

G7 PROPERTIES SDN. BHD.

Entered into a capital alliance with Property Management license company "G7 PROPERTIES SDN. BHD.

Dualtap Building Management Sdn. Bhd.(DBM) has acquired a 49% interest in G7 PROPERTIES SDN. BHD(G7)., a Kuala Lumpur-based property management license company. G7 is a property management license company based in Kuala Lumpur, and has concluded a capital alliance agreement under which G7 will become a member of the Dualtap Group effective September 1, 2022, in order to strengthen its ability to respond to the rapidly growing building management business in Malaysia.

DBM has been based in Johor Bahru, which is located close to Singapore, an international hub, but through this alliance, DBM aims to expand its management business in the Kuala Lumpur area, the capital of Malaysia, the center of the business district where many Japanese companies gather. Through this alliance, we aim to expand our management business in the Kuala Lumpur area, the capital of Malaysia, the center of the business district where many Japanese companies are concentrated.

Background and Purpose of Capital and Business Alliance

In Asian countries, large-scale development projects have led to the rapid construction of luxury condominiums, commercial facilities, and complexes, and demand for building management has grown in proportion to this. At the same time, management technology is in a growth stage, and there is growing interest in the quality of management to maintain the asset value of buildings.

Our subsidiary DBM is developing building management business in Malaysia, including luxury condominiums, gated communities, and commercial/residential mixed-use developments, while leveraging the know-how and local networks acquired through our own group's building management business and operations in Malaysia. We provide a safe and comfortable living environment by stationing managers who are well versed in building management in both Japan and Malaysia and by thoroughly educating local employees. We export Japanese-style advanced building management technology as a single infrastructure to overseas markets, and strive to maintain buildings and solve problems, and provide "long-

term repair plans," which are not yet widespread in ASEAN countries, to management associations. We are promoting a system to maintain the value of buildings as assets by proposing "long-term repair plans" to management associations, which are not yet widespread in ASEAN countries.

On the other hand, G7 has been developing its building management business in Kuala Lumpur and Selangor since its establishment in 2014, focusing on condominiums, and has continued to grow as a medium-sized building management company currently managing 5,512 units in 12 buildings. However, price competition among building management companies in Kuala Lumpur and its suburbs has intensified over the past few years.

The need for "quality building management" is rapidly expanding in Malaysia, which is needed to achieve a sustainable social economy while addressing necessary social issue resolution.

After carefully considering various options, including a capital alliance with a major company, G7 has decided to enter into this capital alliance agreement with DBM because of the high evaluation of DBM's advanced Japanese-style building management technology.

Details of the Business Alliance

In this business alliance, DBM will expand its know-how of providing Japanese-style meticulous services to the Kuala Lumpur area, which is the capital of Malaysia, and G7 will provide its strong network in the local Kuala Lumpur area, thereby providing services and expanding its business by leveraging the strengths of both companies. G7 will provide a strong network in the local Kuala Lumpur area.

G7 PROPERTIES SDN. BHD.

Company Profile

- Company Name : G7 PROPERTIES SDN. BHD.
- Location : A-3-23A, Plaza Medan Putra, Jalan Medan Putra 6, Kuala Lumpur
- Representative : ONG POOI YONG, TAN CHIA KEAN
- Capital : RM100,000,000
- Number of shares : 100,000
- Properties under management : 12 buildings, 5,512 units
- Business : Building management business (Property Management licensed corporation)

■ Establishment : 2014

■ Number of employees : 53 (as of August 31, 2022)

Dualtap Building Management

Company Profile

■ Company Name : Dualtap Building Management Sdn.

■ Location: No. 9-01, Jalan Eko Botani 3/7, Taman Eko Botani, 79100 Iskandar Puteri, Johor, Malaysia

■ Representative : Naoto Fujita

■ Capital : RM100,000,000

■ Properties under management: 21 buildings, 7,612 units

■ Business : Building management business in Malaysia

■ Establishment : 2014

■ Number of employees : 83 (as of August 31, 2022)