

TATERU

Operating officer / Katsuki Matsuzono

Real Estate Tech business

TATERU

Apartment platform business

TATERU Apartment

Crowdfunding business

TATERU Funding

Minpaku business

TATERU bnb

New

Real estate portal site

TATERU Buy-Sell

IoT business

Robot Home

Apartment **kit**

IoT device development /

App development for owners /

Tool development for management companies /

Big data business

TATERU Apartment

Introducing IoT apartment management with the "TATERU Apartment" app

Membership	142,359 persons (16,329 persons)
Owners	1,492 persons (166 person)
Managed properties	18,699 rooms
Occupancy rate	97.0%

as of December 31, 2017

() ...The numbers inside the parentheses show the number of employees of Realize Asset Management Co., Ltd.



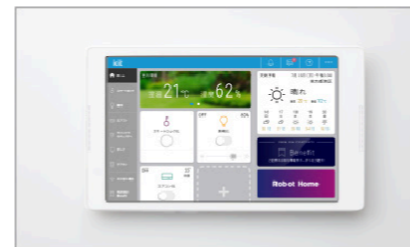
Apartment **kit**

Voice control of home appliances
by connection with smart speakers

1. Ease of use

2. High security

3. High convenience



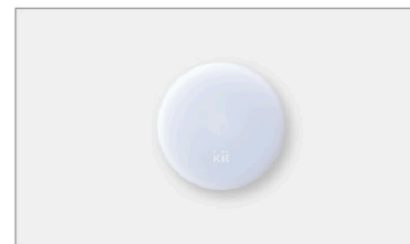
CENTRAL CONTROLLER



TAG SECURITY



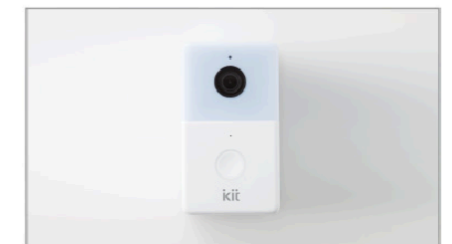
SMART LOCK



NATURE SENSOR
REMOTE CONTROLLER



SMART LIGHT



DOOR PHONE

*The above SMART LOCK image is a prototype under development and its design differs from currently installed devices.

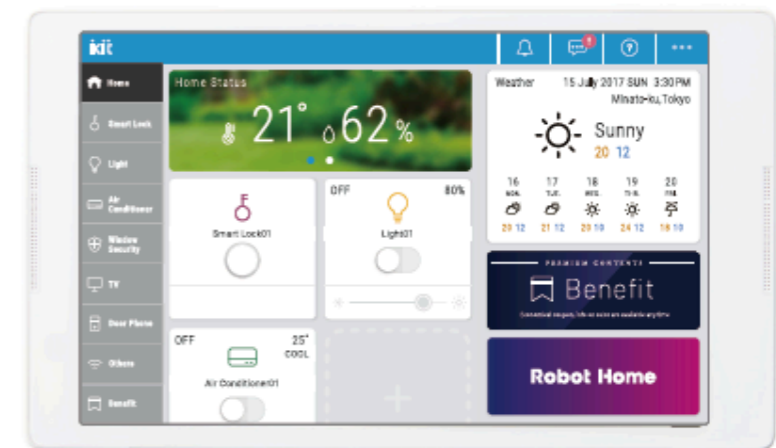
1. Ease of use

*Each IoT device is connected in advance,
allowing use from the first day of occupancy*



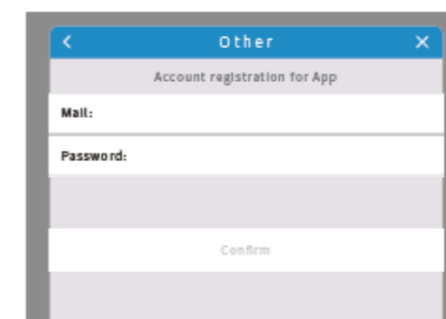
*Showroom

<Tablet standardly provided in TATERU Apartment>



Available from the **first day of occupancy!**

<Setup via App>



Tablet setup screen



App setup screen

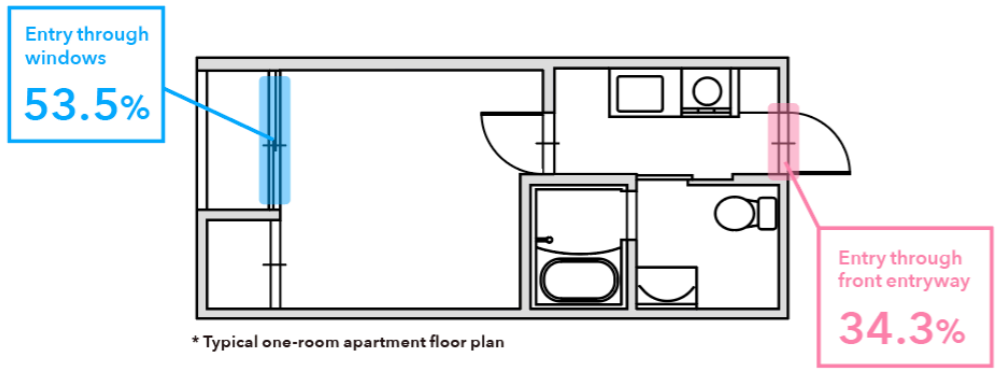
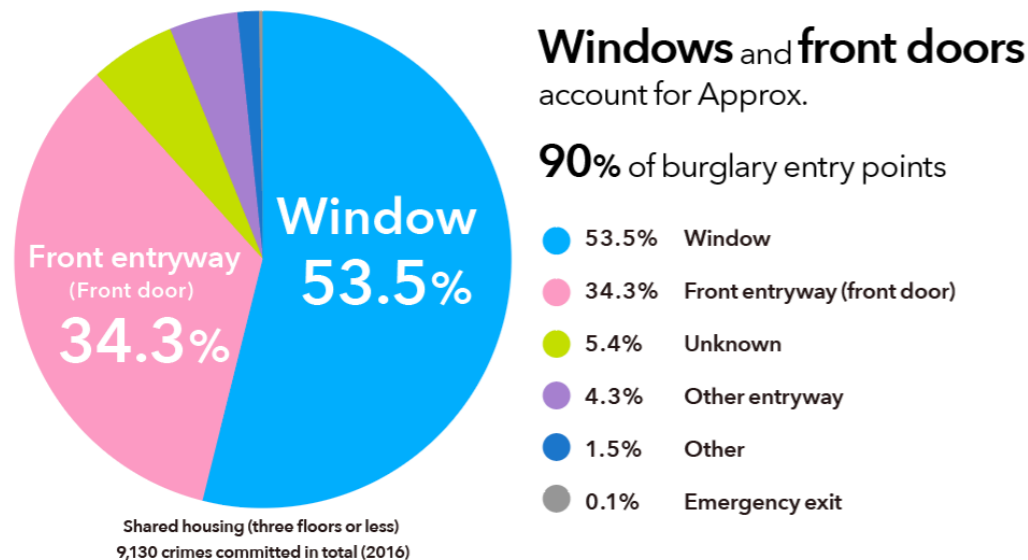
Only an **email address** and **password** are required!

2. High security

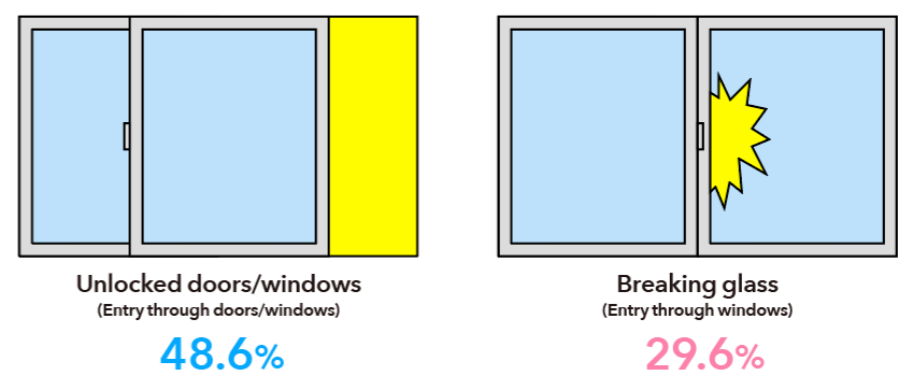
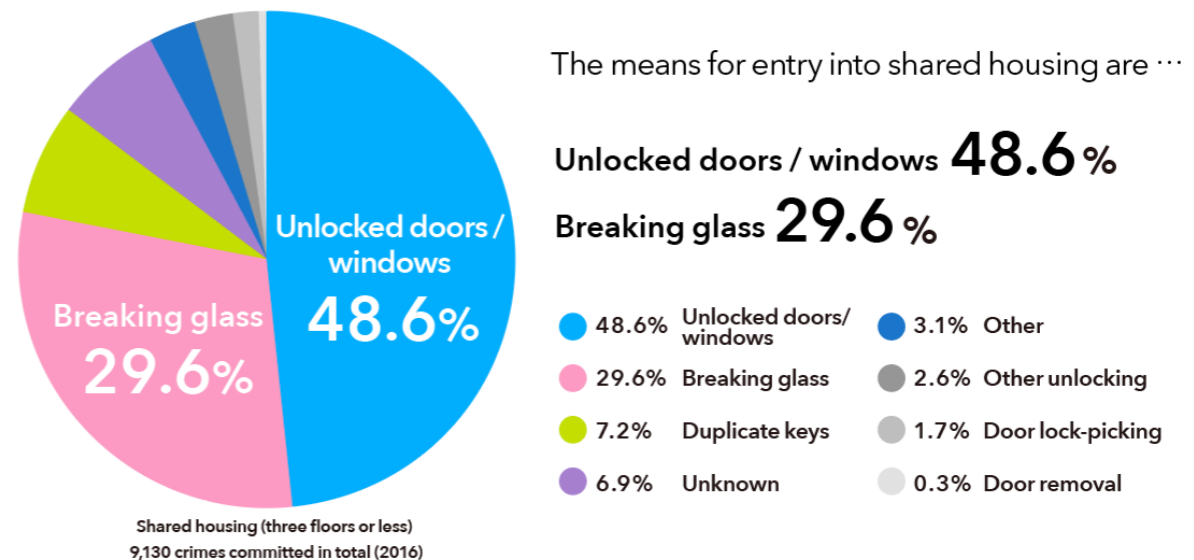
Number of burglaries committed in 2016

Approx. **40,000** cases (Approx. **107** cases per day)

● Entry point for burglaries



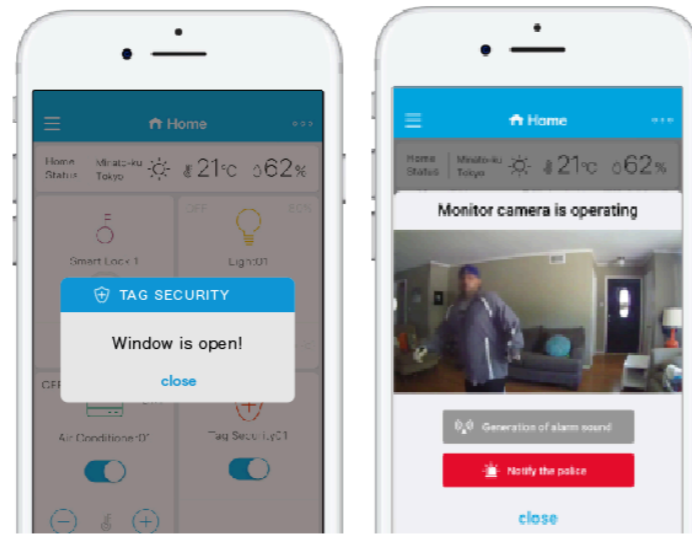
● Means for entry into shared housing



2. TATERU kit SECURITY

Sensors detect entry → Alerts residents → Police are notified as necessary

Crime prevention on windows (TAG SECURITY)

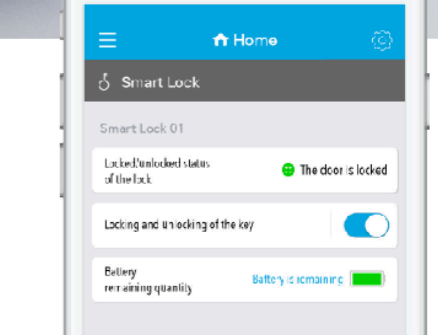
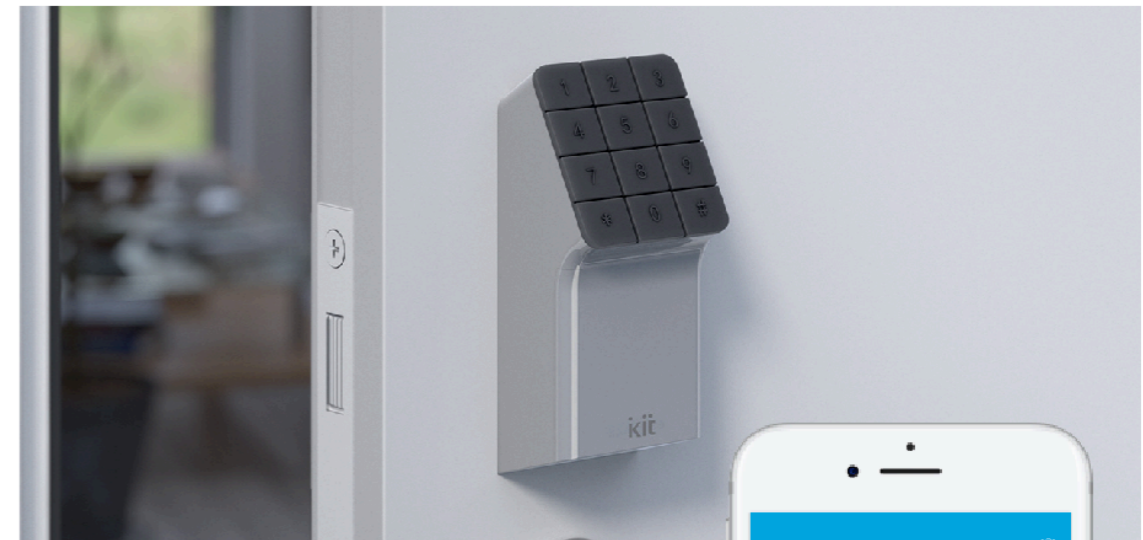


Screen informing detection of window open, close, or vibration

Camera launch screen (under development)

- When windows are opened
 - * Magnet sensors detect opening and alerts residents via tag security
- Breaking glass
 - * Detect through vibration sensors
- Unlocked doors/windows
 - * Alert residents through lock check functions (under development)

Crime prevention on front doors (SMART LOCK)



Displays open/close status (under development)

- Unlawful unlocking
 - * Discourage intruders via alarm sounds
- Unlocked doors/windows
 - * An auto-lock function is available

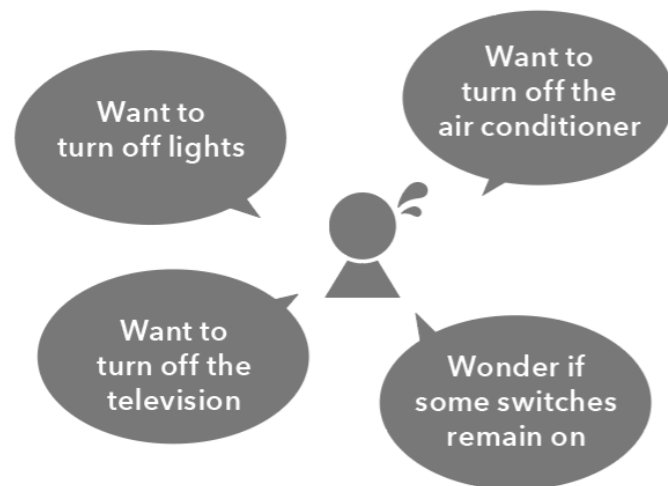
*The above SMART LOCK image is a prototype under development and its design differs from currently installed devices.

3. High convenience

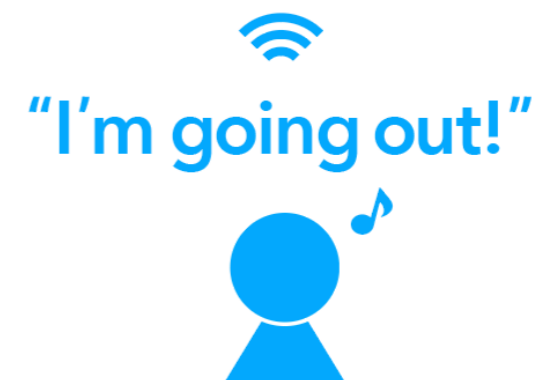
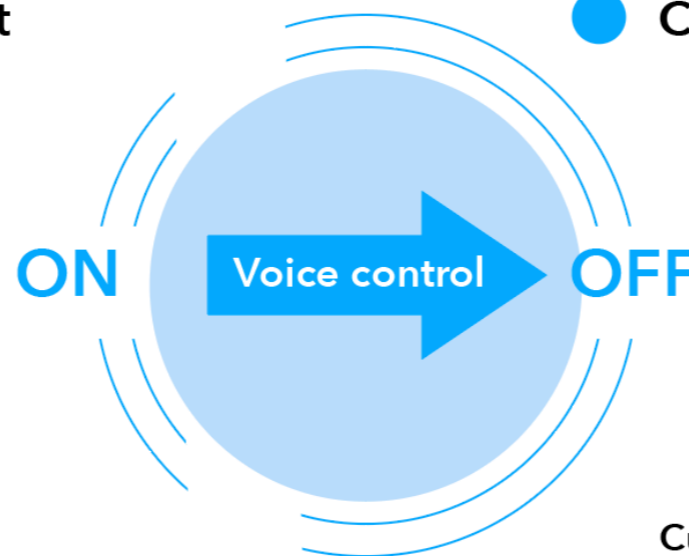
Compatibility with smart speakers allows for connecting to various home appliances such as lighting, air conditioners, and televisions, to enable customized settings via voice control.

Voice control frees residents from worries of un-switched-off devices while away from home

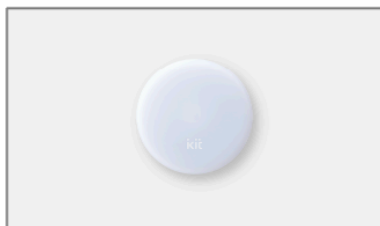
● For example, when going out



● Collectively control switches via voice



Customize home appliances via voice control



NATURE SENSOR REMOTE CONTROLLER

Residents can check the status of indoor temperature and humidity, as well as control air conditioners, televisions, and others with one tap of the central controller. In addition, control of infrared communication devices such as air conditioners is available even when away from home.



SMART LIGHT

Residents can set the tone of lighting to their taste. Lights can be turned off remotely while away from home in case they were not switched off.



CENTRAL CONTROLLER

Tablet type gateway that
can be equipped
with various functions



Price — 30,000yen(ex. tax)

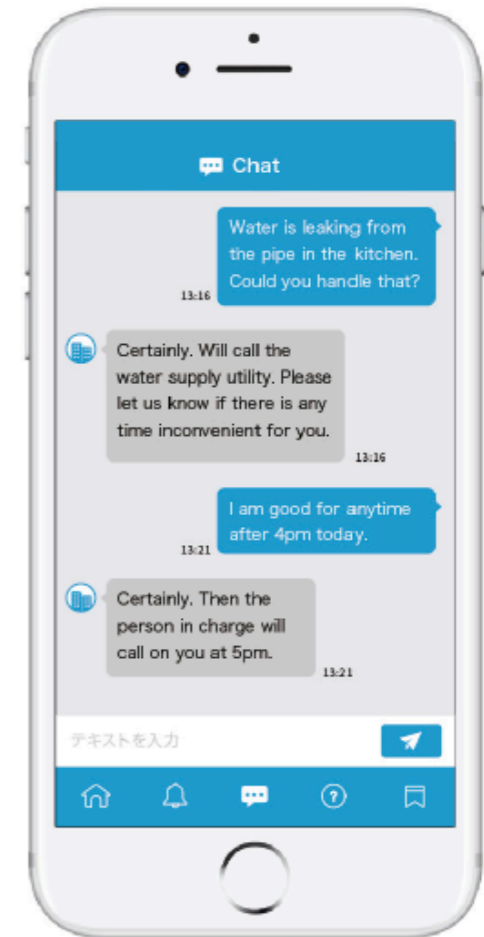
Color — white Weight — 315g

Dimensions — 208x122x10mm Installation — Indoor
(*Except for the projection)

*System fees 1,000 yen (ex.tax) /month charged for separate options

Concierge for all rental properties

Chat service supports the daily lives of residents including problems (such as water leakage) and point of contact for notifying when moving out. Connections to various IoT devices and home appliances allow residents to obtain a unique gateway which suits their own lifestyle.





TAG SECURITY

**Detects window open,
close, vibration and
informs you via app
even when away from home**



Price — 7,000yen(ex. tax)

Color — white

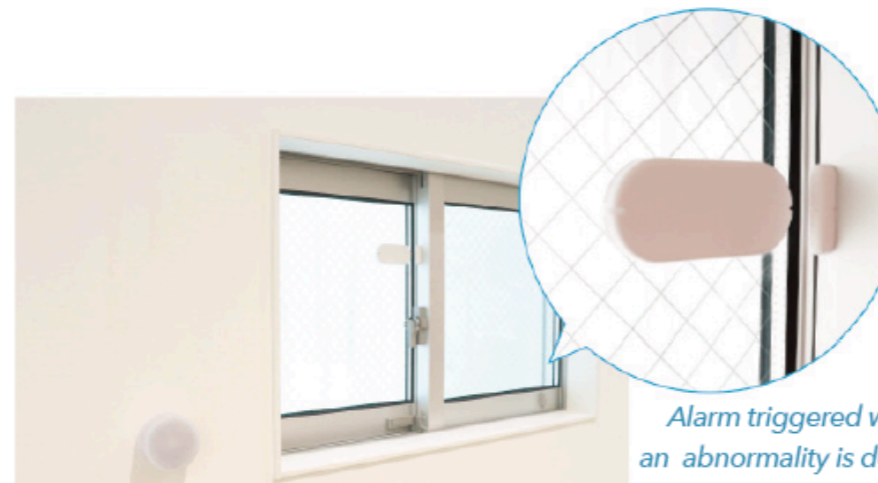
Dimensions — 84x38x8mm(body)
10x38x8mm(magnet)

Weight — 27g

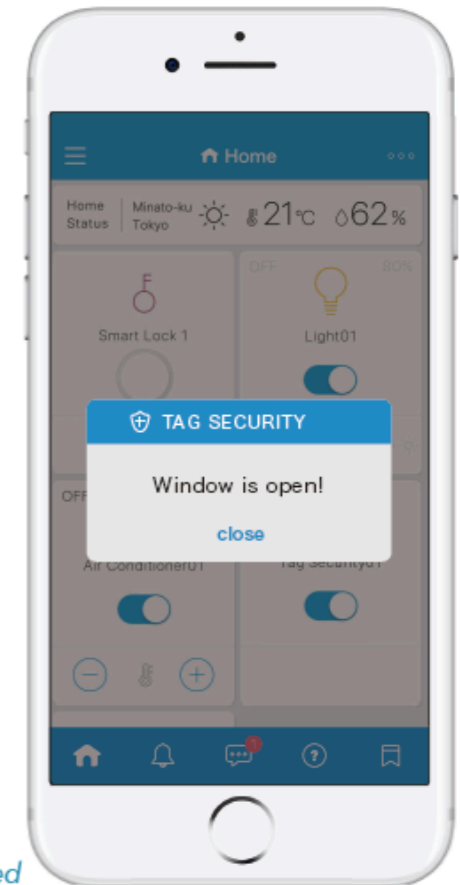
Installation — Indoor

**Alerts on abnormalities
are sent to smartphones**

WINDOW SECURITY installed on window detects its open, close, vibration and you can check the abnormality in the house via smartphone when away from home.



*Alarm triggered when
an abnormality is detected*

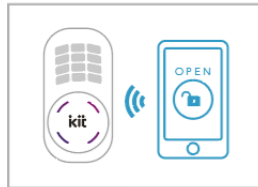




SMART LOCK

4 easy ways to unlock the door

Price — 78,000yen (ex. tax)



By smartphone

Capable of unlocking via smartphone through Bluetooth wireless communication.



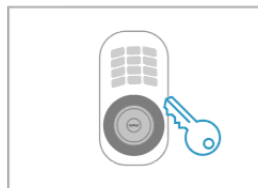
By traffic system IC card

Capable of unlocking via traffic system IC cards.



By keypads

You can set the PIN code of your choice. Automatic renewal of PIN code available in case of vacancy.



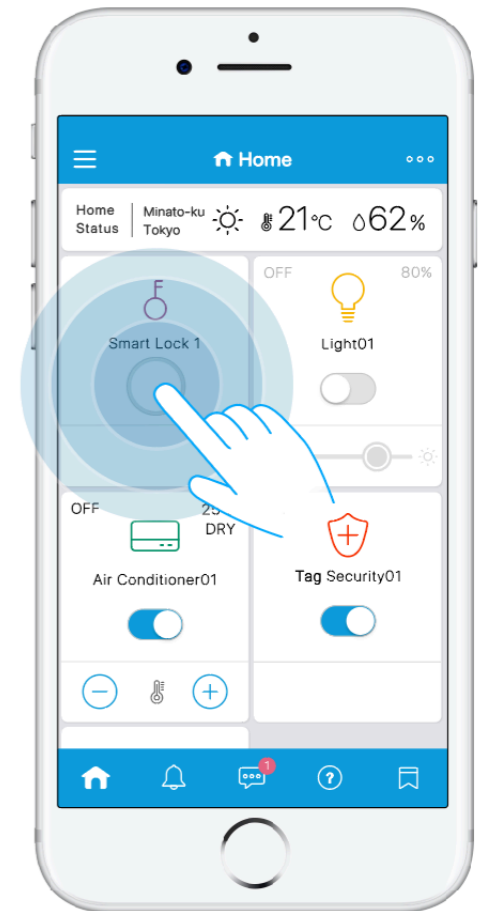
By physical keys

Physical keys are also valid, so residents can still unlock the door even if the smartphone is low on battery.

Enhanced security functions for vacancies Special processing technology enables a device that stays put



*Prototype image



● Auto lock function

Doors are locked automatically when closed. No need to worry about forgetting to lock doors.

● Low battery notification

An alert sound will ring when the battery level is low.

● Easy installation

Optimal for rental properties because no work is required for the doors. Device will remain firmly attached to door by special processing.

● Logdata available on history of unlocking

Data for "when" and "how" doors were unlocked is stored automatically, eliminating the labor of recording access.

● Warning function

A warning sound of 105dB rings when doors are forcefully unlocked, preventing unlawful entry during vacancy.

● 9V battery compatible

Even if batteries run down, power can be supplied temporarily by square-type 9V batteries from outside the doors.



NATURE SENSOR REMOTE CONTROLLER

Remote controller that acquires the status of the home environment and control devices remotely



Price — 13,000yen (ex. tax)

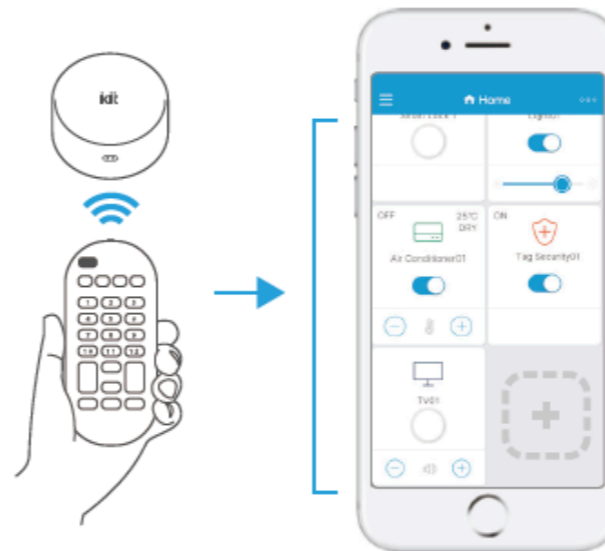
Color — white

Dimensions — $\phi 78 \times 38$ mm

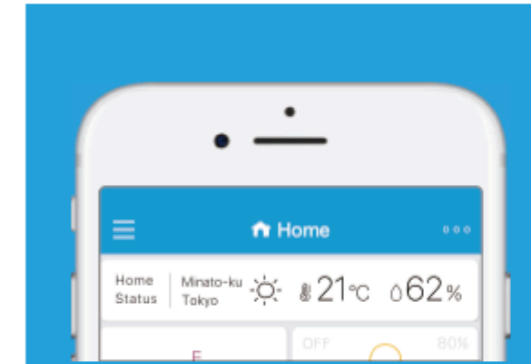
Weight — 100g

Installation — Indoor

Stay connected to the status indoors for a more convenient and comfortable life



Can add various remote controllers at home



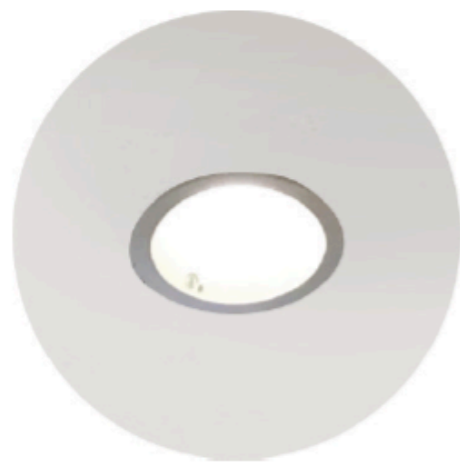
Acquire and show the status of weather, temperature and humidity

Residents can check the status of indoor temperature and humidity, as well as control air conditionings, TV, and others in one tap of the central controller. Control of infrared communication devices such as air conditionings are available even when away from home.



SMART LIGHT

Turn on/off lights and adjust colors/tone of lighting



Price — 47,000yen (ex. tax) /unit

Color — white Installation — Indoor

*reference price : 1 master device +3 slave devices structure

*Since construction cost differs depending on the properties, it will be quoted separately.

No more forgetting to turn off the lights by remote control

Residents can set the tone of lighting in their taste. Lights can be turned off remotely in case they were not switched off while away from home.



Set the illuminance and light color



On and off with a single-button operation. Can adjust the illuminance

A more comfortable daily life: kit's support services for residents

Benefit



Emergency

Peace of mind in emergencies Supports daily lives

Life service sharing economy
生活110番

Seikatsu #110
Websites containing useful information and contractor search/comparison that help to solve daily troubles



Compare contractors
Capable of searching and comparing services concerning fixing, cleaning, and crime prevention



Original services
Providing original services with unaddressed needs



Daily life information
Updates on useful tips for every day life



Housekeeping

Supports daily lives with housework and house cleaning services

Bears
5,200 staff nationwide with a customer satisfaction rate of 96.5%. The first recipient of the "Housework Services Certification" in Japan.

Housework/Housekeeping
Supports domestic work


House cleaning
Specialized cleaning by professionals in areas such as the kitchen

Cooking
Custom cooking is available

Kids/Babysitters
Caretaking, school pickup and drop off of children and simple errands

Senior support
Supports comfortable lives for residents 60 years old and above

Gifts
Housework services can be presented to others as gifts




Car Rental

Support outings with hassle-free unmanned car rental check-in

ORIX CarShare
Rental offices have expanded to 1,500 nationwide. Car sharing service with a wide range of cars to choose from.

Fee	Basic monthly fee 980 yen	
	15 minutes 200 yen and up	
	6 hour package 3,500 yen and up	24 hour package 6,000 yen and up
	12 hour package 4,500 yen and up	Night package 2,500 yen and up
	IC card issuance fee (per card) 1,000 yen	

* Fee plans change depending on car



Medical


Medical support Directly consult with doctors at any time

first call
Directly consult with doctors anytime for an unlimited number of times for 540 yen/month (incl.tax) (Free for the first month)

Consult via chat

Consult via video message





Consult with doctors about medical problems at any time

Clinical department-based consultation is available, including internal medicine and ophthalmology



Fashion

Support styling with a men's fashion rental service

Leeap
No cleaning required when returning clothes
Fashion rental service for men with a monthly fee

Casual Plan
7,800 yen /month (ex.tax)
·Stylists propose two outfits with three tops and one bottom
·Rent clothes once a month
(*Two rentals are available during the first month)

Jacket&Pants Plan
13,800 yen /month (ex.tax)
·Stylists propose two outfits with one jacket, two tops, and one bottom
·Rent clothes once a month
(*Two rentals are available during the first month)

New business partners and services
coming soon!

Apartment **kit** for Owner



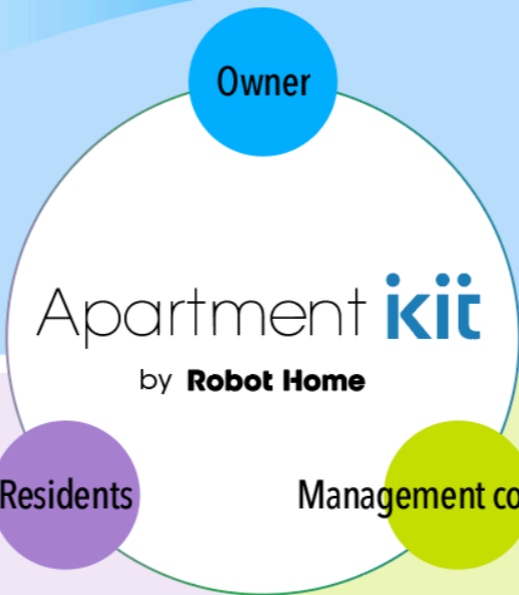
for Owner

Providing an app that gives owners full control, from resident search to overall management

Develop an owner solution app leveraging the accumulated database of TATERU business

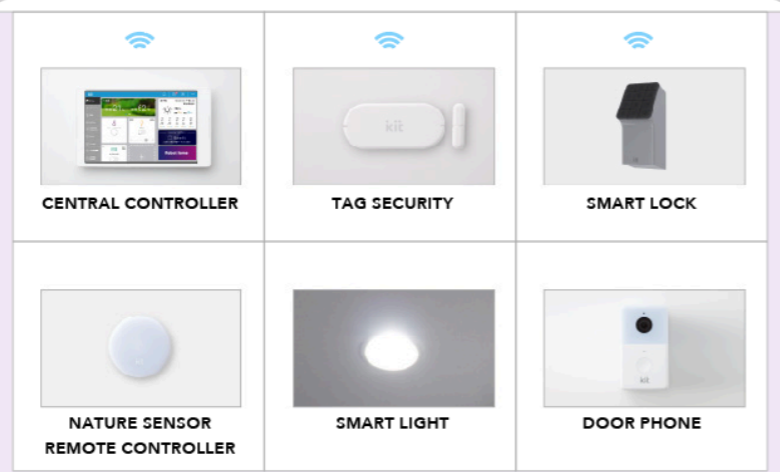


App screen designed for owners



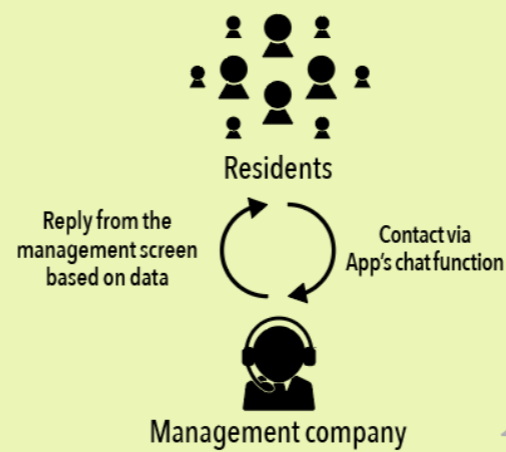
for Customer

Providing IoT rental housing



for Property Management

Accelerating communication with owners
Providing management tools



Management screen designed for management companies