



## Regalo Capital Co., Ltd.

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### Company Description

**We are proud to announce that we offer the highest asset management services.**

Since our founding and establishment in February 2004, we have engaged in various fund composition and management as real estate asset managers.

In response to the enforcement of the Financial Instruments and Exchange Act in November 2008, we registered as an investment management business firm, and established a system to ensure transparent business execution, and compliance with laws and regulations.

### Strengths of Regalo Capital

- **Financial Advisory**

Our company is founded by several high level bank executives with extensive experience and network within the financial service industry. We tailor custom solutions and financial arrangements for our clients that adhere to the highest standards of both local, and international standards.

- **Multi-Lingual Support**

Our experienced advisors come from diverse international backgrounds, and are proficient in a multitude of foreign languages, including English, Chinese, and French. We offer the highest quality services that bridge any language and cultural barriers.

- **End-to-End Services**

Our company provides a comprehensive system of asset management services: from sourcing and comparing the best loan conditions from multiple banks; analysis, research, and due diligence on target assets; acquisition of target asset with clear and detailed explanations; leasing strategies and value creation for assets; and creating strategic divestment plans - we got you covered every step of the way.

- **Value Creation**

As a professional asset management company, we not only help to source for, and manage existing assets, we enhance the value of assets through innovative solutions based on current market trends, and future proof projections.

### OUR SERVICE

#### Asset-management

- Strategic Plans for Buying and Selling Real Estate
- Due Diligence
- Negotiations and Buying and Selling of Real Estate

We identify potential investment property by a direct approach which is unique to our company or via financial institutions such as trust banks or real estate intermediary companies with respect to the target region in the real estate market. We acquire a proper understanding of the actual condition of the property by performing due diligence on the basis of a multifaceted real estate investment evaluation and a broad-based detailed market analysis. Furthermore by calculating the rent, vacancy rate, running costs, etc, and performing an analysis on cash flow and current and future benefit from the real estate, the decision to purchase can be made in consideration of future market trends and external factors such as changes to the law including taxes and accounting standards.

#### Property-management

- Planning for Strategic Value Improvement
- Selection of outsourcing to PM company
- Rental Management, Instructions to and Supervision of the Building Management Company

We formulate a value-adding plan prior to purchase in order to maximize the benefit of the real estate which will be incorporated into the fund and increase the asset value of each real estate holding by effective implementation of equipment upgrades, rent reviews and plans to attract tenants. We strive in the same way to improve the value and earnings power of real estate holdings received under commission.

### Specialty-finance

- Formulation of Acquisition Structure
- Loan Negotiation Section with Financial Institutions
- Fund Support Department(conclusion of contracts etc.)

We organize and plan the real estate fund. We handle the overall arrangements covering legal obligations, tax and accounting when preparing documentation for a nonrecourse loan etc. with the lending financial institution and regulate duties with the trust bank for the formation of a trust with respect to the real estate holding. At the same time, we perform comprehensive duties to increase the investment efficiency by maximizing the leverage of the purchased holding. We can also create various real estate fund structures and liquid real estate structures tailored to the needs of the investor.

### Fund-operation

- Administration and Management of Fund Property after Acquisition
- Preparation of Reports for Investors
- Management of Fund Income

In addition to management of overall funds in the Fund, we perform earnings management, accounting procedures and operation of the fund. We also prepare reports on an annual, biannual and quarterly basis for distribution to investors.

### Investor-relation

- Planning Proposals for Investor Development
- Liaising with Investors
- Asset Management Reports to Investors
- Negotiations for Business Partnerships with Other Companies

We prepare asset management reports for investors for the purpose of building a long-term relationship of trust with the investor and to nurture a relationship with the investor based on meeting investor needs or responding to requests. Furthermore we handle negotiations related to the provision of business with other companies in addition to the preparation of planning proposals for new investor development.

## Company Details

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#### Head Office

Japan

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#### Main Business

アセットマネジメントサービス

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#### President

伊藤 隆史

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#### Established

2004年2月5日

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#### Capital

100,000,000円

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#### Number of Employees

11 - 50

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#### URL

<http://www.regalo-capital.am/index.html>

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## Offices

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#### Main Office

Asturville 2F  
Ebisu Nishi 1-9-6, Shibuya-ku  
Tokyo, Japan, 1500021

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