



FACILITY STRATEGIST

YPMC
GLOBAL

YPMC Global, Bridging the World

A “Facility Strategist” providing dedicated services to clients engaged in global projects

Our clients are global - both Japanese and non-Japanese pursuing construction projects outside of their own country. In all cases, seamless communication between two countries is crucial. YPMC offers a local business assessment service to ensure mutual understanding. Based on the “Y-STYLE”, we extend exclusive PM (project management) / CM (construction management) services, customized to the specific needs of the country and project.



Clients expanding overseas from Japan

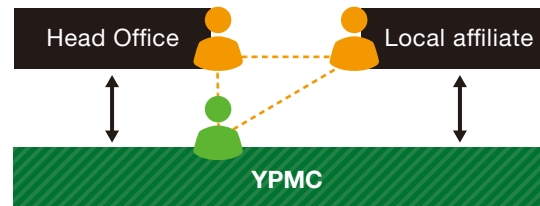
Ensuring corporate governance in overseas business

Since the business environments vary by countries, maintaining the corporate governance is crucial. As a third-party specialist, YPMC validates the project and its progress, to avoid communication issues between the two countries. We identify and sort out issues in order to derive ideas of solution, and never let differences in culture and customs, or physical distance hinder the project.

Deploying local partners for best outcome

Investing in the overseas project is a major decision for any companies. YPMC has extensive networks in many countries. While business ethics are typically different by countries, our expertise in negotiations and coordination on our client's behalf can minimize risks and uncertainties. We collaborate with our local partners while always respecting our client's intent. This approach enables us to develop a system to maximize advantages and meet the client's expectations.

Local Business Assessment Service

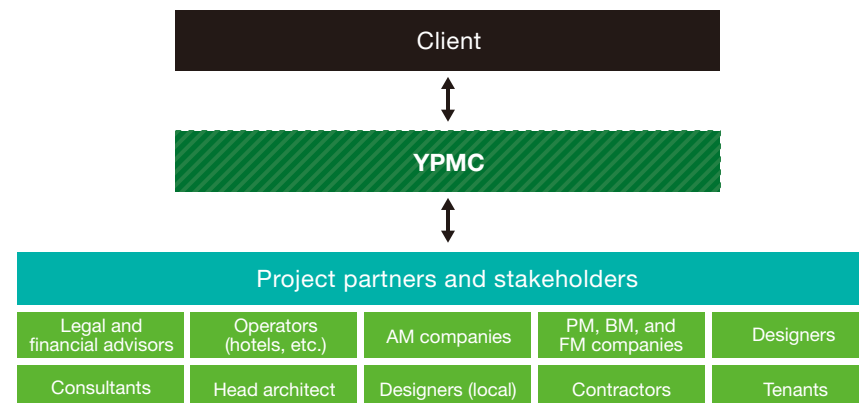


Clients expanding into Japan from overseas

Validating the project in Japan

Japan has distinctive business practices and construction systems, and clients expanding their business into Japan for the first time are frequently faced with countless unknowns. As a third-party specialist, YPMC validates the project, all the way from the facility planning phase to the operation phase.

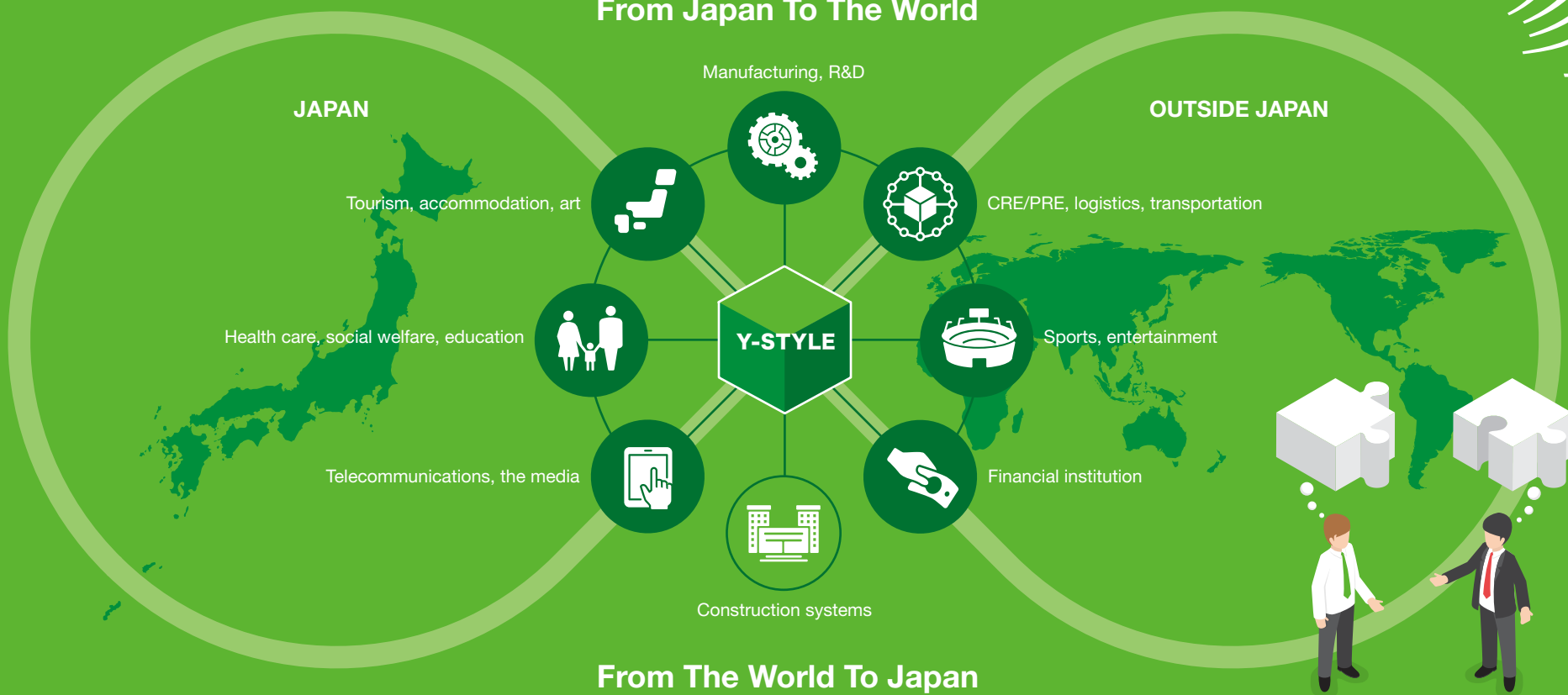
Project and Construction Management Service



Identifying issues and delivering solutions

"How do designers and contractor work in projects in Japan?" "What are the legal constraints?" YPMC is familiar with such typical concerns. We make sure that our client's intent, project partners' ideas and systems are always shared and mutually understood. This is how we keep all partners on the same page. Functioning as a communication hub between our client and other partners in the project, we aim to unitarily and comprehensively identify both potential and prevailing issues, so we can shape ideas and mechanisms for solution.

From Japan To The World



From The World To Japan

LOGISTICS



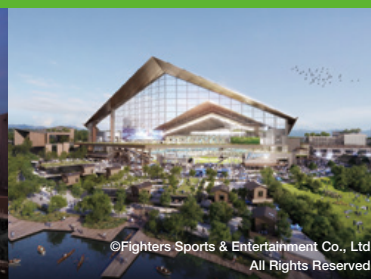
Japan Motor Terminal's DynaBASE

OFFICES



Avex Inc. Headquarters, Tokyo. Design by OBAYASHI CORPORATION. Photo by Naomichi Sode.

SPORTS



ES CON FIELD HOKKAIDO

ART



MORI Building DIGITAL ART MUSEUM:
EPSON teamLab Borderless

HOTELS



Hyatt Centric Ginza Tokyo

PUBLIC FACILITIES



Image provided by the Takenaka and Nishimatsu Construction Consortium

The new Yokohama City Hall building

Y-STYLE for You

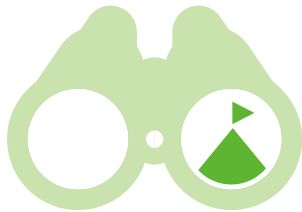
We provide customized services, exclusively for our clients

For over 20 years, we have been providing quality PM/CM services to clients in various industries in Japan, contributing to social advancement. With continued efforts, we have established a wealth of trusts and achievements by refining and updating the Y-STYLE. We are now expanding our services overseas in response to the needs for global businesses.

While maintaining the core essence of the Y-STYLE, we formulate a menu of localized programs according to the specific circumstances of the country (business practices, laws and regulations, construction conditions etc.). Y-STYLE is designed to resolve the project-specific issues, with the best suited system and team. That is why we can bring the global business to success.

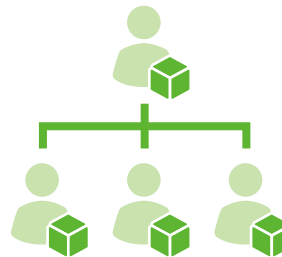


INDEPENDENT



- Neither being a designer nor a contractor, we, facility strategist always focus on our clients' best interests.
- As a third-party specialist, we assist our client to draw fair and rational decisions.
- During each phase of a project, we maintain a neutral position among project partners and facilitate meaningful discussions.

SYSTEMATIC



- We offer a one-stop framework to fully utilize Japan's high quality construction systems.
- We know how to bring the very best out of designers, contactors and other project partners in terms of proposal and techniques.
- We maintain the fairness and transparency of a project from the QCDSR perspective, and make it possible for clients to earn expertise as their asset.

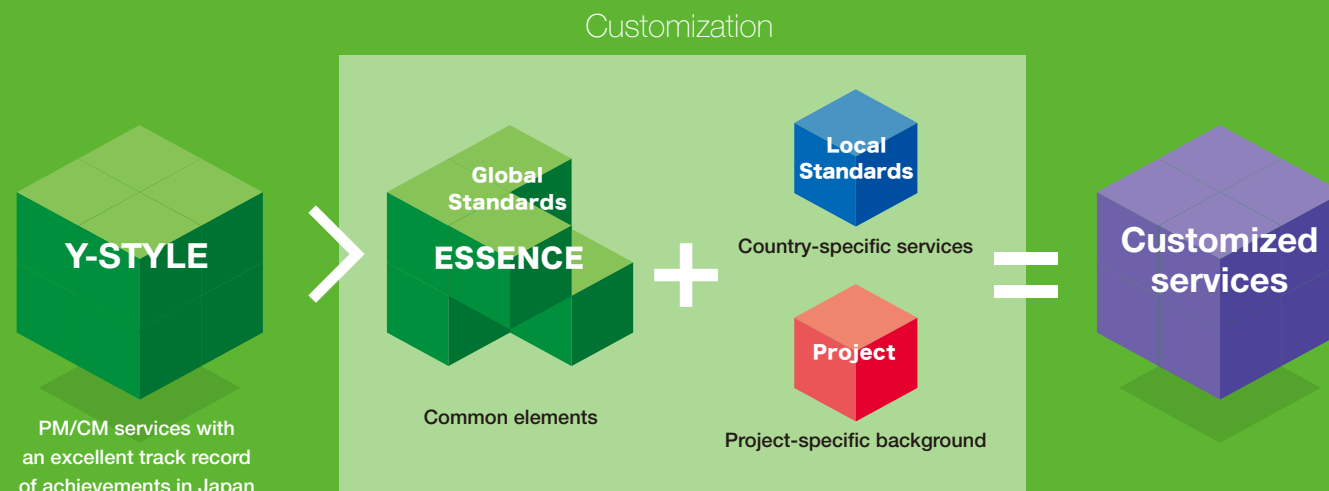
CUSTOMIZED



- Through continued dialog with the client and other project partners, we deliver the best solution, with all given context considered.
- We organize project-related data and manage them centrally. We identify, sort out and prioritize prevailing issues and present specific advices for each one.
- From our specialized, experienced talent resources, we select the best team to cater to the client's needs and requirements.

Designed for You

YPMC provides one-of-a-kind PM/CM services. They are always based on the essence of the Y-STYLE. We deliver original solutions and services, customized in accordance with the country-specific legislation, business practices, construction/real estate background, and other unique elements of the project. Capitalized on our worldwide networks, we layout the best framework for the successful project.



Services

Business strategy

"We have a hotel project under a new brand in Japan." "We want to build a new factory overseas in collaboration with our local branch office." Our mission is to devise strategies to bring those visions to life.

- Research
- Business formulation support
- Business strategy planning
- Business conceptualization

Facility strategy

Based on the in-depth study of the facility – its users and intended missions – YPMC integrates insights into functions, design and utilities. We deliver the best project solutions to achieve client's visions.

- Goal and condition setting
- Master plan building
- Project vision articulation
- Order support

Design and construction management

We verify every process of the project including design and construction, from the client's perspective. We serve as a contact point among all project partners in Japan and overseas, to make sure each party's intent is correctly shared and understood.

- Program structuring
- Quality ensuring and cost alignment
- Design management
- Construction management

Operation management

Utilizing our extensive knowledge of architecture, real estate as well as finance, we identify not only facility issues but also its surrounding management-related concerns. This approach leads us to the fundamental solutions, on which we work for improvement together with the client.

- Creation and maintenance of the completion drawings
- Assistance with facility maintenance and management
- CRE/PRE strategies
- Research on investment value and risks



Facility Strategist

Supporting business success through construction projects

We are a pioneering Japanese PM/CM specialist firm. We have developed and evolved US originated PM/CM systems to fit for Japanese business practices and construction projects. Through asking ourselves how we could best assist our clients as a reliable facility strategist, we came up with the Y-STYLE, our unique PM/CM service program.

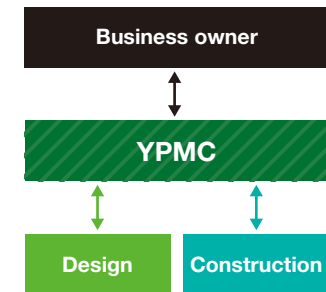
Our purpose as a facility strategist

- Always focus on the nature of the facility from client's perspective
- Plan strategies with the client, and provide programs and facilities to deliver them
- To contribute to the client's business success and social advancement

YPMC's passionate team lives and achieves those purposes.



The positioning of the facility strategist



PIONEER

The **1st**

- YPMC was founded in 1997 as Japan's first ever specialist project management (PM) and construction management (CM) firm.
- During over 20 years of serving our clients as a facility strategist, we have created, and constantly updated, Japan version of PM/CM standards.
- Y-STYLE is a service program that only we, Japan's PM/CM pioneer, can provide.

ENGINEERING

120 class I architects

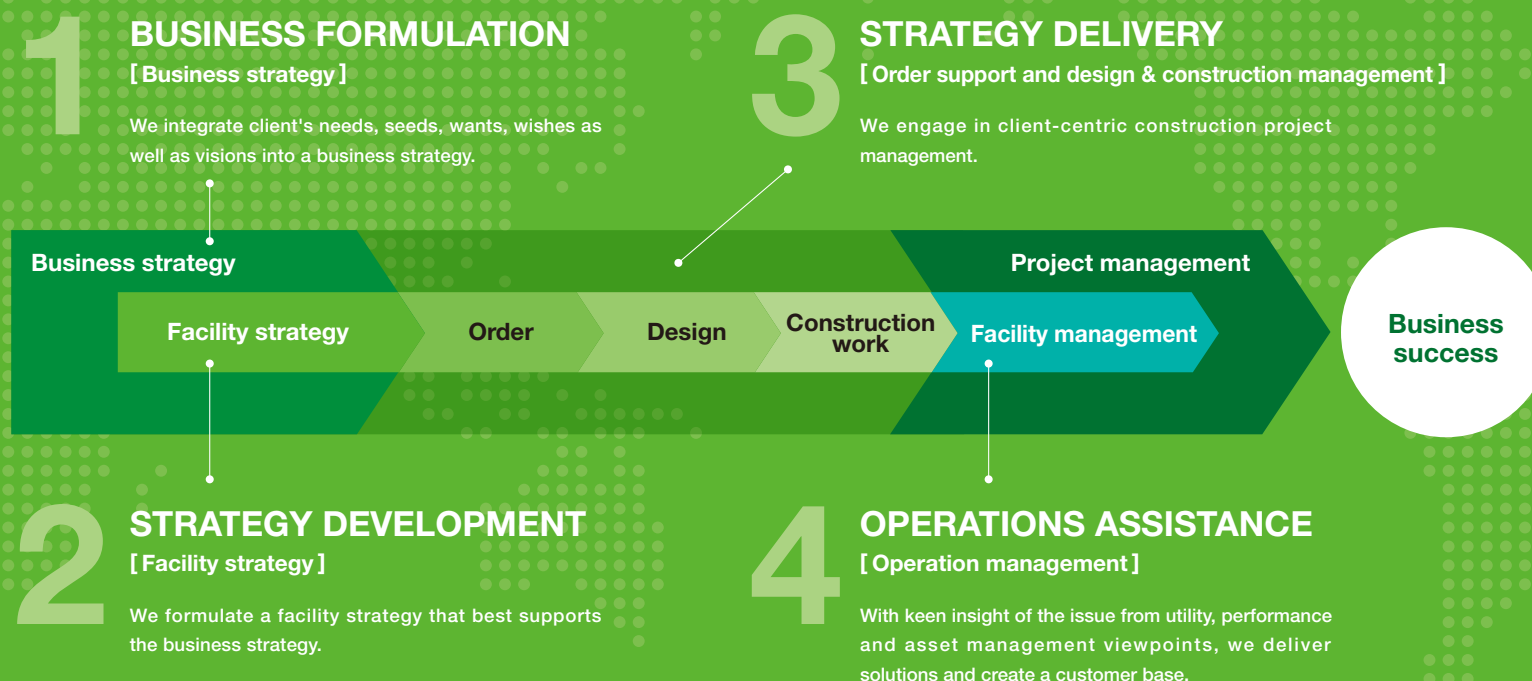
- We have team members with technical backgrounds in design, structure/utility designs, construction and construction management, and more than 120 colleagues are the Class I architects.
- Not limited to construction, our managers are also familiar with the areas of real estate, management and finance - making us possible to define big-picture solutions to project challenges.
- Specifically assigned team members for the project will ensure efficient and appropriate progress.

CAPABILITIES

3 trillion yen

- With ample experience in construction projects in various industries and fields, our portfolio continues to grow.
- We are capable of handling large projects of over 100 billion yen in scale.
- Project scale currently in pipeline totals more than 3 trillion yen. We are implementing more projects than any other Japanese PM/CM specialist firms.

With the Y-STYLE service program, we provide seamless support:
from business and strategy formulation, design and construction management to facility operation and management.



We holistically review issues from **QCDSR** perspective and boost business viability

We have established our unique expertise through achieving a series of complex projects.
YPMC endeavors to satisfy client's desire to get the project up and running soonest, while controlling expenses.

Q Quality
Better quality

C Cost
Justifiable costs

D Delivery
Earliest delivery

S Service
More satisfactory operations and services

R Risk Hedge
Minimized risks

Clients expanding into Japan from overseas

TYPE-A



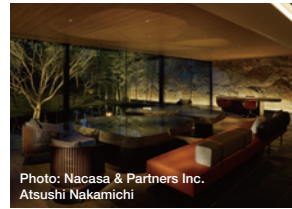
HOTELS Hyatt Centric Ginza Tokyo

- Gross Floor Area : 18,460 m²
- Service Duration : 2014/1 - 2017/10
- Phases : Business Planning | Facility Basic Planning | Design | Tendering | Construction



HOTELS Hilton Nagasaki

- Gross Floor Area : approx.21,000 m²
- Service Duration : 2019/10 - 2021/7
- Phases : Facility Basic Planning | Design | Tendering | Construction | FFE Procurement Support



HOTELS Kyoto Yura Hotel - M Gallery

- Gross Floor Area : 2238.32 m²
- Service Duration : 2018/5 - 2020/10
- Phases : Facility Basic Planning | Design | Tendering | Construction | FFE Procurement Support | OSE Procurement Agent



HOTELS Fauchon Hotel Kyoto

- Gross Floor Area : approx.5,200 m²
- Service Duration : 2018/10 - 2021/1
- Phases : Facility Basic Planning | Design | Tendering | Construction | FFE Procurement Support

HOTELS Kyoto Higashiyama Banyan Tree

- Gross Floor Area : approx.5,600 m²
- Service Duration : 2018/9 - currently in progress
- Phases : Facility Basic Planning | Design | Tendering | Construction

TYPE-B



OFFICES / COMMERCIAL FACILITY / LOGISTICS VOLVO UD Trucks

- Gross Floor Area : Head Office: approx.24,000 m² + Ageo Factory + 14 Customer Centers
- Service Duration : 2013/1 - 2016/12
- Phases : Business Planning | Facility Basic Planning | Design | Tendering | Construction | CRE · PRE



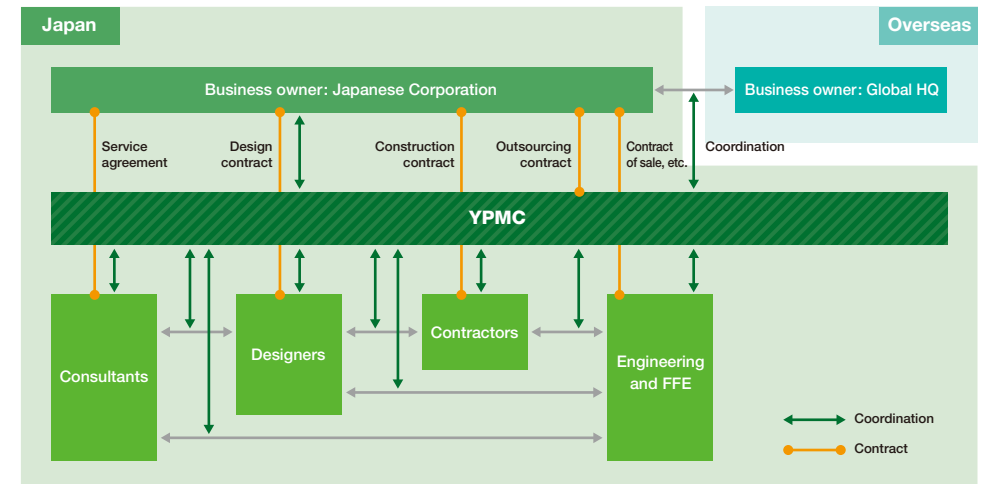
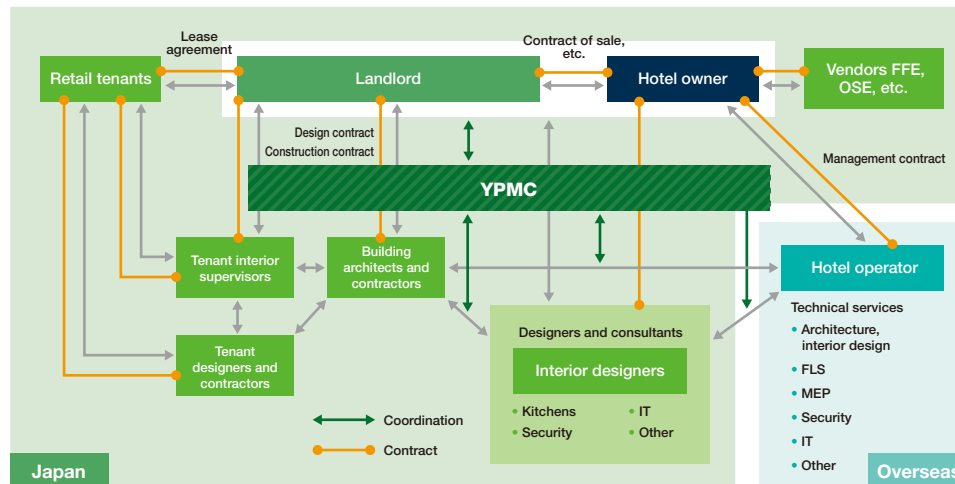
R&D Johnson Controls Torihama Automotive Technical Center

- Gross Floor Area : approx.9,100 m²
- Service Duration : 2011/9 - 2013/3
- Phases : Facility Basic Planning | Design | Tendering | Construction



OFFICES ZF Japan Head office

- Gross Floor Area : approx.3,000 m²
- Service Duration : 2016/1 - 2017/3
- Phases : Business Planning | Facility Basic Planning | Design | Tendering | Construction



TYPE-C



HOTELS
The Hedistar Hotel Kyoto Nijo (Series total 4 projects)

- Gross Floor Area : 2,490 m²
- Service Duration : 2016/12 - 2018/11
- Phases : Design | Tendering | Construction

APARTMENT HOUSE
Aobadai PJ

- Gross Floor Area : approx.5,000 m²
- Service Duration : 2017/2 - currently in progress
- Phases : Business Planning | Facility Basic Planning | Selection of business partners | Design | Tendering

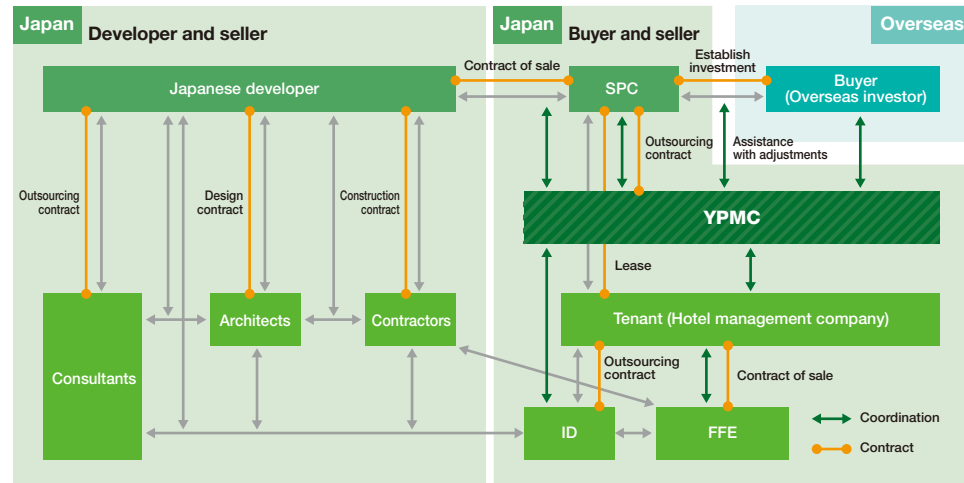


HOTELS
Quintessa Hotel Sapporo Susukino

- Gross Floor Area : approx.4,300 m²
- Service Duration : 2018/3 - 2020/8
- Phases : Design | Tendering | Construction

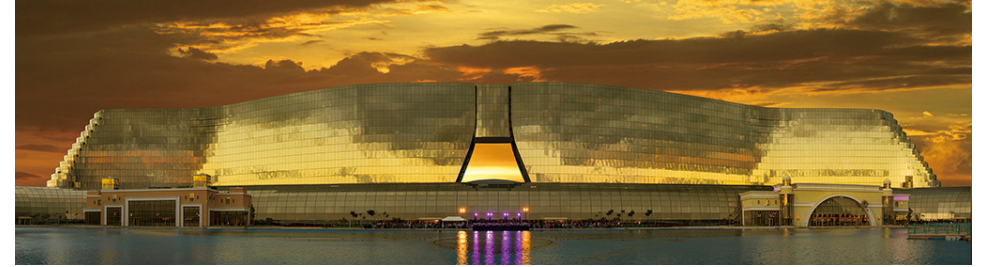
OFFICES
Sapporo Kitaguchi Office

- Gross Floor Area : approx.7,300 m²
- Service Duration : 2019/7 - 2021/9
- Phases : Design | Tendering | Construction



Clients expanding overseas from Japan

TYPE-D



COMPLEX (Casino and hotel, commercial facilities)
Okada Manila

- Gross Floor Area : approx.570,000 m²
- Service Duration : 2018/5 - currently in progress
- Phases : Design | Construction | Operational



HOTELS
Hotel Metropolitan Premier Taipei

- Gross Floor Area : approx.62,000 m²
- Service Duration : 2019/10 - 2021/7
- Phases : Facility Basic Planning | Design | Tendering | Construction



LOGISTICS
Davao Logistics Warehouse

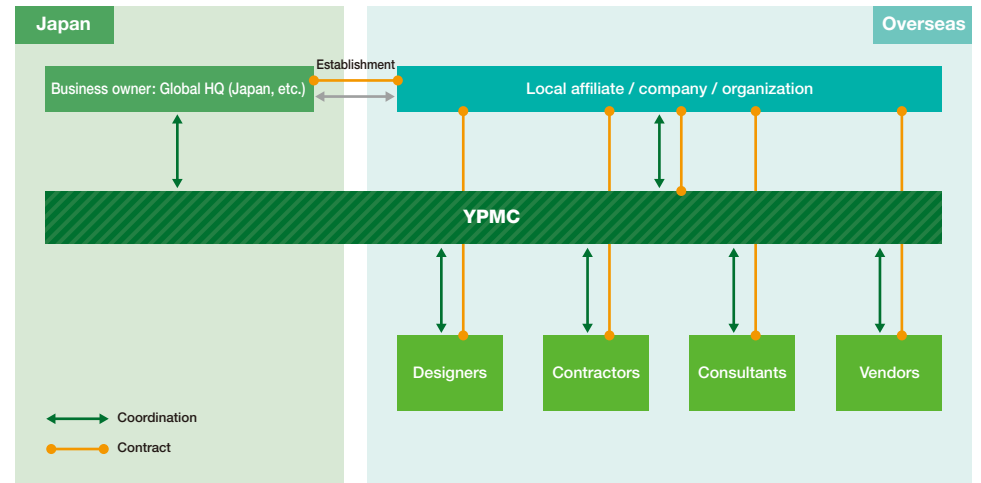
- Gross Floor Area : approx. 76,000 m²
- Service Duration : 2019/10 - currently in progress
- Phases : Facility Basic Planning | Design

HOTELS
Sotetsu Grand Frésa Saigon Hotel

- Gross Floor Area : approx.5,500 m²
- Service Duration : 2018/6 - 2023/7
- Phases : Facility Basic Planning | Design | Tendering | Construction

ART
Abu Dhabi Museum

- Gross Floor Area : approx.15,000 m²
- Service Duration : 2019/10 - currently in progress
- Phases : Facility Basic Planning | Design





The YPMC GLOBAL Team

From our experienced talent resources in global business, we assign the most suitable members to form an excellent project team.

Message



President, CEO

Yuko Maruyama

Providing facility strategy and solution for client and society, the vision comes to life - YPMC brand proposition represents our pride, resolutions and firm determination. Since our early days, we have paved the way for the PM/CM concepts to penetrate in Japan, evolving the traditional system of construction management. Capitalized on Japan's technologies, quality, cost and time management skills - all known as best in the world, our goal is to look beyond and guide our clients for yet another changes for further success.

After over 20 years in business, we are very fortunate that our services are highly recognized by our clients, both in public and private sectors. We are now stepping on to the global business, to deliver the Japan-quality services no matter where the needs are.

Delivering personalized services to the client around the world - Always true to our resolutions, our team of specialists are determined to devote ourselves for client's success.



General Director
Global Business Department

Yasuyuki Gonai

"To leverage our strengths in reinventing value and contribute to society, driven through real estate joint development in Japan and overseas." That is the purpose of YPMC's global business. Seen from overseas, Japan's real estate market is unique, attractive and mysterious at the same time. And that is how the rest of the world appears to Japanese eyes as well. Our mission is to create excitement by matching two strangers, generating new business opportunities. We thrive, as society and clients grow.

Profile During 8 years at a major contractor, spent 3 years in Japan and 5 years overseas engaging in construction management. Joined YPMC after taking up a PM position in the retail industry for overseas projects. Presently handling domestic projects as PM/CM while promoting overseas business as a key member of the Global Department.

Principal achievements

- Okada Manila
(Manila, the Philippines)
- Sotetsu Grand Frésa Saigon Hotel
(Ho Chi Minh City, Vietnam)
- Davao Logistics Warehouse
(Davao, the Philippines)
- Abu Dhabi Museum
(Abu Dhabi, UAE)
- Aobadai PJ
(Shibuya Ward, Tokyo, Japan)



General Manager
Project Management Division.
Space Creation Section

Akiko Fukase

In some countries where townscapes themselves have become tourist attractions, it is the norm to repair, renovate and continue to use buildings that are centuries old. We don't only work on new buildings; renovations and conversions are also part of our job as facility strategists. We can give buildings a new lease of life by replacing the infill using existing stock. Helping to renovate our clients' valued properties and bring out the best in them is part of our mission.

Profile Worked for a company specializing in interior design before involving in commercial facility projects. Major projects after joining YPMC include hotels, medical institutes and childcare facilities. She specializes in interiors, FFE and renovation work.

Principal achievements

- Hotel Metropolitan Premier Taipei
(Taipei, Republic of China)
- Okada Manila
(Manila, the Philippines)
- Sotetsu Grand Frésa Saigon Hotel
(Ho Chi Minh City, Vietnam)
- Mesm Tokyo, Autograph Collection,
FFE procurement support
(Minato Ward, Tokyo, Japan)



General Manager (PFI/PPP)
Project Management Division.
Business Development Department, Section 1.

Taro Suzuki

Client's approach towards projects are different by countries, which provides us with greater opportunities of diversity and growth. We are confident that, as facility strategists, we can accelerate the client's business success by steering projects forward safely and reliably. It is our pleasure to be able to be of client's assistance, with our expertise, skills and experiences.

Profile Joined YPMC after taking up positions at a real estate developer, a real estate company in Dalian, China followed by a foreign capital asset management company. With YPMC, he supervises many development and asset securitization projects from the business owner's perspective.

Principal achievements

- Hotel Metropolitan Premier Taipei
(Taipei, Republic of China)
- Quintessa Hotel Sapporo Susukino
(Sapporo, Hokkaido, Japan)
- Sapporo Kitaguchi Office
(Sapporo, Hokkaido, Japan)
- Hilton Nagasaki
(Nagasaki, Japan)



Chief Project Manager
Project Management Division.
Space Creation Section

Chika Sato

A hotel development project involves variety of specialists of many nationalities, from concept planning, design, construction and to the operation. That is why outstanding teamwork beyond linguistic and cultural barriers is essential in making the hotel exceptional. It is our belief that close and attentive dialogues will lead to mutual understanding. Once a consistent vision is shared by all stakeholders, the project will enjoy synergy effects.

Profile Started career at a housing manufacturer followed by a major general contractor where she was involved in interior design, product development and hotel projects. With YPMC, her main area has been hotel development projects, both newly-built and renovations, focusing on non-Japanese hotel brands. In addition to project management, she is responsible for FFE & OSE procurement as well as hotel pre-opening support.

Principal achievements

- Kyoto Yura Hotel - M Gallery
(Kyoto, Japan)
- Kyoto Higashiyama Banyan Tree
(Kyoto, Japan)
- ALOFT Osaka Dojima
(Osaka, Japan)
- TOKYO EAST SIDE HOTEL KAIE
(Koto Ward, Tokyo, Japan)
- Fauchon L'Hotel Kyoto
(Kyoto, Japan)



Providing facility strategy and solution for client and society,
the vision comes to life.

Yamashita PMC Inc.

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<https://www.yPMC.co.jp>