



August 7, 2020

Japan Property Management Center Co., Ltd.

CD Energy Direct Co., Ltd.

Osaka Gas Co., Ltd.

Bitkey Inc.

Announcement of Collaboration to Improve Convenience and Security of Rental Apartments

Japan Property Management Center Co., Ltd. (Representative Director, President, and Executive Officer: Hideaki Muto, hereinafter, "JPMC"), CD Energy Direct Co., Ltd. (Representative Director and President: Kaname Santo, hereinafter, "CD ENERGY"), Osaka Gas Co., Ltd. (Representative Director and President: Takehiro Honjo, hereinafter, "Osaka Gas"), and Bitkey Inc. (Representative Director and CEO: Yuki Ejiri, hereinafter, "Bitkey") will start collaboration to improve the convenience and security of rental apartments.

JPMC has concluded a business partnership agreement with CD ENERGY to offer the Sumamoru Rental Plan, an electricity charge plan that includes the "bitlock LITE" smart lock, to rental apartments managed in the Tokyo metropolitan area. Information will be given to new tenants from September 2020.

JPMC has also concluded a memorandum of understanding toward collaboration with Osaka Gas. It aims to deploy similar operations in the Kansai region and other areas.

JPMC, CD ENERGY, Osaka Gas, and Bitkey remain committed to offering services that contribute to more comfortable and safer living of customers.

■ Overview of the Sumamoru Rental Plan

The Sumamoru Rental Plan is an electricity charge plan exclusively for rental apartments to offer convenience, security, and savings. Specifically, the plan offers the bitlock LITE smart lock, service to dispatch security guards, and coupons and discount services as a package.

Osaka Gas and CD ENERGY started to offer the plan in January and July 2020, respectively.



Electricity

Smart lock that changes customers' living

Peace of mind 24/7 Service to dispatch security guards

Everyday savings for tenants Coupons and discount services

* The Sumamoru Rental Plan is an electricity charge plan for customers who move into specified properties in agreement with rental apartment management companies.

■ Overview of the bitlock series

The bitlock series refers to smart locks offered by Bitkey, which develops and operates the bitkey platform, a digital key platform for ID linkage and authentication as well as rights handling. It includes bitlock LITE, a smart lock for housing units, and bitlock GATE, a smart lock for automatically locked doors at the entrance. These smart locks enable the users to lock and unlock the doors using a smartphone or bit button, a dedicated remote control key. Digital keys with conditions attached, including the accessible persons and the time and frequency of access, can also be issued. For example, one can give a digital key to a housekeeping staff member and receive the service while away from home. The users can also check the history of persons who

opened and closed the doors and when the doors were opened and closed. Installation of the bitlock smart locks improves convenience and security of tenants.

Bitkey was ranked 16th in Nikkei Trendy's Hit 100 Forecast for 2020, and bitlock LITE was ranked top in a survey of the cumulative number of smart locks sold in Japan.*

* Source: a report released by Japan Marketing Research Organization, Inc. in December 2019

[Profile of JPMC]

Name : Japan Property Management Center Co., Ltd.
Location : Shinnisseki Bldg. 3-4-2 Marunouchi, Chiyoda-ku, Tokyo
Representative : CEO of the JPMC Group
Representative Director, President, and Executive Officer Hideaki Muto
Founding : June 7, 2002
Capital : 465.8 million yen
Business description : Subleasing of rental housing
Management of rental housing
Businesses related to management of rental housing
Number of housing units operated : 88,767 (as of the end of June 2020)

[Profile of CD ENERGY]

Name : CD Energy Direct Co., Ltd.
Location : 4-5-1 Nihonbashi-muromachi, Chuo-ku, Tokyo
Representative : Representative Director and President Kaname Santo
Founding : April 2, 2018
Capital : 1,750 million yen
Ownership : Chubu Electric Power Miraiz Co., Inc.: 50%, Osaka Gas Co., Ltd.: 50%
Business description : Sales of electricity and gas
Sales of energy services
Sales of value-added services, focusing mainly on services that support the overall living and business of customers

[Profile of Osaka Gas]

Name : Osaka Gas Co., Ltd.
Location : 4-1-2 Hirano-machi, Chuo-ku, Osaka
Representative : Representative Director and President Takehiro Honjo
Founding : April 10, 1897
Capital : 132,166.66 million yen
Business description : Production, supply, and sales of gas, supply and sales of LPG
Generation, supply, and sales of electricity, sales of gas appliances, order taking for gas construction projects

[Profile of Bitkey]

Name : Bitkey Inc.
Location : 14F Tokyo Square Garden, 3-1-1 Kyobashi, Chuo-ku, Tokyo
Representative : Representative Director and CEO Yuki Ejiri
Representative Director and COO Masaki Fukuzawa
Representative Director and CCO Masanori Hotsuki
Founding : August 1, 2018
Capital : 5,217.47 million yen (as of June 5, 2020, including capital reserves)
Business description: Planning, development, and operation of the next-generation ID/Key bitkey
Development, manufacture, sales, and operation of smart locks using bitkey
Planning, development, and operation of service platforms using bitkey