



TAITAN CAPITAL

Offering values that large corporations cannot

Executing projects that no one else can handle
Managing assets of our valued investors around the world

Offering services that maximize
the value of real estate investment
while eliminating all risks

Our Business 1

Business Strategy 2



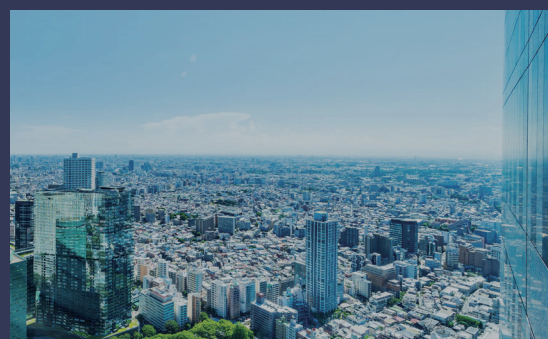
Propose the best real estate investment to
our valued investors, based on real time
information.

Results classification 3

Major Clients 4

With our first class project team
We do our business best
To achieve outstanding results

About Us 5



Our Business

01. Real Estate Revitalization

We maximize the value of the real estate.

【Our Strengths】

- We handle real estate that are under utilized, or have low utilization, or real estate that have a mortgage or complex property rights issues.
- Valuable knowhow on how to value up real estate gained through the development and management of real estate.

03. Real Estate Sales, Purchases and Brokerage

We maximize the profits of our real estate owners through sales, purchases and brokerage.

【Our Strengths】

- Adjust complex property rights issues.
- Abundant real estate network.

05. Business Management Consultation

We propose the best solutions for business issues such as financing and revitalization. Our total financial planning includes consultation on financing, banking and real estate.

【Our Strengths】

- Highly experienced professionals in banking, legal affairs and tax affairs.

06. Sales and Purchases of Bonds

We support the financing and funding of our clients through the sales and purchases of accounts receivables of various bonds.

【Our Strengths】

- Close relationship with various investors.
- Abundant information and network.

02. Real Estate Funds

Through the organization of real estate private funds, we maximize the return on investment of our investors.

【Our Strengths】

- Careful selection of eligible real estate to meet the needs unique to real estate funds.
- Apply our original value up scheme applied to both the hardware and software of real estate under fund management.
- Precise reporting of operations and ideal cash management.

04. Real Estate Consultation

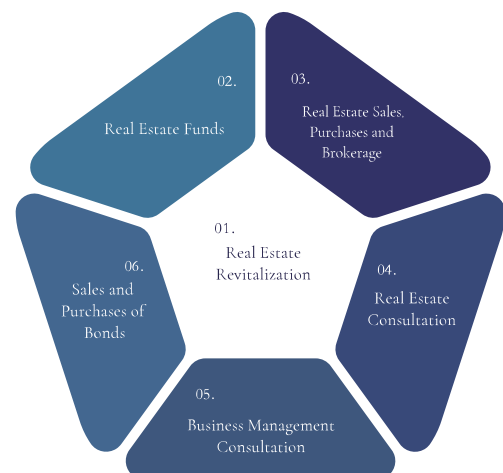
We plan, coordinate, and make proposals so that our clients make the best decisions in real estate transactions.

【Our Strengths】

- Research and documentation based on the individual characteristics of the real estate.

Business Chart

Through the revitalization of real estate, we offer services in the field of "fund constitution", "sales and purchases/brokerage", "consulting" and "sales and purchases of bonds".



Business Strategy

— Our Strengths

Our company values good working relationships, and make the utmost use of the following 6 strengths in order to offer the best value to our investors.

T Total financial consulting
Total financial consulting in the field of banking and real estate etc.

A Adjustment
We have confidence in handling and adjusting complicated property rights issues which are unique to the real estate business.

I Information
We have the ability to collect highly valuable information.

T Tactics
We propose an original value-up strategy and tactics for real estate revitalization.

A Alliance
We have a close alliance with our partners and a rich real estate network.

N Negotiation
We make speedy management decisions and transactions by our negotiation.

— Featured Areas

Ginza, Aoyama, Omotesando
5 wards in central Tokyo (Chiyoda, Chuo, Minato, Shibuya, Shinjuku)
Osaka, Kyoto, Nagoya, Fukuoka

— Types of Real Estate

Commercial building
Reconstruction / Development
Hotel / Resort
Others

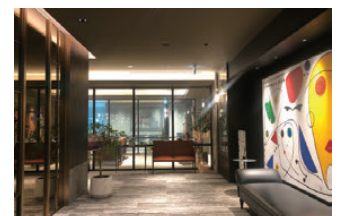
— Volume of Business

1 billion JPY ~50 billion JPY



— Company History

March 2012	Establishment of company (Nibancho Chiyoda-Ward), Start real estate consulting business.
May 2013	Relocate head office to Nishi-Azabu, Minato-Ward
July 2013	Start sales and purchases of real estate. (Acquire Building Lots and Buildings Transaction Business License as Taitan Realty Management Inc.)
May 2015	Relocate head office to Minami-Aoyama, Minato-Ward
June 2017	Merger with Taitan Realty Management Inc.
July 2017	Due to the above merger acquire Building Lots and Buildings Transaction Business License(Governor of Tokyo No.100899)
February 2025	Relocate head office to Kita-Aoyama, Minato-Ward.



Results classification

— Annual investment volume

Year	Total investment amount
2024	40 billion JPY
2023	65 billion JPY
2022	50 billion JPY
2021	50 billion JPY
2020	70 billion JPY
2019	45 billion JPY
2018	50 billion JPY
2017	60 billion JPY
2016	50 billion JPY
2015	45 billion JPY

— Classification by areas

Area	Cumulative number of properties handled
Ginza, Aoyama, Omotesando	118 locations
5 wards in central Tokyo (Chiyoda, Chuo, Minato, Shibuya, Shinjuku)	62 locations
Other areas in Tokyo	21 locations
Osaka, Kyoto, Nagoya, Fukuoka	19 locations
Other areas	44 locations

— Classification by types

Type	Cumulative number of cases
Commercial building	90 cases
Office	49 cases
Reconstruction/Development	34 cases
Vacant site/Parking	20 cases
House/Apartment	33 cases
Hotel/Resort	23 cases
M&A/Company revitalization	4 cases
Others	11 cases

— Classification by scales

Scale	Cumulative number of cases
~1 billion JPY	52 locations
1 billion~5 billion JPY	92 locations
5 billion~10 billion JPY	40 locations
10 billion~50 billion JPY	69 locations
50 billion JPY~	11 locations

Majour Clients

Securities Company

Goldman Sachs Japan
Morgan Stanley MUFG Securities Japan
Mitsubishi UFJ Morgan Stanley Securities Holdings
Mizuho Securities

Bank

Sumitomo Mitsui Banking Corporation
Sumitomo Mitsui Trust Bank
SMBC Trust Bank
The Bank of Yokohama

Real-Estate Company

Mitsui Fudosan
Tokyo Tatemono

Domestic Investors

Listed company owners
Unlisted company owners
Other wealthy private Japanese (HighNet Worth individual)

Overseas Investors

Other wealthy private non-Japanese (HighNet Worth individual)



About Us

— Greetings

In 2012 we started as a group of professionals specializing in real estate revitalization. This was made possible with our knowhow on how to value up real estate, gained through our experience of real estate development and management. At this time, the world was facing a financial crisis originating from the subprime mortgage problem and the European debt crisis. These incidents casted a shadow on the financial markets across the world. In Japan we experienced many difficulties such as the Great East Japan Earthquake, accounting fraud at a major corporation, and whistle-blowing of companies with poor working conditions. These problems caused major social and economical damage and the real estate market was also greatly affected. Even during these difficult times, we always keep at heart a saying from a "Tanka"(Japanese short poem), which says that it is not power but your heart that is important when accomplishing something. This was a poem written to Shinpei Goto, a minister responsible for the reconstruction of Tokyo after the Great Kanto Earthquake. Like "Titan", a family of giants from Greek mythology, our best project team works hard to achieve the best results.

Since the foundation of our company 10 years ago, times have become more cataclysmic. During the transition from the Heisei era to the Reiwa era, the COVID-19 pandemic has changed our values, but we believe that it is always sincerity that motivates people. Rather than focusing on the challenges we face, we focus on how to act when faced with a difficult situation. We never give up, we never walk away from challenges and will always be modest and unpretentious when doing business.

December 2021 Taitan Capital, Inc.

— Company Profile

Company Name	Taitan Capital, Inc.	Telephone	81-3-6432-9680
President	Keishiro Niwa	Business Portfolio	Real estate revitalization, real estate funds, real estate sales and purchases/brokerage, real estate consultation, business management consultation, sales and purchases of bonds
Date of Foundation	March 1st, 2012	Liscence	Real estate broker license Governor of Tokyo (2) No.100899
Capital	3 million JPY According to the company incorporation law in Japan, establishing a company does not require a specific sum of money, and the company's founding amount does not reflect the volume of its transactions.	Main Bank	Sumitomo Mitsui Banking Corp. The Bank of Yokohama Ltd.
Company Address	2-5-8 Kita-Aoyama Minato ward Tokyo, 107-0061		

— Liscence



Taitan Capital is a highly professional real estate investment company that has obtained a real estate transactions license, also known as a brokerage license in Japan. This license authorizes to engage in the business of buying, selling, and managing land and real estate, ensuring, operate within the legal framework set by Japanese authorities.

In Japan, companies engaged in real estate activities, including the buying and selling of land and properties, are required to obtain a real estate broker license.

This license is issued by either the Minister of Land, Infrastructure, Transport and Tourism or the provincial governor, depending on the scope and scale of the business. Practicing real estate business without this license is illegal. The regulatory framework ensures that real estate transactions are conducted fairly and transparently, protecting both consumers and businesses.