

**- The Daigas Group to Participate in the Private REIT Business -  
Establishment of an Asset Management Company / a Private Real Estate Fund**

July 4, 2022

Osaka Gas Co., Ltd.

Osaka Gas Urban Development Co., Ltd.

Osaka Gas Urban Development Co., Ltd. (Headquarters: Osaka City, Osaka Prefecture; Representative Director and President: Yasuhiro Tomoda), a wholly owned subsidiary of Osaka Gas Co., Ltd. (Headquarters: Osaka City, Osaka Prefecture; Representative Director and President: Masataka Fujiwara), has established "Osaka Gas Urban Development Asset Management Co., Ltd." as follows, with a view to setting up a private REIT aiming at long-term stable management with a focus on the Kansai area, where the Daigas Group was founded, in order for the Daigas Group to "co-create value for a sustainable future" and "evolve our corporate group" as set forth in the "Daigas Group Medium-Term Management Plan 2023."

Under the leadership of this company, we will proceed with specific preparations, such as obtaining necessary permits and licenses, for the launch of operation of a private REIT for which the Daigas Group will serve as the sponsor, and we will work to expand the real estate asset management business in the future.

In preparation for the setting up of a private REIT, we have also established a private real estate fund with the intention of incorporating it into the private REIT portfolio in the future.

By combining the Daigas Group's accumulated know-how in real estate development and expertise in real estate securitization and by expanding the private REIT business through strengthening partnerships with institutional investors, we will enhance asset efficiency over the medium to long term, thereby evolving into an innovative energy and service company that continues to be the first choice of customers while striving to make contributions to realizing a sustainable society.

**[Overview of the asset management company]**

Trade name	Osaka Gas Urban Development Asset Management Co., Ltd.
Date of establishment	May 23, 2022
Capital, etc.	500 million yen
Shareholder	Osaka Gas Urban Development Co., Ltd. (100%)
Location	4-2-16 Koraibashi, Chuo-ku, Osaka
Representative	Yukinori Okubo, Representative Director and President
Business description	Asset management of a private REIT, etc.

**[Overview of the private real estate fund]**

Fund name	Daigas Real Estate Fund No. 1 LLC
Asset size	About 6.5 billion yen
Investor	Development Bank of Japan Inc., the Norinchukin Bank, Fuyo General Lease Co., Ltd., etc.
Lender	Sumitomo Mitsui Banking Corporation
Asset management company	SMBC Trust Bank Ltd.
Seller	Osaka Gas Urban Development Co., Ltd.