

May 23, 2022
PROFITZ K.K.

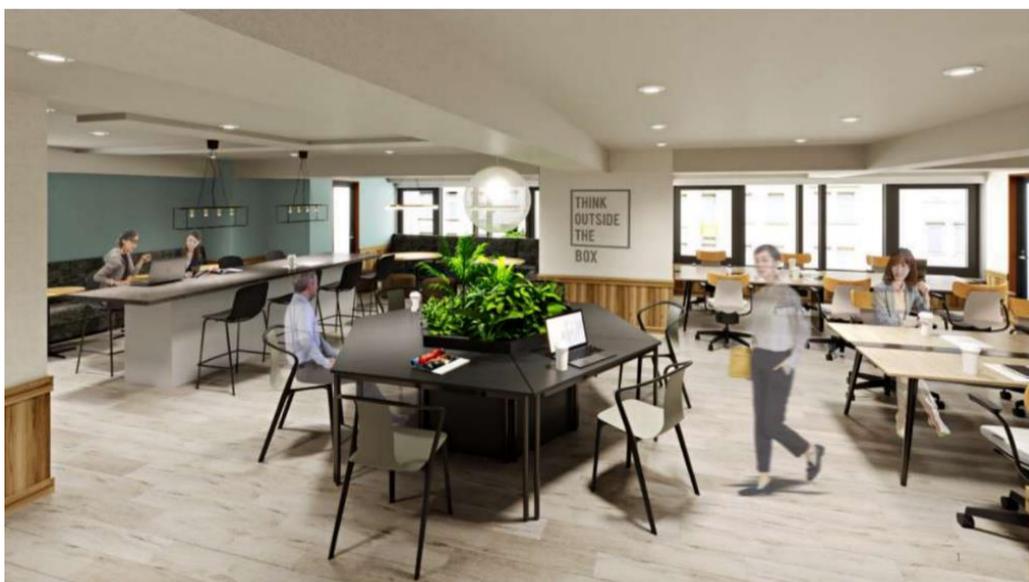
A new concept office enhances recruiting and corporate growth. EFFICE opens at Akasaka - Improve Creativity & Productivity, Achieve Cost Cutting wisely -

PROFITZ Co., Ltd. (Office: Chiyoda-ku, Tokyo, Representative: Shinichiro, Tanaka) opened EFFICE in Akasaka, a new type of set-up office that enhances recruiting and corporate growth and has begun leasing spaces.

For small and medium-sized companies, securing human resources has become a more critical management issue. While there are many factors that can improve recruitment, the corporate image and working environment is an important factor. The value of the offices space and its necessary elements have changed with the increase of remote work and online meetings.

EFFICE has a thoughtful interior layout and is furnished with the changing corporate needs of growing companies in mind. The beautifully designed entrance and office space upgrades the corporate image and enhances the credibility of the company to visitors. EFFICE provides an office environment that balances the quiet space for calm and concentration with the dynamic space for conversation and communication, allowing for flexibility in multiple ways of working. Moreover, EFFICE reduces initial leasing-related spending and environmental impact.

We support growing companies in solving their issues in terms of both office layout and furnishings.





■ Traits of EFFICE

EFFICE is a new concept office with the three Es

Economical

Empowering

Ecological

✓Economic

- The efficient layout allows for flexibility in the way people work, and can accommodate 1.5 times the number of business seats, thereby reducing the actual rent.
- Office interiors and furnishings are provided, reducing initial investment and restoration time and costs. Costs from move-in to move-out are reduced by c.40%.

*Compared with 3-year rental office with 25 staff.



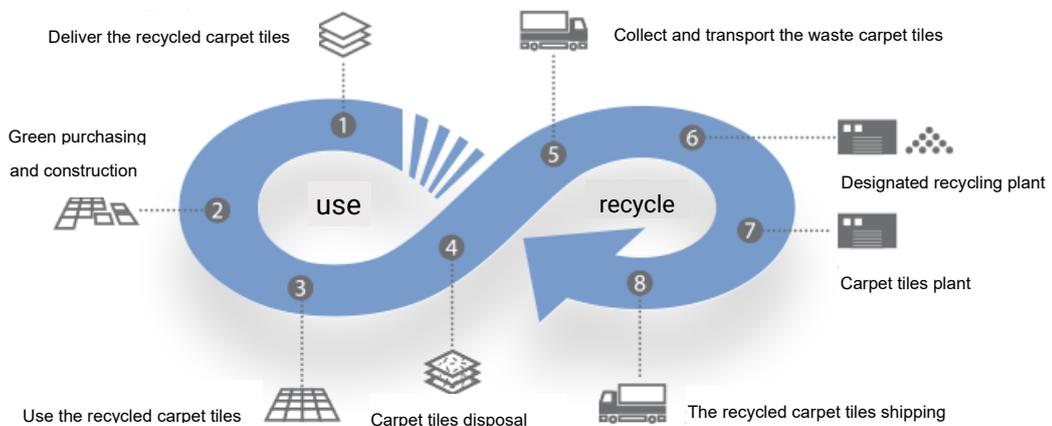
✓ Empower

- Enhance communication by providing many gathering spaces for discussions among employees. Provide an environment where people feel the value of in-person communication and look forward to a physical workspace.
- All sharing desks, web meeting booths, and personal lockers are available and can be used in a variety of ways to increase productivity and streamline operations.



✓ Ecologic

- By eliminating restoration from tenant to tenant, waste is greatly reduced.
- Furniture and building materials include the use of long-lasting items and environmentally friendly recycled materials.



■ About Tenant Leasing

EFFICE will also take a new approach to tenant leasing methods.

We will conduct leasing efforts not only through conventional methods such as brokerage sites, but also through a new marketing method that uses SNS and Frontier Consulting's website, *TSUNAGARU OFFICE*, to directly approach prospective tenants, and communicate the features and advantages of EFFICE, resulting in increased awareness and contracts.

■ About EFFICE Akasaka

【Name】 Est Grandir CARO Akasaka

【Address】 6-13-13 Akasaka, Minato-ku, Tokyo

【Transport】 3-min walk from Akasaka Sta. on Tokyo Metro Chiyoda Line

【Floors/Land Area】 Location: 1-2F, 86.43 tsubo 【Completion】 October 2001

【Rent】 JPY2,160,750 (tax not included), 0 month deposit, JPY648,225 guarantee fee, 2 flat parking spaces available

【Move-in Period】 Scheduled for early June 2022

【Website】 <https://effice.jp/>

A new opening in Jimbocho is scheduled for July 2022.

PROFITZ will continue to make ESG investments in the real estate sector, including EFFICE, as the office environment is part of ESG initiatives.

■ About PROFITZ

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.

With a team composed of highly specialized members, the company provides various types of real estate services, from sourcing to management, with a large amount of industry information and networks in the central Tokyo area. The company also provides advisory services to companies and individuals whose main business are not real estate, and aims to not only provide efficient returns, but also give shape to ideas and enhance social branding of our clients through the management of real estate investments.

The company has also made ESG-focused investments in the real estate sector, including launching Japan's first nursery school investment fund, which has garnered much positive attention.

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