

HOUSTON



DALLAS



G T T
Gone to Texas

PXC Inc.
Tokyo, April 2022

AUSTIN



San Antonio



Our Story

- ▶ Concept: “Japan’s too static, let’s bet on Texas”
- ▶ 2021 Aug: Yo Shimizu, founder of Hayabusa Energy and expert in Texas business affairs, joined PXC Inc as an advisor of international investment & trading;
- ▶ 2021 Oct: Ken Sugano (President) & Kuni Kawasaki (Chairman) came to Texas, examined opportunities in commercial real estate, oil & gas, and tech start-ups;
- ▶ 2021 Nov: Acquired exclusive importation & promotion rights of Texas craft vodka, “Western Son” for Japanese market;
- ▶ 2022 Mar: Starting *GTT*, targeting to acquire commercial real estate for improvement.

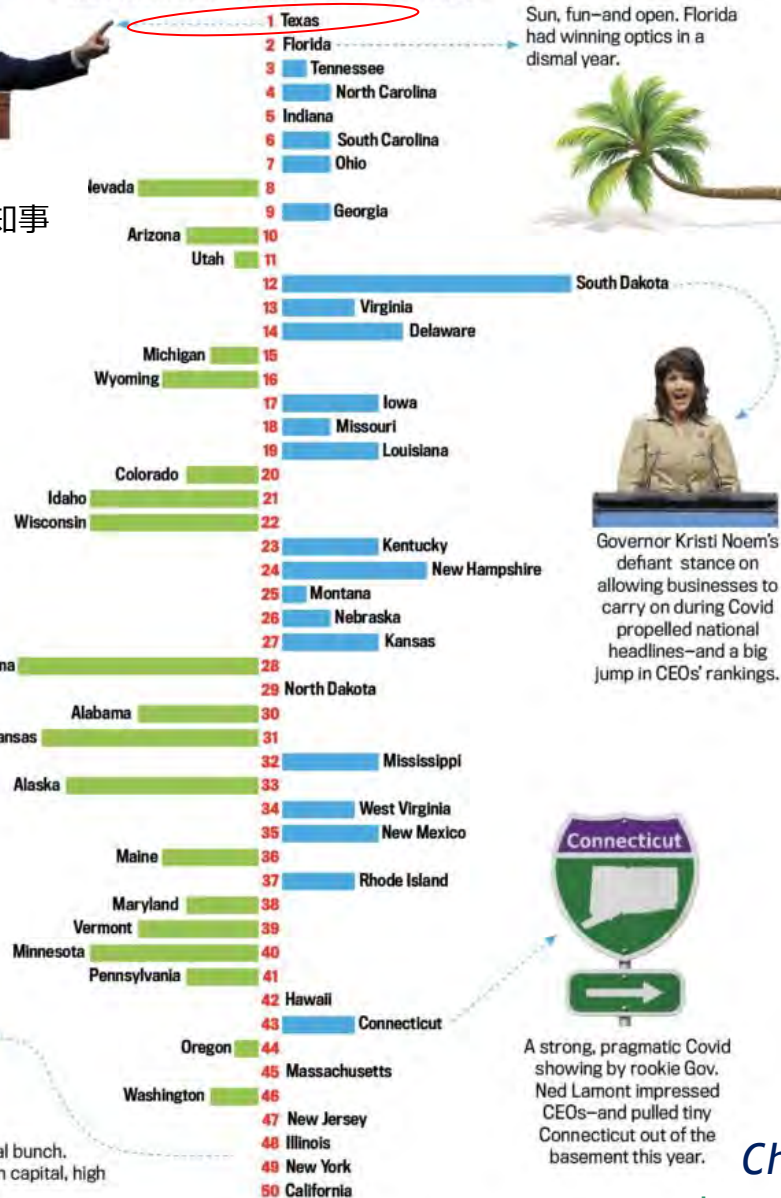


RANKING 2021 BEST & WORST STATES FOR BUSINESS



Greg Abbott
テキサス州知事

<<LOSS FROM 2020 RANK GAIN FROM 2020>>



Why gone to Texas?

....because it's the best place for business!

- No state income tax
- Small government, less regulations
- Lower cost of land and business operation in general
- Exodus of corporations and rich people to Texas happening

Chief Executive (2021/4/28)

<https://chiefexecutive.net/up-for-grabs-the-best-worst-states-for-business/>

FORTUNE 500 COMPANIES IN TEXAS

The Lone Star State is home to 49 Fortune 500 corporate headquarters.



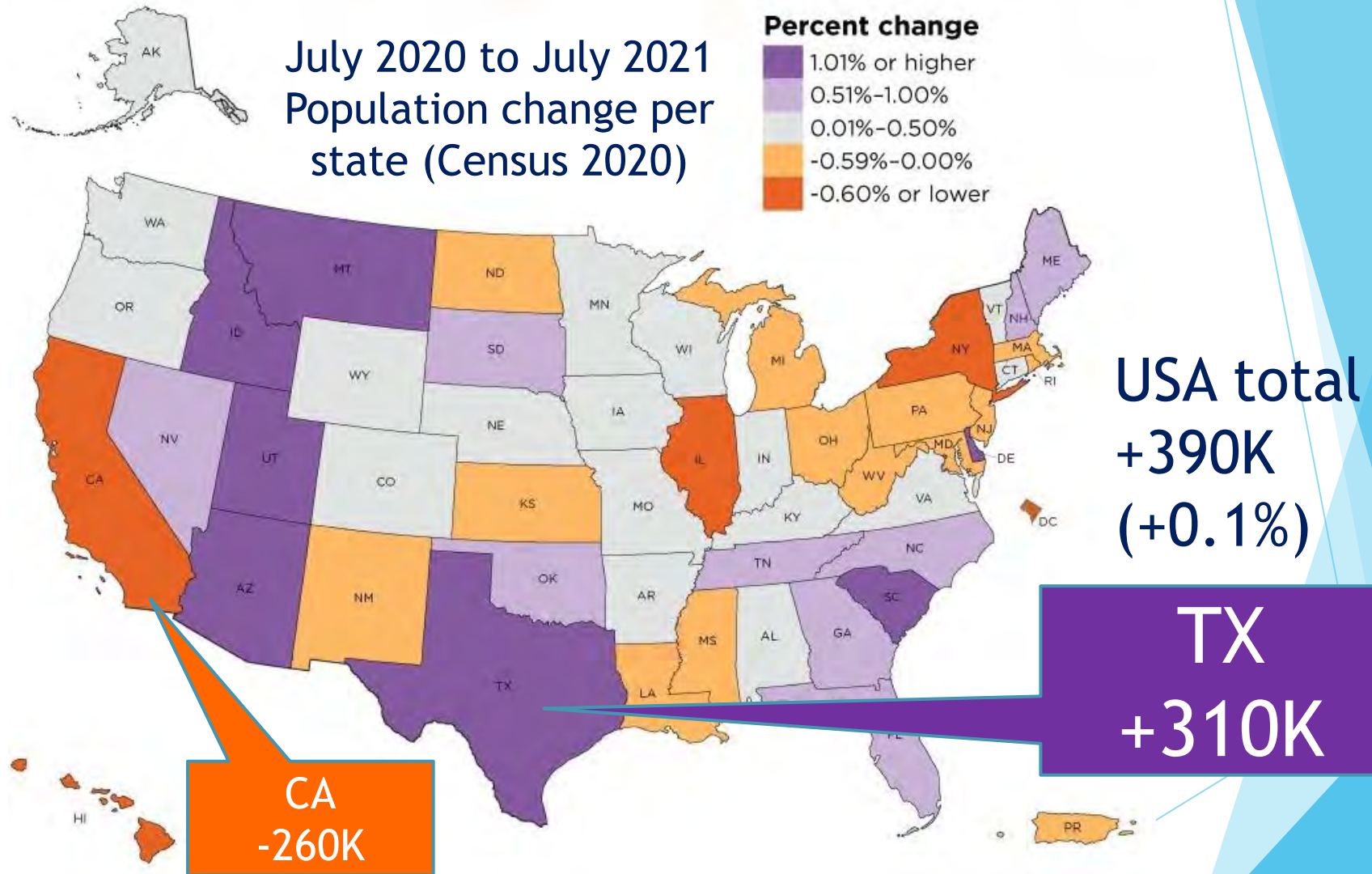
49 of Fortune 500 headquartered in Texas. Now probably 50 including Tesla

- ❑ Over 200 Japanese corporations, trend became particularly strong since Toyota moved its North American HQ from Torrance, CA to Plano, TX
- ❑ 4,000 Japanese population in Houston, 4,000 in Dallas

<https://gov.texas.gov/uploads/images/business/TXFortune500.png>



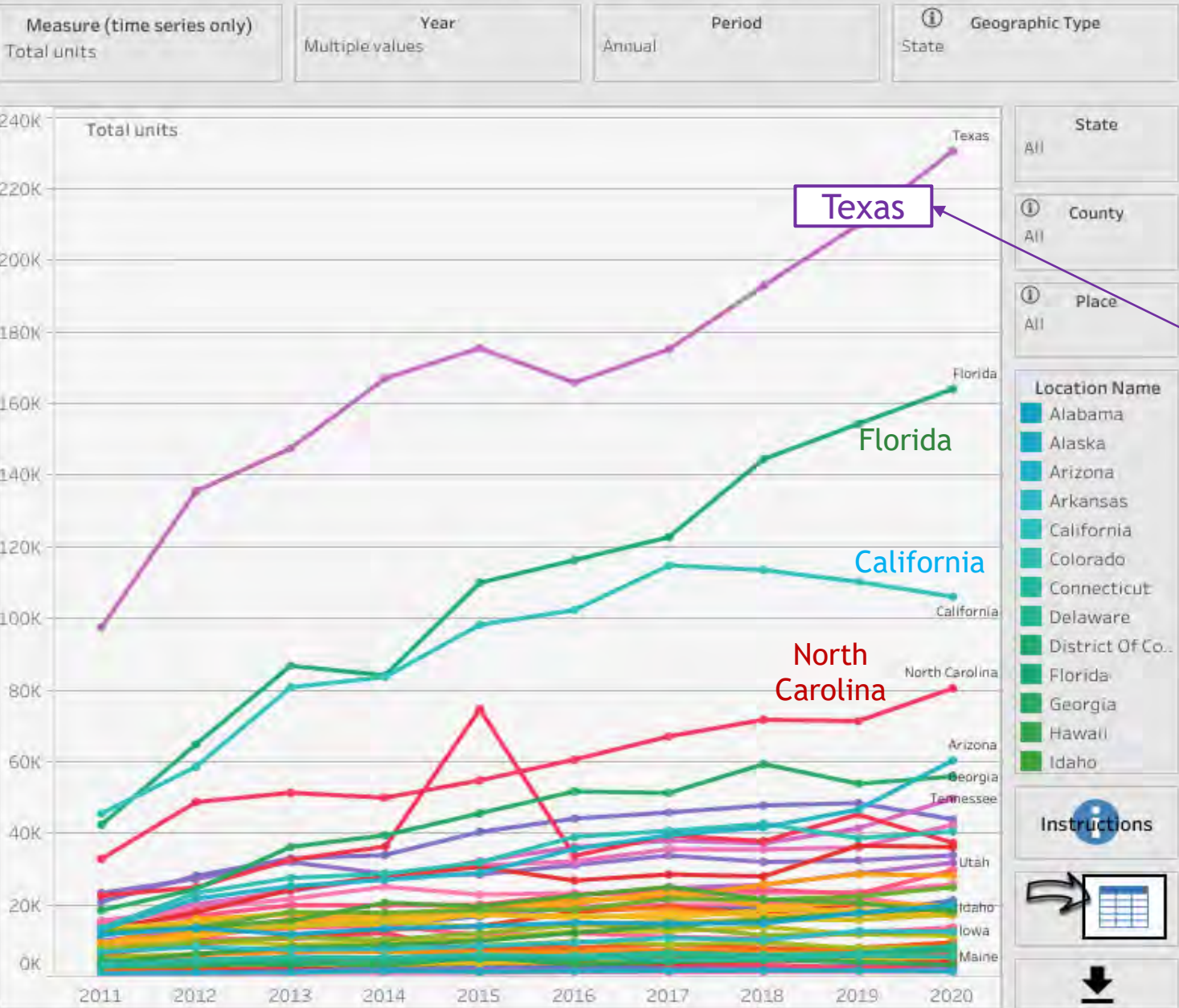
Texas is the biggest population winner during pandemic



US 2020 Census

<https://www.census.gov/newsroom/press-releases/2021/2021-population-estimates.html>

New Privately Owned Housing Unit Authorizations



Texas has by far the largest new constructions in USA

US 2020 Census
<https://www.census.gov/library/visualizations/interactive/bps-new-privately-owned-housing-unit-authorizations.html>

If Texas were an independent country...

GDP (2021 est.)

rank	country	\$ Trillion
3	Japan	\$5.1T
5	UK	\$3.1T
9	Canada	\$2.0T
9	TEXAS	\$2.0T
10	S. Korea	\$1.8T
11	Russia	\$1.6T

(IMF, US BEA)

GDP per Capita

rank	country	\$000
4	Norway	\$82
5	USA	\$69
6	Iceland	\$69
7	TEXAS	\$68
7	Denmark	\$68
26	Japan	\$41

Population

rank	country	million
11	Japan	125.4
48	Yemen	30.5
49	Nepal	30.4
50	TEXAS	29.5
50	Venezuela	28.7
51	Ivory Coast	27.1

Oil Production

rank	country	Million b/d
1	USA	11.3
2	Saudi A.	11.0
3	Russia	10.7
4	Canada	5.3
5	TEXAS	4.9
5	Iraq	4.1

(BP Statistic 2021, EIA)

Nat. Gas Production

rank	country	Billion CF/d
1	USA	77.4
2	Russia	61.6
3	Iran	24.2
4	TEXAS	21.9
5	China	18.7
6	Qatar	16.5

(BP Statistics 2021, EIA)

Wind power capacity

rank	country	GW
1	China	282
2	USA	118
3	Germany	62
4	India	39
5	TEXAS	33
21	Japan	4

(Wikipedia, WINDEXchange)

Area

rank	country	000 km2
36	Turkey	784
37	Chile	756
38	Zambia	753
39	TEXAS	696
39	Myanmar	677
62	Japan	378

“Triangle of Growth” Houston - Dallas - San Antonio/Austin



To compare with...

	Japan	USA	LA (CA)	Houston	Dallas	Austin	San-A
Population (mil)	123	332	3.9	2.3	1.3	1.0	1.4
Change from 2010	-2.8%	+7.3%	+2.8%	+9.8%	+8.9%	+21.7%	+8.1%
Under 18 yrs old	16.3%	22.4%	20.7%	25.1%	25.0%	20.4%	25%
Under 65 yrs old	70.7%	83.5%	87.6%	89.5%	89.7%	91.1%	88%
Born in foreign land	-	13.6%	36.9%	29.3%	24.8%	18.8%	14.3%
Speaking other than English at home	-	21.6%	58.9%	48.9%	43.6%	31.9%	42.8%
Owner-occupied house	-	64%	37%	42%	41%	45%	54%
Owner-occupied house median value (\$000)	-	\$218	\$637	\$172	\$188	\$337	\$146
Nickname	-	-	LA City of Angels	Space City H-Town Bayou City	Big D Pegasus City	Bat City Hippie Haven	Alamo City River City

US 2020 Census

<https://www.census.gov/quickfacts/fact/table/US,losangelescitycalifornia,houstoncitytexas,dallascitytexas,austincitytexas,sanantoniocitytexas/PST045221>

THE TEAM

GTT leader, president of PXC Inc (Japan), currently working on debut project of Texas craft vodka, Western Son, with exclusive promotion rights for Japan. As a founder/chairman of RiskMonster.com (2000-'21), with successful IPO in Tokyo Stock Exchange in '04, Ken is known for bringing innovation in credit management and risk control in Japanese business. Sojitz Corporation 1993-'00 (Credit management team in HQ and NY office). Director, Japan Association of Credit Management (2013-'19)



Ken Sugano
President,
PXC Inc.

Yo Shimizu
President,
Falcon JP
Investment LLC



2015- Founder and President, Hayabusa Energy USA LLC. Expert in project management, acquisition, development and monetization of real property, focus on oil & natural gas. Currently operating several oil & gas wells from Houston, while advising Western Son project. 2003-'13 Mitsubishi Corporation Exploration (Country Manager, Gabon) 1999-'03 INPEX-Teikoku (Asset Management, Abu Dhabi Project)

Currently operating +-300 properties all over Houston, including residence, commercial, and land.
2016 - 2018 Acquisition Analyst, Hartman Income REIT
2015 - 2016 Financial Analyst, Acquisition & Asset Management, Whitestone REIT. University of Houston, Clear Lake (MBA, Finance)



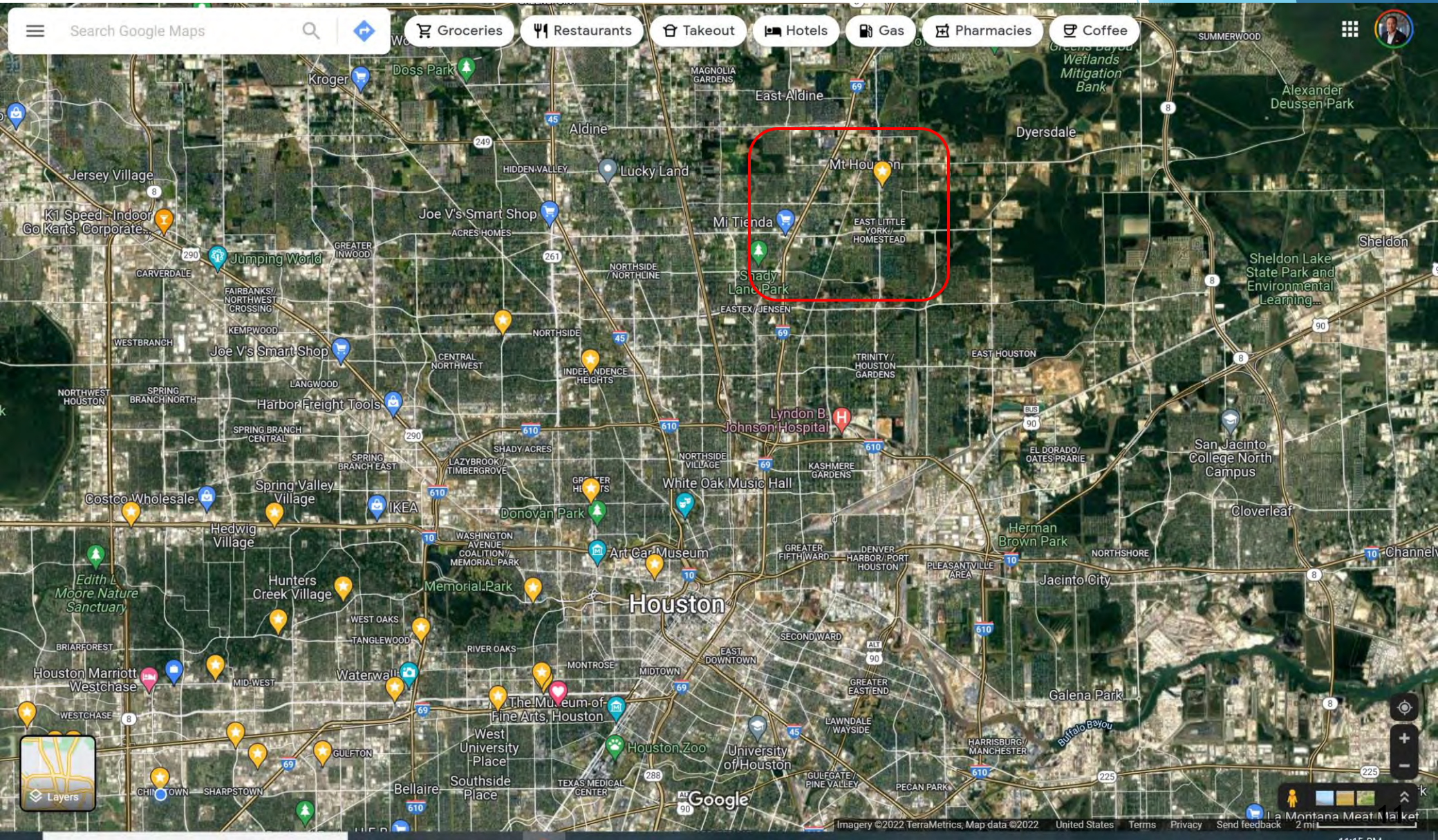
Long Nguyen
President,
VN Realty Group

Scott L. Shafer
President,
SLS DEVCO LLC

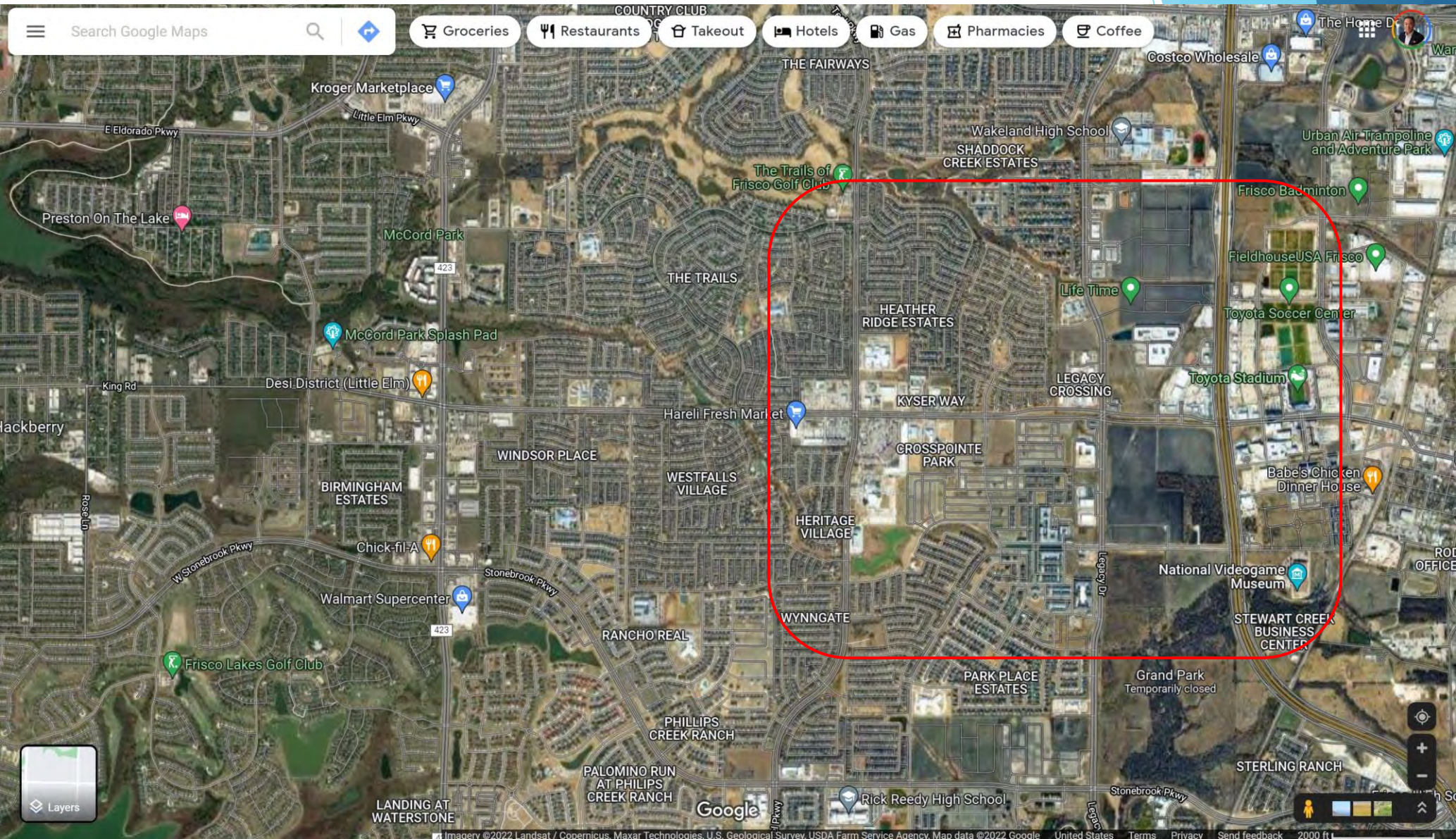


Developer with 40+ years experience, currently developing 100,000m2 land with 100 office units in Frisco, TX.
Motto: "only job better than property developer is an astronaut"
Iowa State Univ. (1972, B.S., Urban Planning); Univ. of Southern California (1978, Master, Urban & Regional Planning / Master, Public Administration); University of West LA School of Law (1979, Juris Doctor)

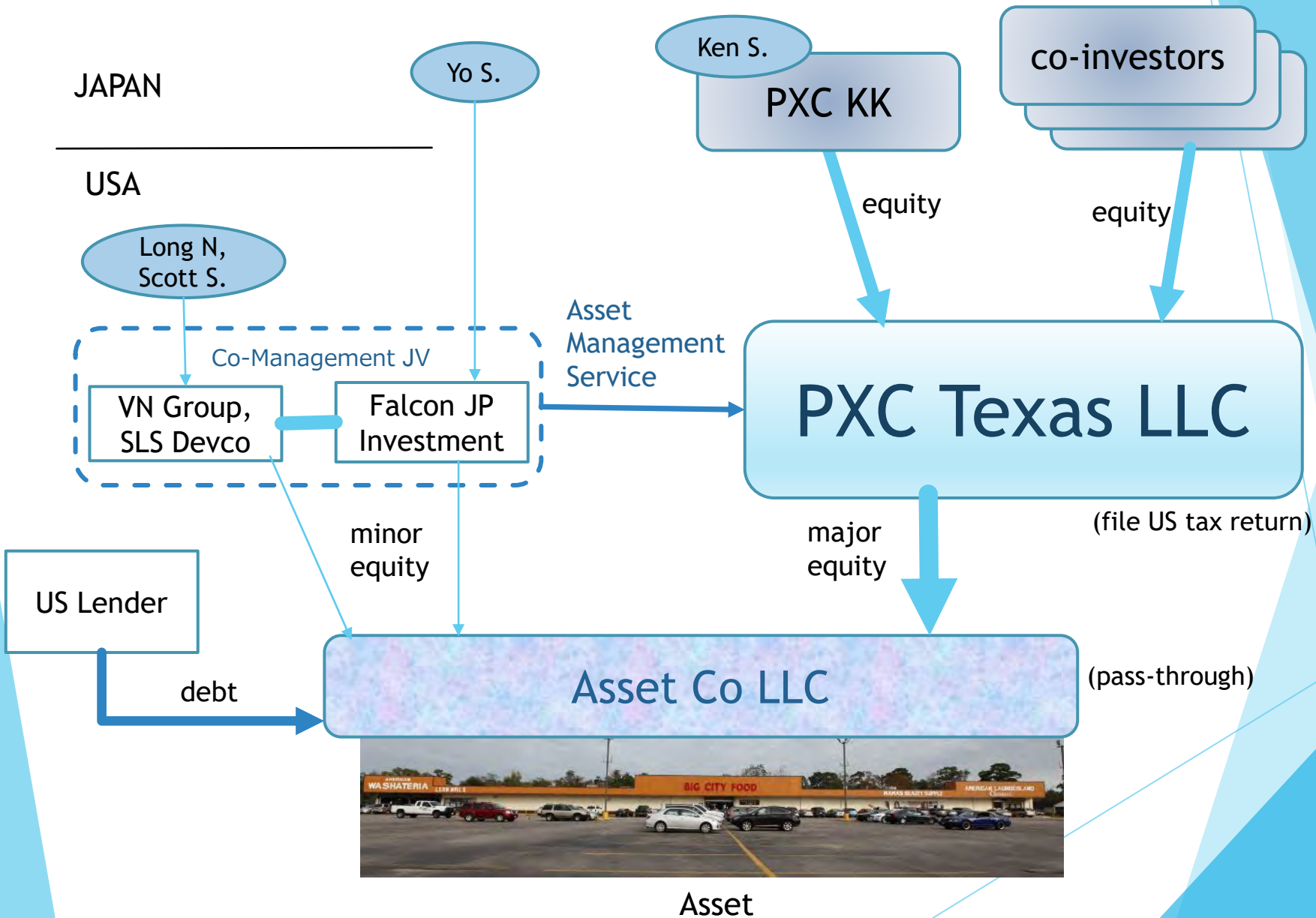
Asset under review with VN Group: fully operational strip mall in north Houston in growing Hispanic community



Asset under review with SLS Devco: Land development for commercial property in Frisco city (north of Dallas)



General Structure



Texas in Japanese media

日本経済新聞 (Nikkei Newspaper)

朝刊・夕刊
LIVE

トップ 速報 オピニオン 経済 政治 ビジネス 金融 マーケット マネーのまなび テック 国際 スポ

東京都、中小企業の海外展開で米テキサス州と覚書

東京 +フォローする (MOU signed between state of Texas and Tokyo prefecture to support Japanese SME to go to Texas)
2022年1月27日 18:19



(ANN news on Texas Shinkansen project)



(“Why Toyota moved its HQ to Texas?” by Luke Kuraishi and Hiroshi Nakano)

“You may all go to Hell,
and I will go to Texas”
Davy Crocket

