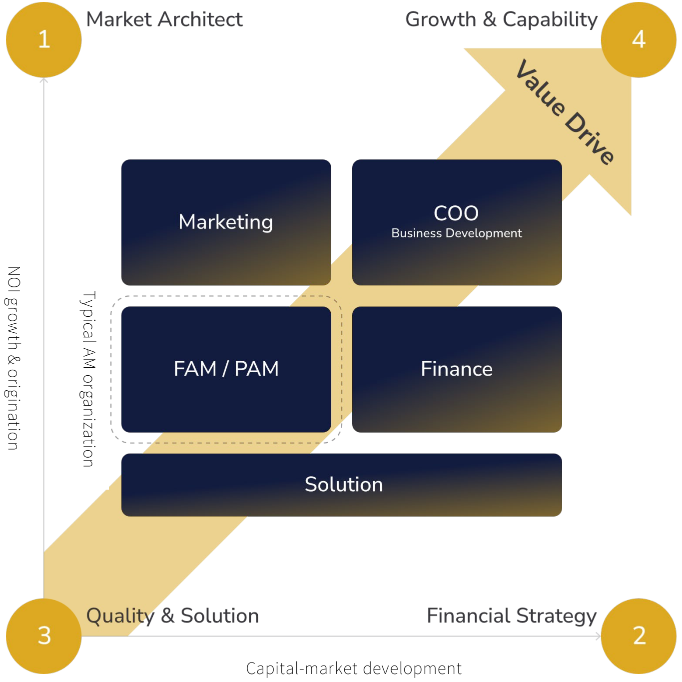
Distinctive development & investment

加和太建設

Creating investment opportunities for individuals

creal

PROFITZ's distinctive, value-driven organizational structure.



1 Market Architect

Uncovering demand from customer pain and actively creating asset value

2 Financial Strategy

Securing favorable capital from investors and financial institutions through diversified portfolio management

3 Quality & Solution

Earning trust through an end-to-end approach from acquisition to management to disposition

4 Growth & Capability

Driving business growth and building the organizational and talent base to sustain it

Leaders Driving Value Forward

Shinichiro Tanaka
CEO

Formerly at LaSalle Investment Management and PAG, he managed diverse real estate assets and funds. He later founded KG Capital, leading ¥35B in investments.

Koji Kimura
CFO

He began his career at Daikyo, then worked in real estate finance at UFJ Tsubasa Securities before becoming Head of Real Estate Finance Sales at SMBC, leading fund financing.

Norihisa Iwata
COO Office
Vision Strategy & Engagement

Brings extensive real estate experience, providing hands-on consulting in development, operations, management support, talent development, and strategic initiatives.

Daisuke Ishida
COO Office
Business & Growth Strategy

After roles at SMBC and KPMG FAS, he managed private fund acquisitions at LaSalle, later serving as Managing Director of LaSalle REIT Advisors as CFO, CIO, and Head of Fund Management.

Kentaro Matsui
FAM

Prior to joining PROFITZ, he worked at Deloitte Tohmatsu Consulting LLC, The Sankei Building Co., Ltd., Cushman & Wakefield Asset Management K.K., and Pacific Management Co., Ltd.

Mitsuaki Kano
FAM Operating

Prior to joining PROFITZ, he worked in office leasing and real estate asset management at Mori Building. After roles at GE Real Estate and Kenedix, he led the domestic real estate acquisitions division at DBJ Asset Management.

Tatsuhiko Kiyohara
PAM

Before joining PROFITZ, he worked on private funds and REITs at a listed REIT asset management company and Sumitomo Mitsui Trust Research Institute, then joined CIM Japan, serving institutional investors.

Mayuko Kobayashi
COO Office
Organizational & People Strategy

She began his career at Canon and Prologis before spending 14 years at GLP Japan, where he led HR strategy, talent and organizational development, employee engagement, and corporate culture initiatives.

Reiko Horie
Solution

Prior to joining PROFITZ, she worked at Cosmos Initia, LaSalle Investment Management, and Idera Capital Management, specializing in asset management and real estate acquisitions.

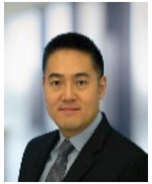
Kaoru Kurisu
Marketing R&D

Before joining PROFITZ, she served as Lead Retail Leasing Researcher at CBRE, analyzing market trends and advising clients, before becoming a real estate investment analyst.

Takeshi Matsumoto
Planning & Administration

Before joining PROFITZ, he worked across the consulting and healthcare sectors, managing information systems, accounting, financing, IPO preparation, M&A support, and private fund operations.

Members Driving Value Forward



Eric Au
Partner

Prior to joining in 2020, he set up LaSalle Investment China, GAW Capital China and worked at Morgan Stanley.

Hideyuki Sakuma
Compliance

Prior to joining PROFITZ, he served as Compliance Officer at KG Capital and CEO of SCJ Servicer Co., Ltd. Earlier in his career, he held various roles at a mortgage bank and Nomura Securities Co., Ltd.

Takehiro Saito
Finance

Prior to joining, he led a real estate revitalization business launch at Kokuyo. Earlier, worked across real estate development, planning, acquisition, operations, and architectural design.

Yoichi Tanaka
Finance

At Sumitomo Mitsui Banking Corporation, he specialized in interest rate and foreign exchange trading, as well as structured financing for REITs and non-recourse loans. After founding his own business, he joined PROFITZ.

Ryo Kishida
FAM Acquisition

Prior to joining, he worked on real estate development and transactions at Unizo Fudosan. Earlier, handled offshore investments and renewable energy plant development at Aso Corporation.

Hiroaki Ota
FAM Acquisition

Prior to joining, he worked at Japan Cor in asset management and disposition, and XYMAX ALPHA in property management.

Ryuta Iwaya
FAM Acquisition

Prior to joining, he worked at Pacifico Energy K.K., K.K. Halifax Asset Management, Secured Capital Japan Co., Ltd. and Tanseisha Co., Ltd

Junki Yamamoto
FAM Acquisition

Prior to joining, he worked on property and building management for offices and residential properties at Biken Techno, and handled the acquisition of operational assets at Matsuri Technologies.

Shogo Watanabe
FAM Acquisition

After working in the food and beverage industry at HUGE, he joined Dear Life, where he was involved in real estate acquisitions, asset management, and sales before joining PROFITZ.

Takehito Sasaki
FAM Operating

Prior to joining PROFITZ, he held roles in real estate transactions and asset management at RISA Partners Inc. and Temwas Co., Ltd.

Kota Ohama
FAM Operating

After working in office leasing (PM) and ongoing asset management for residential assets at JLL, he joined our company.

Tomonori Iwata
PAM

Prior to joining PROFITZ, he was involved in real estate investments, brokerage, private investment fund formation, and property management at Xymax Corporation.

Tsukasa Minbu
PAM

Prior to joining, he gained diverse experience in building management and corporate planning, marketing consulting and education, serving as CMO, and founding his own business.

Amin Koma
PAM

Played for OSAKI ELECTRIC and ZEEKSTAR TOKYO as a professional handball athlete, and later joined our company to pursue a second career.

Naoya Hashimoto
REACH

Joined PROFITZ after being stationed in the United States at a major domestic real estate company, gaining experience in acquiring and managing medium-sized apartments and single-family homes.

Members Driving Value Forward

Michiyo Ono
Solution

After joining Yasuda Trust & Banking (now Mizuho Trust & Banking), she worked at Creed, then at Ideala Capital Management and an affiliated J-REIT manager, establishing fund reporting and workflows.

Madoka Takisawa
Solution

Prior to joining, worked in sales at an investment condominium developer/seller, then in sales administration and PM reporting at a property management company.

Hiroaki Fukai
Marketing R&D

Prior to joining, he worked at Sumitomo Mitsui Trust Research Institute, conducting research and consulting on overseas real estate investment, following earlier roles at Value Management Institute and other organizations.

Wakana Ueda
Marketing R&D

She began her career in marketing research and later led research planning and analysis at J.D. Power Japan, supporting client strategy initiatives across industries including finance, real estate, hospitality, and telecommunications.

Kazuma Saito
Marketing R&D

Worked in web marketing with a focus on SEO across multiple industries, including an online reuse business, a major comparison and review website operator, and an IR consulting firm. Joined the company.

Kaori Shigihara
Marketing R&D

After working in the bridal business at Hoshino Resorts, she was involved in launching new businesses and managing event planning operations before joining PROFITZ.

Naomi Nakazawa
Planning & Administration

Prior to joining, she worked at GIC (Government of Singapore Investment Corporation) as an office manager and engaged in back-office management.

Keiko Hoshino
Planning & Administration

Prior to joining, she gained corporate and SPC accounting experience at Merrill Lynch Investment Managers, Morgan Stanley Capital, and CapitaLand Japan entities.

Madoka Tago
Planning & Administration

Prior to joining PROFITZ, worked in HR roles spanning personnel, labor relations, and international HR across the manufacturing, real estate, restaurant, and consulting industries.

Kaoru Asakawa
Planning & Administration

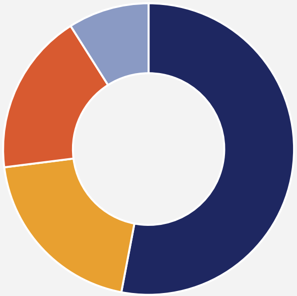
Joined PROFITZ after managing back-office operations at sports manufacturers and other companies.

Surfacing needs, realizing returns.

Current Portfolio

Fund Asset Management（FAM） Current AUM	JPY 116.0 billion
Private Asset Management（PAM） Current AUM	JPY 42.0 billion

AUM by asset type



Office	53%
Nursery	20%
Residential	18%
Hotel	9%

*AUM: as of the end of July 2026

Exited Assets

TOTAL EXITED ASSET
Track Record for Exited Properties: Detailed below

JPY 17.6 billion

Asset Type	Investment Type	Contents	Target Gross IRR	Holding Period	Realized Gross IRR	Equity Multiple
			%	Month	%	X
Nursery	Core	New area	5 - 8	60	11	1.57
Office	Value-add	BLOCKS	13 - 15	34	44.5	2.3
Residential	Value-add	FLUFFY	11 - 15	18 - 35	17.8 - 23.1	1.3 - 2.0
Hotel	Value-add	Renovation / Conversion	14 - 18	16 - 19	15.9 - 65.2	1.3 - 3.1

※ Gross IRR; Before Tax Before Fee

Client & partner track record

他 HNW / Family Office / Corporations, etc.

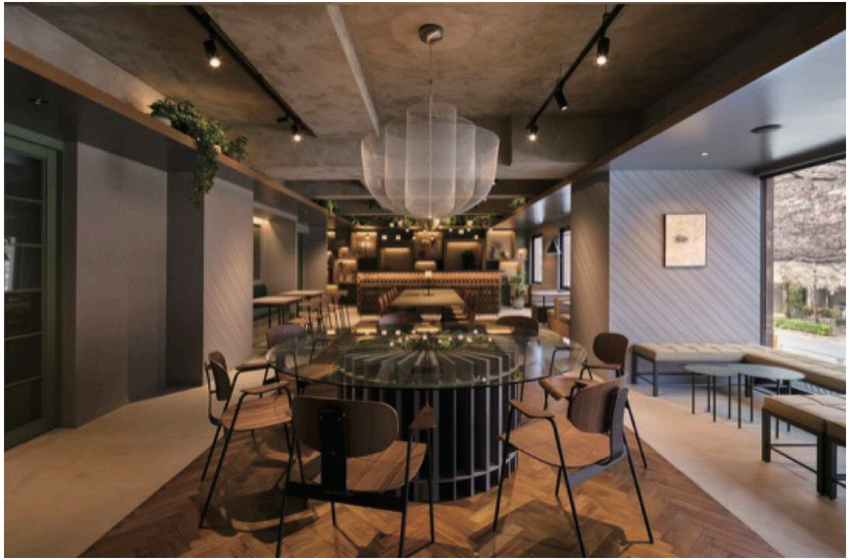
Fund Asset Management （FAM）

Redesigning the way people work in step with local change.

PROFITZ redefines how space is used in response to changing urban work styles, maximizing asset value. At BLOCKS Ebisu, renovation tailored to evolving market needs successfully repositioned the property within the local market while enhancing its economic value.

BLOCKS is a shared-office space for small businesses. It eliminates the waste of conventional shared offices while retaining the shared spaces that rental offices lack — keeping rents affordable while fully meeting user needs. By establishing a dedicated operating company to handle management in-house, it enhances stability and maximizes asset value.

Category	Before	After
Target User	Professional Services (50s-60s Owners)	Freelancers / Startups (30s-40s Founders)
Common Area	80㎡	160㎡ (2.0×)、fewer meeting rooms, added lounge and web booths
Design	Old-style chandeliers, leather sofas, glass ashtrays	Old-style chandeliers, leather sofas, glass ashtrays
Leasing Approach	Per-tsubo pricing	Per-seat pricing
Operator	AIOS	RJ Office(A PROFITZ Group Companies)



Quantitative Results

Revenue	Operating expenses	NOI	IRR
2.0×	0.9×	2.2×	30%+(est.)

FAM Before

FAM After

Living with pets becomes the gateway to a richer everyday life.

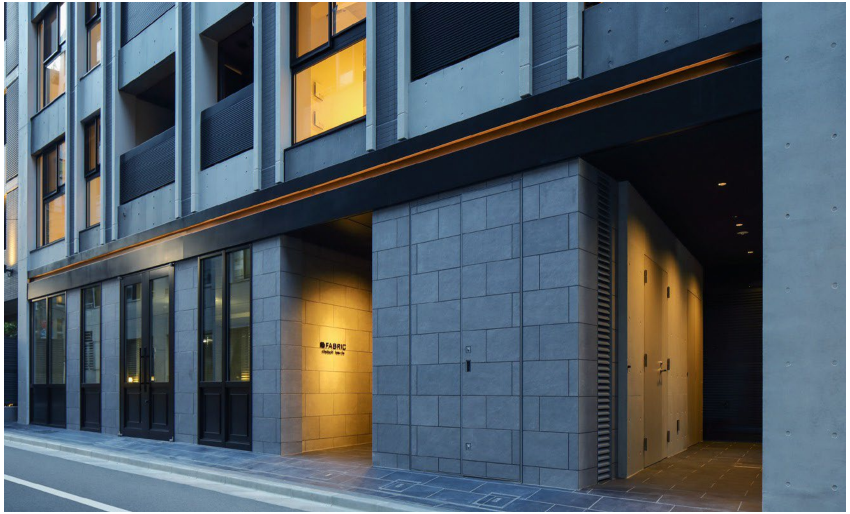
We developed the concept around the belief that living with a pet can enrich everyday life. By designing environments where people and pets can live naturally together, we built a unique model that elevates both resident satisfaction and real estate value.

FLUFFY is an urban, design-forward pet-friendly residence that enriches life with pets. Beyond equipping every unit with pet-friendly flooring and ion-based deodorizing systems, it partners with a pet-insurance company to provide support for owners and pets—such as health consultations and veterinary referrals—maximizing asset value.

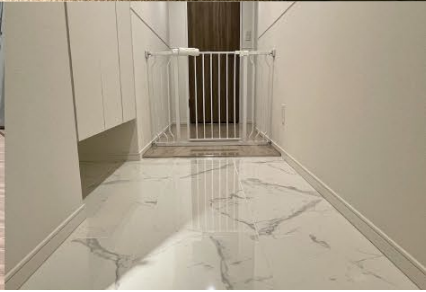
Category	Before	After
Target User	Pet Owners	Prospective Pet Owners ＋ Pet Lovers
Pet Facilities	None	Leash Hooks, Wall-Protection Trim, Non-slip Flooring, Ion Deodorizer
Net Usable Space	4.5 of 7 tatami (Floor Storage)	6 of 7 tatami (Vertical Storage)
Incident Rate	5%	Reduced to 0.5% through pet-screening interviews

Quantitative Results

Revenue	Operating expenses	NOI	IRR
1.1×	1.0×	1.1×	15-18% (est.)



FAM



A hotel that revives its guests and the surrounding community.

We converted a former restaurant building in the heart of Yokohama Chinatown into a hotel for groups and families. Balancing design that appeals to style-conscious parents with child-friendly features, it opens up a new category of family-oriented lodging.

Since Yokohama Port opened in 1859, Yokohama Chinatown has forged its own distinctive identity by welcoming and blending people and cultures from around the world. Like this neighborhood — which has overcome hardship and reinvented itself time and again — the hotel aspires to bring fresh vitality to the city.

Category	Before(Restaurant)	After(Hotel)
Role of the property	A venue for visitor spending	A destination that creates value through longer, more memorable says
Revenue model	Dependent on turnover & price	Dependent on length of stay & experience value
Usage duration	Short visit (a few hours)	Extended stay (overnight)
Customer relationship	One-off visit	Recurring, memorable experience
Relationship with the city	Part of the bustle	A starting point for experiencing the city deeply

Quantitative Results

Revenue	NOI	IRR
3.1×	2.0×	15%+(est.)

FAM Before

FAM After

Creating Value through a complete redesign.

An investment model that "rebuilds" real estate from the ground up, driven by market shifts and user needs. By redesigning guest segmentation, UX, and operations, it elevates both experiential value and profitability.

Against a backdrop of inbound demand and diversifying lodging styles, we select locations suited to long stays and experiential stays. By redesigning value across service and operations, we build competitiveness that goes beyond the physical asset.

Category	Before	After
Target Guests	Domestic business travelers	Inbound (90%+ of guests)
Common Area	60㎡	160㎡ (2.7×); sauna and gym added
Room Type	Single rooms (12㎡)	Group rooms (avg. 27㎡)
Operation	Unstaffed	Staffed (enhanced hospitality)
Operator	In-house	Section L (a PROFITZ-backed company)

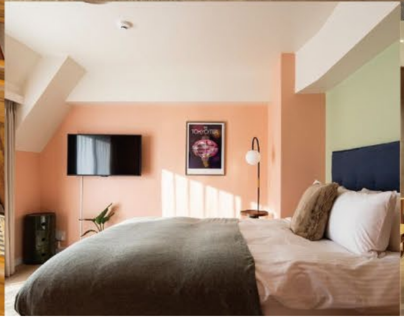
Quantitative Results

Revenue	GOP	NOI	IRR
1.8×	1.2×	2.2×	20%+(est.)

FAM Before


Majesty onarimon club
Solo Fitness & Sauna
Majesty
Solo Fitness & Sauna
Majesty
Majesty


FAM After



QOL (*1) Fund — Japan's first social-impact real estate (*2) fund

We pool assets of high social significance into a fund, targeting stable, long-term returns.

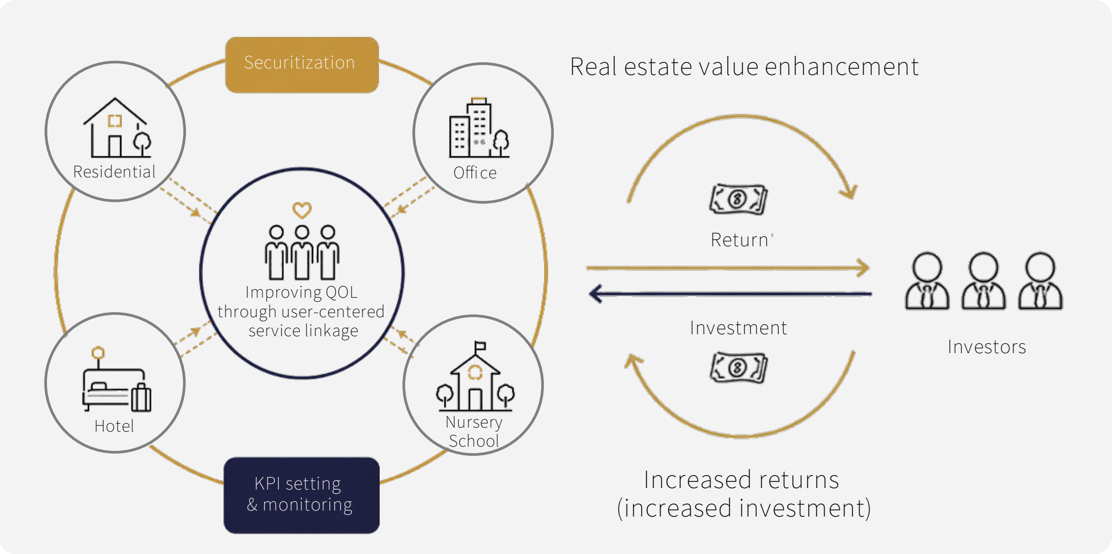
QOL FUND®

Pillar

1. Real estate investment focused on solving social issues (the “S”)
2. Balancing social-impact creation with real estate value enhancement
3. Improving users’ QOL through integrated services across assets

Principal investors

MUFG　MUFG MUFGファイナンス&リーシング　横浜銀行　FUYO LEASE GROUP



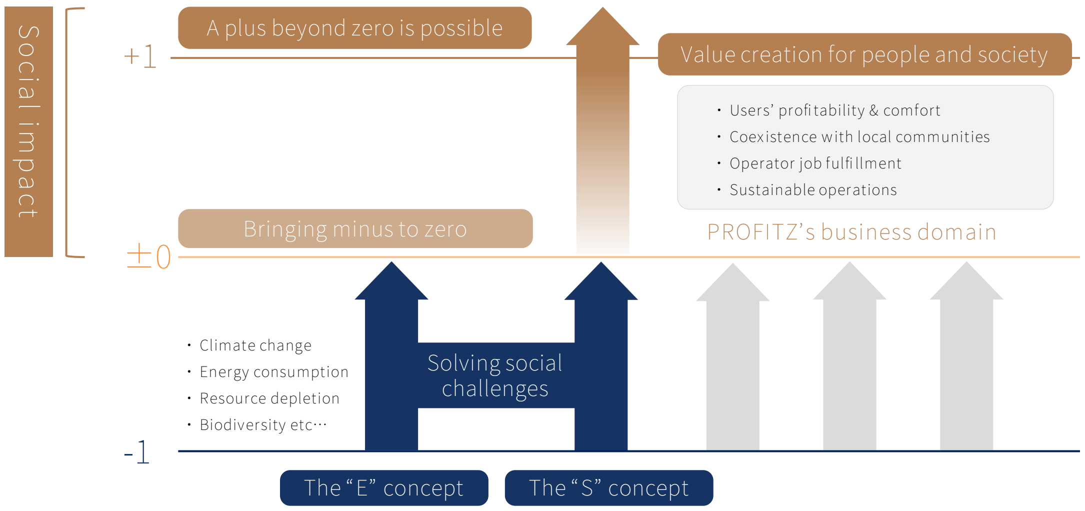
(*1) Social-impact real estate: “social impact” refers to the ultimate social changes and effects produced by an initiative; such real estate is expected to contribute to social value creation while enhancing property value and supporting a company’s sustainable growth. Asset selection and evaluation criteria are established based on the “Practical Guidance for ‘Social-Impact Real Estate’” formulated by the Ministry of Land, Infrastructure, Transport and Tourism (MLIT) in 2024.(*2)QOL=Quality of Life

Press Release: MLIT Publishes Practical Guidance on Social Impact Real Estate

QOL FUND

Value creation that goes beyond zero — generating a virtuous cycle of capital and society.

ESG investing — PROFITZ's approach to the "S"



Value We Create

Innovation
Japan's first social-impact evaluation model

Visualization
Quantifying the value of intangible assets

Sustainability
Optimizing value creation through continuous KPI monitoring

Private Asset Management（PAM）

Your execution partner for real estate strategy that drives business forward.

We help improve financial efficiency and support inheritance and business-succession planning — through real estate.
Rather than assuming a sale, we compare all options—including holding, utilizing, and restructuring
—and work alongside you through implementation.

CRE strategy planning	Fundraising support	Location strategy	M&A support	Fund formation

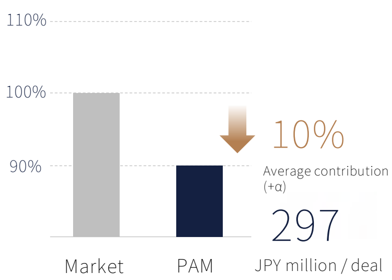
Comparison items	PROFITZ	Other CRE firms (Real estate companies)	Consulting firms	Financial institutions
Starting point	Management issues	Real estate issues	Management issues	Financial issues
Real estate operational expertise	Yes	Yes	No	Partial
Scope of execution support	From strategy to execution	Property introduction & management	Strategy planning	Financial advice (fundraising)
Fund-formation capability	Yes	No	No	Yes (limited)
Alignment of goals and solutions (fee structure)	Yes (fixed monthly + success fee)	Partial	Partial (hourly/time-based)	Partial (transaction fees/interest)

Delivering “Market + α” across every phase of the real estate business.

Across acquisition, management, disposition, development, and leasing, we work to maximize corporate value. With PROFITZ’s proprietary analytical and execution capabilities, we generate results that exceed the market average—“Market + α.”

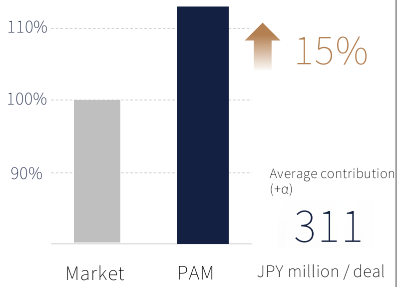
Total Average contribution **JPY 2.4 million / deal** Market +α **+ 12%** Deal size (ref.) **JPY 2.0 billion or more**

Acquisition



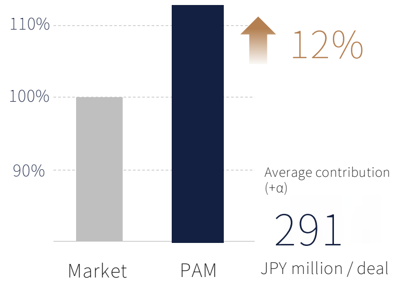
- Purchase of assets via direct transactions
- Price-reduction negotiation based on valuation

Management & Disposition



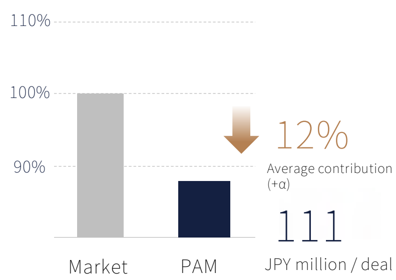
- Leasing strategy planning & execution
- Strategic disposition & direct transactions (reduced brokerage fees)
- Establishing operational frameworks for

Development & Disposition



- Project management from land acquisition to disposition
- Plan review based on valuation
- Cost & schedule management during development

Leasing



- Rent negotiation based on market data
- Partial termination of fixed-term lease agreements

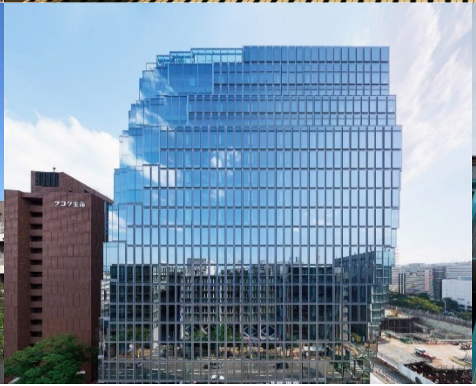
Note: “Market” means the initial price offered by the seller/lessor or buyer/lessee, or the transaction price generally assumed at the initial planning stage (appraisal reports, nearby comparables, third-party interviews, etc.).
“Average contribution” is the average difference between the actual transaction amount and the above market amount. “Market + α” expresses that amount as a ratio.

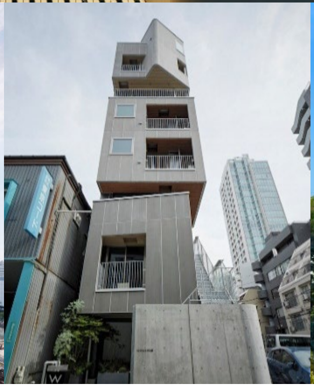
PAM Achievements — Real Estate Strategy Track Record

Client	Needs	Management metrics & Improvement areas: Financial	Organization	Customer	Operational efficiency	Differentiation	Specific actions	Results
Japanet	・Effective use of the balance sheet ・Securing talent for business expansion	◎	◎		○		・Purchase of a high-liquidity, high-asset-value headquarters building ・Use of long-term, low-interest financing	・Improved ROE ・~20% unrealized gain ・higher hiring rate ・higher employee satisfaction
PORSCHE	・Opening new showroom stores ・Opening new service centers		◎		○	◎	・Sourcing and selecting properties that meet the criteria ・Adjusting terms to satisfy all parties	・Leveraged our full network to complete the plan within the client's target timeframe
UYENO	・Launching a new business at the former headquarters follwing the location	◎			○	◎	・Renovation-plan design through project management ・Business-plan creation & execution	・Launch of a shared-office business ・Contribution to the Yokohama business community
Tabist	・A capital & business alliance contributing to restructuring and expansion	◎		○	◎		・Searching for a business acquirer ・Searching for a capital & business-alliance partner that supports the core business	・Improved EBITDA ・Higher equity ratio
	・Business succession support ・Asset Management Planning	○	◎		◎		・Inventory of owned real estate (assessing risks, addressing essentials) ・Negotiation with stakeholders	・Improved cash flow from rent increases ・Reduced burden on the owner, enabling the owner to focus on the core business

PAM

Private Asset Management





REACH

Opening up the closed real estate market.

Bringing professional-grade insight and opportunity to the market.
We give real estate owners the options and information they need to make informed decisions.

Problem

Gaps in information, opportunity, and knowledge hinder real estate owners' decision-making.

Much of the market remains untapped

2.7%

of the JPY 315 trillion market, only 2.7% is changes hands

Source: NLI Research Institute, "Real Estate Investment Report" (December 2024)

Information and opportunity are limited

84%

the share of transactions completed among professional investors

Source: Mizuho Trust & Banking, "Real Estate Topics" (June 2023)

Decision-making information is lacking

About 70%

the share citing a "knowledge/information barrier" as a reason for not starting real estate investment

Source: MLIT, "Survey Results on Real Estate Investment by Individual Investors" (September 2019)

Our Answer

REACH and REACH AI support the entire journey from acquisition to holding, improvement, and disposition.
By opening up information and opportunity and supporting better decisions,
we empower owners to take charge of their own asset management.

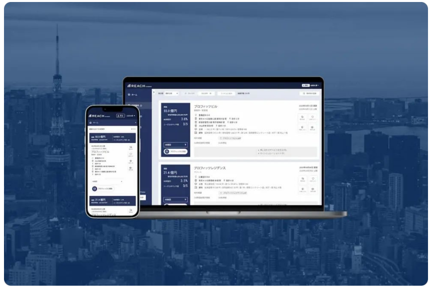
1. **Acquisition** — REACH — Connect to the market
2. **Holding & Value enhancement** — REACH AI — Connect to strategy
3. **Disposition** — REACH — Connect to opportunity

From acquisition to holding, improvement, and disposition: two services that support decision-making.

We unlock, through technology, the insight cultivated on the front lines of asset management. Leveraging our investor network and management expertise, we support owners′ decision-making.

REACH

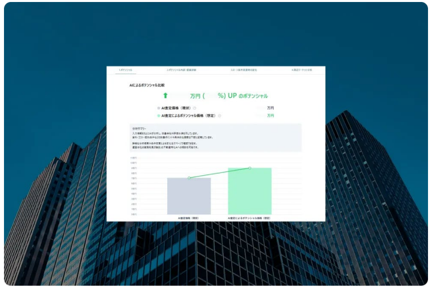
A real estate network for owners, connecting market intelligence with transaction opportunities



- High-quality matching via a membership model
- Streamlined valuation & cash-flow modeling
- Support from PROFITZ

REACH AI

An AI partner built on an asset management track record of over JPY 150 billion, supporting real estate management decisions



- Presents materials for hold/sell/improve decisions
- Automatically generates property income diagnostic reports
- 24/7 unlimited consultation via AI chat

The foundation behind REACH

registered companies	Annual registered properties	Management expertise
250+	3,600+	AUM JPY 150 billion+

Press coverage

Date	Publication / Program
May 15, 2026	TBS “Ohsama no Brunch”: “TRAN.SCENDER HOTEL Yokohama”
Mar. 16, 2026	MONOCLE Issue 191: “FLUFFY”
Jan. 23, 2026	Nikkei Real Estate Market Report: “the SOHO”
Dec. 01, 2025	Monthly Property Management: “TRAN.SCENDER HOTEL Yokohama”
Nov. 25, 2025	Nikkei Real Estate Market Report: “BLOCKS MUTE”
Sep. 14, 2025	Jinushi to Yanushi (Landowners & Landlords): Introduction to the PAM business
Aug. 01, 2025	Nikkei Real Estate Market Report: “QOL Fund”
Jul. 10, 2025	The Nikkei: “QOL Fund”
Jun. 16, 2025	Zenkoku Chintai Jutaku Shimbun (National Rental Housing News): company feature

The Nikkei, July 10, 2025 morning edition, front-page article

社会貢献 不動産ファンド

三菱ＵＦＪ 保育園などまず150億円

三菱ＵＦＪフィナンシャル・グループや不動産事業のプロフィッツ（東京・千代田）などが、社会的な貢献度が大きい不動産に投資する国内初のファンドを立ち上げる。まず約１５０億円で組成し3年で７００億円規模に拡大する。

保育園などへの不動産投資を通じ、利用者の生活の質と賃料といった不動産価値向上の両立を狙う。

両社によると、今回のファンドは社会的に与える影響の大きさ（インパクト）と不動産価値の相関関係を定量化する国内初の事例となる。保育園などは待機児童問題など社会課題解決に貢献する潜在的な価値を持つ。こうした社会的インパクトを定量的に評価する。

１号ファンドは約１５０億円で、プロフィッツと不動産ファンド運営のＡ．Ｐ．アセットマネジメント（東京・千代田）が運用する。

三菱ＵＦＪ銀行が最大出資者として総額50億円、芙蓉総合リースや横浜銀行、東銀リースなども投融資する。２０２６年3月をめどに２５０億円規模で2号ファンドを組成し、3年で累計７００億円規模にする。

資金は保育園、賃貸住宅、シェアオフィス、ホテルの計11物件に投資する。ファンドは、地域社会にポジティブな効果をもたらす社会的インパクトと投資リターンの両立を目指すのが特徴だ。

The foundation of our group philosophy

Purpose and Value form the shared core of the group. Each company's Mission plays its part, connecting the group as a whole.

GROUP PURPOSE

Future Profit Architect

Profit = the sum of economy × experience × society.
A collective that achieves all three at the highest level.

GROUP VALUE

We Drive & Spark.

Drawing out dormant value and raising the temperature of the world.

PROFITZ

PROFITZ MISSION

Beyond Read & Lead.

Turning society's contradictions into value and creating the cycles of the future.

We aspire to be the right conductor of capital in each moment.

RJ OFFICE

RJ OFFICE MISSION

Breathe Life, Breathe Live.

Breathing life into people, places, and society

—to create the value and growth of each era.

Corporate information

Company name	PROFITZ Co., Ltd.
Address	Shin-Tokyo Building 9F, 3-3-1 Marunouchi, Chiyoda-ku, Tokyo 100-0005, Japan
Representative	Shinichiro Tanaka, Representative Director & CEO
Established	July 7, 2015 (operations commenced September 1, 2017)
Capital	JPY 64,500,000 (including capital reserves)
License	Financial Instruments Business, Kanto Local Finance Bureau (Kinsho) No. 3306 Investment Advisory & Agency Business Type II Financial Instruments Business Real Estate Specified Joint Enterprise, Commissioner of the FSA & Minister of MLIT, No. 129 Real Estate Broker License, Governor of Tokyo (2) No. 101771
Business activities	Asset management / Advisory Real estate securitization (including sales and trust-beneficiary-interest transactions) Real estate–related business development Real estate investment Real estate × IT consulting & advisory
Affiliated companies	Akarui Mirai Asset Co., Ltd. RJ Office Co., Ltd.

DISCLAIMER / Disclosure under the Financial Instruments and Exchange Act

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[Disclosure under the Financial Instruments and Exchange Act] <Financial Instruments Business Operator>

Company name	PROFITZ Co., Ltd.
Contact	Real Estate Investment & Management Dept., +81-3-6721-1993
Registration No	Director-General of the Kanto Local Finance Bureau (Kinsho) No. 3306
Member associations	Type II Financial Instruments Firms Association / Investment Management Association of Japan

[Explanation of transaction risks] Where an investor acquires a trust beneficiary interest handled by the Company, losses may arise as a direct result of fluctuations in the following factors.

Real estate market conditions	Because the principal of the trust beneficiary interest depends on real estate value, fluctuations in property prices, rents, and other market conditions may reduce the principal. Depending on such fluctuations, liabilities within the trust account may also exceed the trust assets (net liabilities).
Occupancy, rent levels, interest rates, and expenses	Because trust income and the return of principal at termination are based on the cash flow of the trust real estate, changes in occupancy (vacancy rate), rent levels, interest rates, and necessary leasing-business expenses may reduce trust income, cause a principal shortfall, or require additional capital for vacancy cleaning, refurbishment, etc.
Loss, damage, or deterioration	Loss, damage, or deterioration of the trust real estate may reduce trust income, cause a principal shortfall, or require additional capital for reconstruction or repair.
Disaster risks such as earthquakes and environmental risks such as soil contamination	In cases such as loss, damage, or deterioration caused by a disaster such as an earthquake, or the discovery of defects such as soil contamination, trust income may decrease, cause a principal shortfall, or additional capital contributions may be required.

[Fees, remuneration, and other consideration]

Upon the conclusion of a sale and purchase of a trust beneficiary interest, the following brokerage fee is payable to the Company: 3% of the sale and purchase price (excluding tax) + JPY 60,000 + an amount equivalent to consumption tax.

[Notes]

None.