

[Custom Renovation Service “MYRENO”]

Completion of First MYRENO House That Meets the ZEH Standard

— A model room where visitors can also learn about ZEHs to be opened in Kobe City —

November 6, 2024

Osaka Gas Co., Ltd.

Osaka Gas Marketing Co., Ltd.

Global Base Corporation

Osaka Gas Marketing Co., Ltd. (Representative Director and President: Takeshi Morisaki; hereinafter “OGM”) and Global Base Corporation (Representative Director and President: Keiichiro Mogi; hereinafter “GB”), subsidiaries of Osaka Gas Co., Ltd. (Representative Director and President: Masataka Fujiwara; hereinafter “Osaka Gas”), jointly launched the custom renovation service “MYRENO”^{*1} in the Kansai area in July 2022 to meet a wide range of customer needs, from searching for used condominiums to renovation. The first custom-renovated ZEH standard^{*2} house has been completed under MYRENO. On November 9, a model room where visitors can also learn about ZEHs will be opened in Kobe City, Hyogo Prefecture. The model room will showcase the significance of ZEHs and introduce various services. It aims to become a spot that customers in the Kobe area can easily visit.

MYRENO

To realize a carbon-neutral society, houses and buildings, which account for about one third of all CO₂ emissions, are required to further cut their energy consumption and CO₂ emissions.^{*3} ZEHs have attracted much public attention in terms of the systems as well, including the Energy Conservation Labeling System^{*4} launched in April 2024. Guidelines have been published to require both new and pre-owned houses to meet the energy conservation performance based on the ZEH standard in the future. In a survey^{*5} of people who were studying the possibility of renovations, about 35% of respondents required thermal insulation for their new homes. This shows growing demand for ZEH renovation among customers as well.

In the MYRENO business, a renovation service for customers who need ZEH-standard houses was launched in March 2024. The first custom-renovated house whose owner requested the work to meet the ZEH standard was completed in August. Thermal insulation materials whose performance was 2.5 times^{*6} higher than the energy conservation standard in terms of wall thermal resistance were used in this house. Low-E double-glazed glass^{*7} was used as the standard for interior windows. The thermal insulation performance increased 4.6 times compared to single-pane glass with aluminum sashes.^{*8*9} In addition, lighting and heating expenses were cut by more than 20%^{*10} through a combination with energy conservation equipment, including a water heater manufactured by Osaka Gas, making it possible to meet the ZEH Oriented standard.

Meanwhile, a model room where visitors can learn about the thermal insulation treatment and installation of interior windows, which are required for ZEHs, and look at the latest renovation designs will be opened in Higashinada-ku, Kobe City.

In the MYRENO business, the renovation showroom “MYRENO Osaka”^{*11} has been operating in Osaka City, but only a small number of customers visit MYRENO Osaka from Kobe City compared to the number

of pre-owned condominiums available in Kobe. In a self-conducted questionnaire survey of people studying the possibility of renovations, many respondents commented that it was difficult to visit the showroom because Osaka City is far away from their homes. The new model room will be opened to increase accessibility for those who live in and around Kobe City and are interested in renovations, as well as those interested in ZEHs. The ZEH renovation services will be further promoted by the holding of seminars on the theme of ZEHs.

The Daigas Group will continue to contribute to the realization of lifestyles and businesses that adapt to the “new normal” by swiftly and flexibly proposing added value in response to the changing needs of customers.

- *1: The name and logo of MYRENO are registered trademarks or trademarks of GB in Japan and other countries.
- *2: The MYRENO business meets the “ZEH Oriented” standard.
- *3: Quoted from “Energy Conservation Performance Labeling System: Executive Summary of Guidelines for Business Operators” released by the Ministry of Land, Infrastructure, Transport and Tourism
https://www.mlit.go.jp/shoene-label/images/guideline_gaiyou.pdf (in Japanese)
- *4: A system that requires business operators which sell or lease properties to display the energy conservation performance of buildings in advertisements so that consumers can understand and compare energy conservation performance when they buy or rent a building
- *5: “Survey of People Studying the Possibility of Buying or Building a House 2023” (survey name/conducted by Recruit Co., Ltd.), n = 249
- *6: The wall thermal resistance value R (m^2K/W) must be 0.8 or more based on the energy conservation standard. The R value of the thermal insulation materials used in this project was 2.0, which is 2.5 times higher.
- *7: Glass configuration for the calculation of the performance value: single-pane glass: 3 mm, double-glazed glass/Low-E double-glazed glass: 3 mm + air gap 12 mm + 3 mm
- *8: The performance value is the planned value based on the “Technical Information on the Evaluation of Energy Consumption Performance in Conformity with the Energy Conservation Standard in 2016” on the website of the Building Research Institute and the “Thermal Transmittance Table for Openings Based on ‘Combinations of Fittings and Glass’ (Simplified Evaluations of Residential Windows)” on the website of the Japan Sash Manufacturers Association.
- *9: This is the thermal transmittance of representative specimens calculated by WindEye (a thermal performance evaluation program for openings), which is operated by the Association of Living Amenity, in accordance with JIS A 2102-1. The performance of double-glazed glass/Low-E double-glazed glass with a 12 mm air gap is indicated. The performance of the Low-E thermal insulation type with a neutral color is indicated.
- *10: Calculation result of an energy consumption performance calculation program
- *11: One of the largest showrooms in the Kansai region specializing in condominium renovations and operated by a business offering one-stop services, ranging from searches for used condominiums to renovations. According to our research

1. What is MYRENO?

MYRENO

MYRENO is a service provided by OGM and GB, both part of the Daigas Group, mainly in urban areas. It offers a comprehensive range of services, from searches for high-quality used condominiums to financial planning, design, and construction, all in one place.

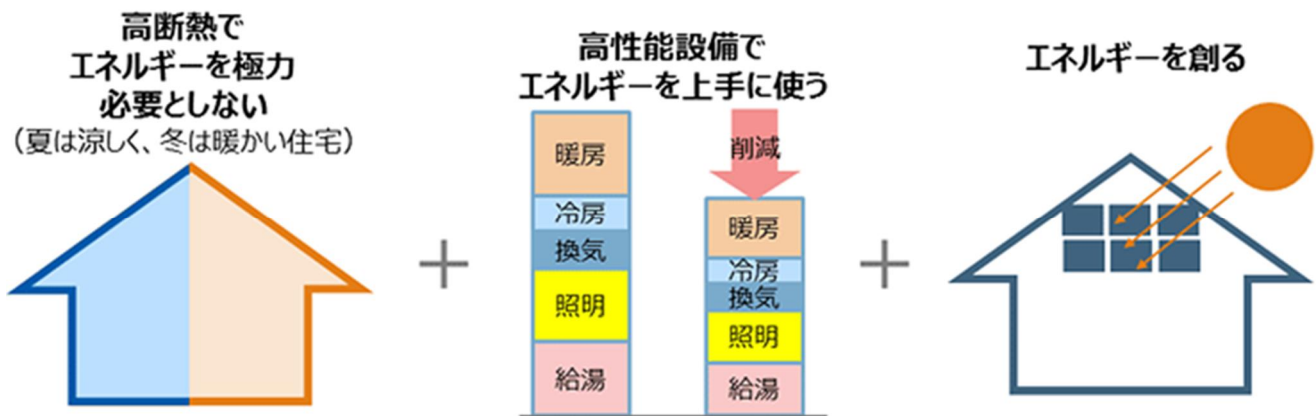
one place.

Utilizing OGM's expertise in the renovation business, which includes high construction quality and excellent after-sales service, combined with GB's capabilities in property information gathering and real estate expertise, MYRENO provides support for the creation of ideal homes where residents can continue to live comfortably.

2. What is ZEH?

A ZEH (Net Zero Energy House) refers to a house whose annual energy balance is zero or less through arrangements to maximize energy conservation by means of high thermal insulation of the house and highly efficient equipment, and to produce energy by solar power generation and other means while maintaining a comfortable indoor environment.

The following ZEH standards have been established by the Japanese government: "ZEH" (reduction by 100% or more in the primary energy balance), "Nearly ZEH" (reduction by 75% or more), "ZEH Ready" (reduction by 50% or more), and "ZEH Oriented" (reduction by 20% or more). The MYRENO business offers renovation solutions that meet the "ZEH Oriented" standard to reduce primary energy consumption by 20% or more by significantly improving the thermal insulation performance of buildings and combining with energy conservation equipment.



Source: [Information Disclosure Regarding ZEHs \(Net Zero Energy Houses\) - Energy Conservation Housing | Agency for Natural Resources and Energy](#)

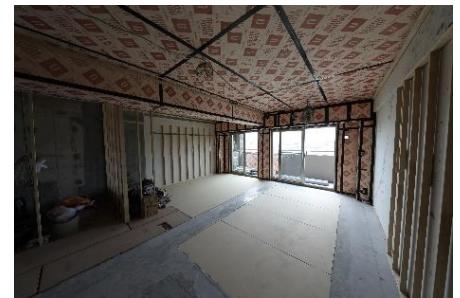
3. ZEH renovation of the first house



① Before renovation



② After dismantling



③ After thermal insulation treatment (thermal insulation materials with high thermal resistance)



④ After completion



⑤ Interior window
(Low-E double-glazed glass)



⑥ Energy conservation equipment
(water-saving bathtub/shower/faucet)

4. Model room in Kobe City

The model room to be opened in Kobe City will feature exhibitions and seminars so that visitors can learn about the improvement of housing performance through ZEH solutions and renovation.

Visitors will be able not only to check the housing functionality but also see the latest renovation designs. Thus, the model room will be an ideal place for those living in the Kobe area who want to observe a renovated house in person and are interested in renovation in addition to those who are interested in improving housing performance.

[Model room in Kobe City] * Perspective drawing



● Facility information

- Location: Higashinada-ku, Kobe City, Hyogo Prefecture (JR Tokaido/Sanyo Main Line / 4 minutes on foot from Sumiyoshi Station; Hanshin Main Line / 12 minutes on foot from Sumiyoshi Station)
- Exclusive area: 59.3 m²
- Age: 37 years (built in 1987)

● Reservation process

Please make a reservation via the webpage below.

https://www.globalbase.jp/seminar/seminar_input.php?sid=143&kflg=1 (in Japanese)

Or call 0120-965-517 (10:00 a.m. to 7:00 p.m.). Closed: Tuesdays and Wednesdays

◇ Contact information for MYRENO-related document requests, individual consultation applications, free membership registration, and inquiries

- Call center for renovations: 0120-300-101, 9:00 a.m. to 7:00 p.m. open every day of the week
- MYRENO website: <https://www.globalbase.jp/myreno/> (in Japanese)

◇ Details on reform and renovation services offered by Osaka Gas

Reform & Renovation page on Osaka Gas website:

https://home.osakagas.co.jp/search_buy/reform-renovation/ (in Japanese)

■ Osaka Gas Marketing Co., Ltd.



Company name: Osaka Gas Marketing Co., Ltd.

Establishment: October 2019

Representative Director: Takeshi Morisaki, Representative Director and President

Headquarters: 4-1-2 Hiranomachi, Chuo-ku, Osaka

Main business:

Sale of gas and electricity to residential customers and maintenance work associated therewith, sale of equipment, home renovation and remodeling services, fixed-line communication services, and digital platform services

Website: <https://www.osakagas-marketing.co.jp/> (in Japanese)

■ Global Base Corporation

Company name: Global Base Corporation



Establishment: April 2002

Representative Director and President: Keiichiro Mogi

Headquarters: 23F Shibuya Cross Tower, 2-15-1 Shibuya, Shibuya-ku, Tokyo

Yokohama Branch: 7F Yokohama ST Building, 1-11-15 Kitasaiwai, Nishi-ku, Yokohama, Kanagawa

Osaka Branch: 1F JRWD Umeshin, 1-1-2 Sonezaki, Kita-ku, Osaka

Main business: Renovation of used condominiums, brokerage and purchase/sale of real estate

Website: <https://www.globalbase.jp/> (in Japanese)