

Rental facilities (offices and wet labs) to support successful start-up, second start-up and initial public offering.

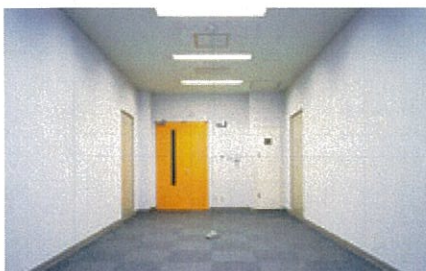
Key Features of Venture Plaza Funabashi

- **Conveniently located, 25 minutes from Tokyo station by JR line**
Within walking distance from Funabashi, Keisei Funabashi, Higashi-Kaijin, and Shin-Funabashi stations.
- **Well-organized rental facilities and common-use space**
Wet labs suitable for product development, offices ideal for IT enterprises, and also includes a large conference room and lounge available at no additional charge.
- **On-site resident staff (Incubation Manager) to support tenants**
“Tailor-made support” using a corporate chart to assist in the initial start-up and successful management.
- **Seminars, networking events, individual consultation**
Support for expanding the network of personal contacts and promote business matching.
- **Support for tenant companies by local governments**
Various support including the rent subsidies provided by SME Support JAPAN, Chiba Pref. Funabashi City and Chiba Industry Advancement Center.



● Lounge

Venture Plaza Funabashi is an incubation facility operated by the Organization for Small & Medium Enterprises and Regional Innovation, JAPAN (SME Support, JAPAN) in cooperation with Chiba Prefecture, Funabashi City, and Chiba Industry Advancement Center. It is a public incubation facility that supports business growth by renting offices and labs to those who aim to start up a company, create a new business and develop new products.



● Office



● Lab

SME Support, JAPAN (<http://www.smrj.go.jp>) has been engaged in the creation of new businesses in collaboration with local governments by establishing incubation facilities across Japan for SMEs and venture firms determined to push the boundaries of developing new products and technologies, as well as creating a new businesses. "Venture Plaza Funabashi" is a facility that provides comprehensive support for start-up and business creation, managed by SME Support, JAPAN in collaboration with METI, Chiba Pref. and Funabashi City.

Venture Plaza Funabashi

● Rental space to meet various needs and practical common-use space

1) Rental space

Available office size ranges from 24.50m² to 60.75m² and labs (wet labs), 26.25m² to 63.00m² to meet various needs. Offices and labs are partially separated by partitions and can be converted into suites. Tenant companies have free access to these facilities 24 hours 365 days with a highly secure environment.

2) Common-use space (no additional service charge)

A conference room (with projector and other equipment) for seminars with up to 60 people, meeting rooms for up to 10 people, a lounge available any time, kitchens, a female locker room and other facilities.

● Support is provided by on-site resident staff (Incubation Manager)

1) On-site resident staff (Incubation Manager)

IM (Incubation Manager) offers support for resolving business issues at various stages including start-up, second start-up and initial public offering. (Start-up, business planning, human resources, finance, facilities, business partnerships, technology, patents, general affairs, legal affairs, labor and personnel affairs, accounting and tax affairs, IT•WEB, public relations, market cultivation, marketing, internal control, IPO, etc.)

2) Start-up & Managerial Innovation Center is established within the Venture Plaza Funabashi

Based on industry-academia-government collaboration, the Center aims to support: improvements in production technology, promotion of SMEs managerial innovation, development of commerce and industry, and creation of new industries.

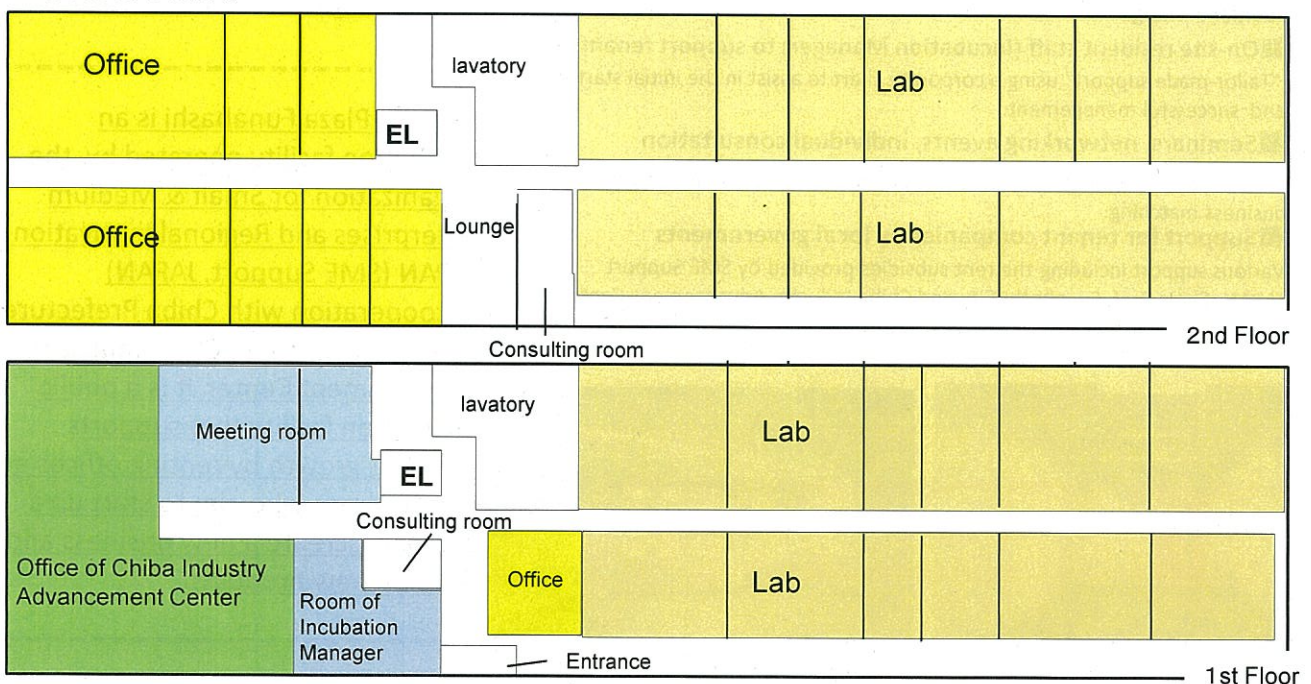
3) Networking events and seminars

Regular networking events and seminars are provided at the large meeting room enabling the building of an efficient business network leading to new business opportunities. Participants include tenant companies, local companies, support organizations, universities, financial institutions, venture capitals and large companies.

● Rent subsidy is provided by Funabashi City

Funabashi City offers a monthly subsidy of 1,500yen/m² for the monthly rent of 4,095yen/m². For further details, please refer to the "Venture Plaza Funabashi tenant support subsidy guideline" (by Funabashi City).

◆ Floor Plan ◆



<Facility Concept & Support Menu>

“Creating a new business” and “Contributing to the local community” through Venture Plaza Funabashi

Individuals, SMEs and venture firms that want to take the opportunity of creating a new business

- Start-up
- Second start-up
- New product development
- Start of new business

Designing Business Plans

Move into the facility

Venture Plaza Funabashi

- Offices and wet labs for rent
- Conference room and common-use space
- Support by on-site resident IM
- Seminars, networking events
- Management consultation, business matching and related information

< Examples of support areas >

Start-up, business planning, management, human resources, capitals, facilities, business collaboration, technologies, patents, general affairs, legal affairs, labor and personnel affairs, accounting and tax affairs, IT·WEB, public relations, market cultivation, marketing, operation improvement, internal control, IPO

Support collaboration network

- SME Support, JAPAN
- Chiba Pref.
- Funabashi City
- Chiba Industry Advancement Center
- Other support organizations

Support Menu

Business collaboration network

- Local enterprises
- Venture enterprises
- Large enterprises
- Universities
- Financial institutions
- Venture capitals

Matching Collaboration

Invitation to take part in business collaboration network!

Achieve the initial goal

Graduation

New business development, IPO and contribution to the local economy

● Facility specification

	1 st Floor		2 nd Floor	
Type	Labs	Offices		Labs
Rent space	26.25~63.00m ²	24.50m ²	29.75~60.75m ²	26.25~63.00m ²
Number of rooms	12	1	9	13
Ceiling height	3.0m	2.8m		3.0m
Floor load	1,000kg/m ²	300kg/m ²		800kg/m ²
Floor surface	Chemical proof vinyl floor sheet	Antistatic tile carpet on OA floor		Chemical proof vinyl floor sheet
Communication	High-speed data link (pipe arrangement suited for optical cable), telephone line			
Air-conditioning	Air-cooled heat pump system		All-in-one air-conditioning system	
Electricity	Single phase(200v/100v), 3phase(200v)		Single phase (200v/100v)	Single phase(200v/100v), 3 phase(200v)
Water & drainage	Water & drainage pipes installed			Water & drainage pipes installed
Utilities	Counseling room A & B, conference room A & B, lounge, female locker room, EV, kitchen, bathrooms, car and bicycle parking lot, automated security system			

Application guideline

Application eligibility

- Individuals planning to start a company and SMEs and venture firms that have just commenced a business.
- SMEs aiming towards a new business development or second start-up.
- No constraints on business field, length of business history, nor business performance. Any SMEs and venture firms aiming to develop new products or services, and any individuals, SMEs and venture firms taking on the challenge of a new business can apply.

Rent

Rent is 4,095yen/m² per month (tax incl.), for both offices and labs.

Funabashi City offers a rent subsidy of up to 1,500 yen/m² per month.

- Monthly rent: 100,275 yen (24.50m²)-257,985 yen (63.00m²)
- Sample monthly rent with subsidy support: 63,525 yen (24.50m²)-163,485 yen (63.00m²)

(Sample rent of companies with headquarters located in Funabashi City or moved to Venture Plaza Funabashi, which are eligible for the rent subsidy and have been in the facility for 1 to 3 years. (For details, please refer to the "Venture Plaza Funabashi tenant support subsidy guideline" (by Funabashi City)

Screening

Tenants will be selected by the Tenant Screening Panel of SME Support, JAPAN, reflecting evaluation by the Venture Plaza Funabashi Tenant Evaluation Committee. This will be undertaken after the interview and confirming eligibility based on the specified application form and other required documents.

Rental contract

A fixed-term rental contract has to be signed between a tenant and SME Support, JAPAN prior to moving into the facility.

* Some contracts might require a guarantor.

- Deposit: Equivalent to 3 months' rent excluding tax
- Contract term: Maximum 3 years. In some cases, contract may be renewed for a further 2 years upon termination of the initial contract through the regular screening procedure.

Please feel free to inquire.

Organization for Small & Medium Enterprises and Regional Innovation, JAPAN (SME Support, JAPAN)

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E-mail: international@smrj.go.jp

URL: <http://www.smrj.go.jp/english/index.html>

<Nearest stations>

- 25 minutes from JR Sobu Line Funabashi Station (14 minutes walk from the facility) to Tokyo Station
- 27 minutes from Tokyo Rapid Railway Higashi-Kaijin Station (6 minutes walk from the facility) to Otemachi Station
- 28 minutes from Tobu Noda Line Shin-Funabashi Station (9 minutes walk from the facility) to Kashiwa Station