

March 30, 2022
PROFITZ K.K.

Launched *Japan Nursery School Mirai Fund III* Solving the lack of nursery schools in Japan and creating a better future

In March 2022, PROFITZ K.K. (Headquarters: Chiyoda-ku, Tokyo; President/CEO: Shinichiro Tanaka; hereinafter PROFITZ or "the Company"), together with A.P. Asset Management Corporation (Headquarters: Chiyoda-ku, Tokyo; President/CEO: Katsumi Shimada) and its affiliate Akarui Mirai Asset Corporation (Headquarters: Chiyoda-ku, Tokyo; President/CEO: Masayuki Iso), has established the *Japan Nursery School Mirai Fund III* (hereinafter "the Fund"), a private real estate investment fund specializing in owning and operating nursery schools.

PROFITZ has set up its third nursery school fund to address an ongoing social issue in Japan, the lack of nursery schools. The Fund has raised capital from Japan Post Insurance Co., Ltd, Fuyo General Lease Co., Ltd, and Shikoku Electric Power Company, Inc., all of whom share the ESG fund philosophy.

With this third fund launched, assets under management (AUM) is now JPY +23 billion, and PROFITZ manages 33 nursery school properties as part of its portfolio.



Quolis Kids Minami Koiwa
(Edogawa-ku, Tokyo)
Opened in April 2022 (new construction)



Cherish Nursery School Kiba
(Koto-ku, Tokyo)
Opened in April 2022 (conversion from warehouse)

PROFITZ regards real estate investments and projects as normal operating businesses while adding value to assets by creating new and unique contents.

The Company believes that traditional real investment strategies alone are not sufficient to extract value of properties in a continuously changing economic landscape. The aim is to enhance and add value to assets, from a long-term perspective, through innovative ways of utilizing said assets.

In addition, PROFITZ regards real estate investments and projects as normal operating businesses and attempts to design a real estate investment that will result in an attractive and sustainable return by producing contents with high social value.

Creating the future with partners who share the same vision

PROFITZ attempts to produce assets that create a better quality of life in the future through the mechanism of investment fund vehicles. We pride ourselves in creating structures that circulate funds to society.

We encourage people with great ideas and the power to promote business, not limited to nursery schools, to take advantage of PROFITZ's expertise in **turning ideas into value**. We hope to work together with our existing and future partners to solve Japan's long-term issues for a better future.

■ Fund Overview

Name: Nursery School Mirai Fund III

Term: mid- to long-term

Scale: JPY +8 billion

Established: March 30, 2022

Public/Private: private placement fund

Asset Management: A.P. Asset Management Corporation

Sub Asset Management: PROFITZ K.K.

Property Management: Akarui Mirai Asset Corporation

Assets: 11 nursery schools in Tokyo

About us:

Asset Management Beyond Investment

PROFITZ aims to change what it means by “investments”.

Investments are typically made purely for financial purposes; however, we target to make a great impact on our society through your investments, which must be driven by more than financial goals. PROFITZ is committed to enhancing social branding of our clients through investments with us. This is what we believe the future of asset management business is.

PROFITZ K.K.

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