

Company profile



LOW COST & HIGH QUALITY

@S-RB

Shin-ei Real Estate Business Co., Ltd.

Greeting

We sincerely appreciate continual patronage to Shin-ei Real Estate Business Co., Ltd. by our customers. Based on our 3 management principles mentioned below, we expand total real estate relating business all around Japan. We have an abundance of deals with global enterprises, therefore we aggressively challenge the globalization.

1. Profitability Improvement of Buildings
2. Quality Improvement of Buildings
3. Comprehensive Strength Improvement of Buildings

In February 2012 we had our headquarters relocated to Shinjuku with integrating of former headquarters and former Shutoken branch in order to strengthen the organization capacity and to improve operating efficiency. The results of integration have been yielding, therefore we strongly believe we can make further contributions to improve customers' profitability.



We declare that we respond to expectations from customers and all our staff are taking our utmost effort together in order to prove that Shin-ei is the total building management company that can serve as the foundation factor of our customer's business.

We look forward to your unchanging patronage in the future, thank you.

Shin-ei Real Estate Business Co., Ltd.
President Takanori Nitta

Corporate Profile

1 Company Name	Shin-ei Real Estate Business Co., Ltd.
2 Head Office	6F, Shinjuku 6-chome Bldg., 6-24-16, Shinjuku, Shinjuku-ku, Tokyo
3 Paid-in Capital	¥50,000,000
4 Date Established	17 July 1971
5 Number of Employees	650
6 Previous Company Name	Shin-ei Maintenance, affiliate management company of Chiyoda Life Insurance, name changed in October 2001

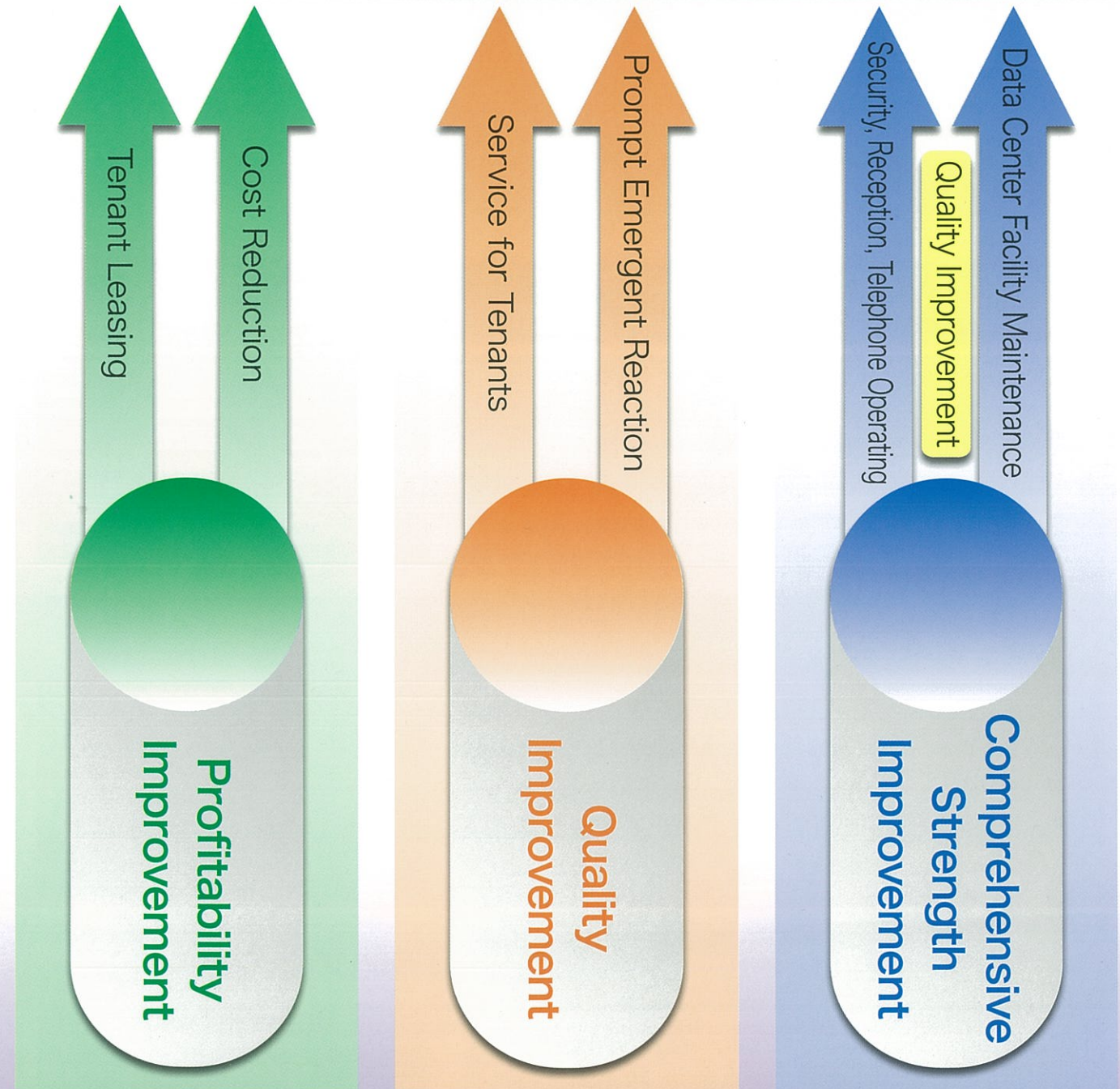
Company Licenses

- | | |
|--|--|
| (1) Real Estate Transaction Business by Minister of Land, Infrastructure and Transport (3) No.6252 | (6) Temporary Workers Dispatch and General Worker Dispatch Authorization No.13-050196 |
| (2) First-class Architect Office by Tokyo Metropolitan Governor Registration No. 46472 | (7) Condominium Management Business by Minister of Land, Infrastructure and Transport (3) 031736 |
| (3) Construction Business by Minister of Land, Infrastructure and Transport (Toku 25) No. 20189 | (8) Outdoor Advertising by Metropolis of Tokyo No. (1)-2159 |
| (4) Security Service Business by Tokyo Public Safety Commission. Registration No.30000463 | (9) General Building Sanitation Maintenance by Metropolis of Tokyo 20 No.361 |
| (5) ISO Certification (ISO 9001:2008) RB-Q12072 | (10) Health-related Service Mark (Hospital Cleaning Service) G (3)-0906131879 |

Certified Personnel

- | | | |
|---|--|---|
| (1) Licensed Electrician (Type I, II & III) | (8) Fire Prevention Property Inspector | (15) Certified Building Manager |
| (2) Energy Management Administrator (Electric & Heat) | (9) Fire Protection Engineer | (16) Certified Quantity Surveyor |
| (3) Electrical Engineering Technician (Type I & II) | (10) Fire-fighting Equipment Inspector (Type I & II) | (17) Certified Land Surveyor |
| (4) Building Environment and Sanitation Management Engineer | (11) Certified Real Estate Transaction Administrator | (18) Industrial Waste Administrator |
| (5) Boiler Engineer (Proficiency: 1st and 2nd Class) | (12) Security Officer Training Manager | (19) Manager Entrusted with Hospital Cleaning |
| (6) Hazardous Materials Officer | (13) First-class Architect | (20) Facility Manager |
| (7) Refrigerating Equipment Manager (Type II & III) | (14) Building Cleaning Technician | (21) Legal Licensed Condominium Manager |

Response quickly to the customer's requests
Resolve any kind of problem



Comprehensive Ability

“Nationwide Power”

With employees of our 6 branches
(photo taken during National Branch Managers Meetings)



Guidance of business

Management Maintenance

Property Management (PM)

Shin-ei will aggressively suggest profitability improvement and value increase to building owners in our property management service. We can implement quick reaction to collecting delinquencies or can write English reports. We are confident to offer quality service based on our original standardized manual.

Building Maintenance (BM)

In the building maintenance service, which is our core field, we provide high quality service aiming to reduce excessive costs by means of utilizing multi-skill technicians, minimizing outsource and area collecting management system. We can handle various types of buildings including Office Buildings, Condominiums, Resort Accommodations, Shopping Malls.

Leasing Management

Our leasing specialist team will deploy energetic leasing strategies in order to create full occupancy for building we receive the commitment for. Alongside making direct visits to the registered end-users, we also fully utilize the strong relationship with the registered intimate agents.



Real Estate Brokerage

Our experienced specialists handle the beneficial information of real estate brokerage through our original nation-wide network. We have plenty of inquiries from foreign capitals or nation-wide expanding customers.



Consulting and Construction

Our specialists in various areas will suggest various kinds of matters, such as how to respond accurately to the legal revision of Building Standard Act or Fire Service Act etc. or how to investigate properties for the value increase. We also execute constructions which enhance the function or take preventive measures.



PCB Support Service

Our experienced staff supports efficiently in order to proceed the custody and the disposal of PCB waste substance which annoys the owners due to the red tape procedures.



Facility Maintenance

Inspections with the most careful of electric, HAVC, fire-fighting or plumbing installations make buildings provide comfortable daily environments. We also respond to emergencies quickly and accurately.



Cleaning

Our experienced cleaning staff carries out cleaning service to keep tidiness of the building and delay deterioration over time. Our training system and operating manuals allow us to keep improving cleaning qualities.



Security, Reception and Telephone Operating

In Security Guard service, in which we have official license, with close coalition to local police department, we offer careful service continuously. Our reception and telephone operating staff offers safety and hospitality. To be satisfied with the request from foreign capitals, we can offer bilingual services.



Data Center Facility Maintenance

We are entrusted maintenance of several data center facilities by foreign capital financial firms. Our exclusively accumulated original know-how through the long term experiences allow us to implement data center facility maintenance, which is the most important facilities of our clients.



Mailing Service, Logistic Service

We offer the careful service to collect and distribute mails or parcels, or to control inventory. To be satisfied with the request from foreign capitals, we can offer the service by bilingual staff.



Call Center

We have our in-house 365 day per year call center in order to meet urgent requests. Our professional engineers offer prompt and polite service for emergency 24 hours a day.



Operating Properties

American Embassy



Barclays Securities



ARCA West



Huis Ten Bosch



Hotel Chinzanso Tokyo



Institut francais du Japon



Sabo Kaikan



Urban Bldg., Shinsaibashi



Izumi Chuo Station Bldg.



The Square



Asahi Marunouchi Bldg.



PUMA Store Shinsaibashi



Nippon Medical School Musashikosugi Hospital



Gyosei School Campus



Yokohama Yamashita-cho Bldg.



ANA Crowne Plaza Hiroshima



Colorful International Company

Business partners from 6 different countries, as well as our foreign staff members create colorful international atmosphere.



Major Clients

A.D.Works Corporation

Abe Hatome Co., Ltd.

AIG Inc.

Aioi Nissay Dowa Insurance Co., Ltd.

Alpha Investment Partners

American Embassy

Area Properties

Asano Taiseikiso Engineering Co., Ltd.

Barclays Bank PLC

Belluna Co., Ltd.

Berlitz Japan, Inc.

Best Property Corporation

BMW Japan

Building Kikaku

Capital Medica Co., Ltd.

CBRE, Inc.

Chubu Motor Sales Co., Ltd.

Consonant Investment Management Co., Ltd.

CRE, Inc.

Crédit Agricole Securities

Daiichi Kousan

Daiwa Real Estate Asset Management Co., Ltd.

EGW Asset Management Inc.

Embassy of the Republic of Angola

Embassy of the Republic of Turkey

Fairton Corporation

Forest Co., Ltd.

FUJIFILM RI Pharma Co., Ltd.

Google Japan Inc.

Gyosei Gakuen

Harakosan Co., Ltd.

Hotel Chinzanso Tokyo

Hozen Industries Co., Ltd.

Huis Ten Bosch Co., Ltd.

Hulic Co., Ltd.

Humos Corporation

Ichigo Inc.

IHG ANA Hotels Group Japan

IMON Corporation

Institut Francais du Japon

ISS Co., Ltd.

Itochu Urban Community

IZUMIGO Co., Ltd.

Japan REIT Advisors Co., Ltd.

Japan Sabo Association

Jones Lang LaSalle, IP, Inc.

Joumu Kaihatsu

KAISER ASSET Inc.

Ken Corporation Ltd.

Kenchiku Shiryo Kenkyusya Co., Ltd.

Kenedix

Kikaku Building

Koizumi Co., Ltd.

Kokusai Motorcars Co.,Ltd

Land Business Co., Ltd.

L'attrait Co., Ltd.

Manage Partner

Mansei Co., Ltd.

Manulife Life Insurance Company

Mapletree Investments Pte Ltd.

Marubeni Real Estate Management

MAX-REALTY

MBK Co., Ltd.

Meidi-ya

MetLife, Inc.

Ministry of Foreign Affairs, Republic of Korea

Mizuho Trust & Banking Co., Ltd.

Morgan Stanley

MS Building Support Co.,Ltd.

MS&AD Business Support Co., Ltd.

Nippon Medical School

Nippon Television Network Corporation

NTT Facilities

NTT Urban Development

Odakyu Building Service Co., Ltd.

Ooba Group

ORIX Corporation

ORIX Facilities Corporation

PAG Investment Management Ltd.

Philips Electronics

R. A. Asset Management Inc.

Real Gate

Regalo Capital Co., Ltd.

Sanko Estate Co., Ltd.

Sanko Office Management

Sekisui House, Ltd.

Sendai Building

Shinsei Bank, Ltd.

Simplex Real Estate Management Inc.

Sinokor Seihon Co., Ltd.

Sojitz General Property Management Corporation

Star Asia Management Japan

Sumitomo Mitsui Trust Bank, Ltd.

Taisei Housy Property

Takara Leben Group

Tansei Mall Management Co., Ltd.

The Bank of New York Mellon Corporation

The Gibraltar Life Insurance Co., Ltd.

The Hartford

The Yamagata Bank, Ltd.

Tokyo Chinbutsu Kaihatsu

Tokyo Kitasawa Fudousan

Tokyo Tatemono Co.,Ltd.

Tokyo Tatemono Real Estate Sales Co., Ltd.

Tokyo Taxi Center

Tosei Community Co., Ltd.

Toshi-souken Invest Bank Inc.

Unimat Realty

United Estate Co., Ltd.

Yamaguchi Shokai Co., Ltd.

Yoshida Kaiun Group

Yusen Real Estate Corporation

Yutaka Shoji Co., Ltd.

Branches and Offices

1 Headquarters

Shinjuku 6-Chome Bldg., 6F, 6-24-16 Shinjuku, Shinjuku-ku, Tokyo 160-0022
TEL.03-5287-1007 (Main) FAX.03-5287-1076 soumu@s-mt.co.jp (Main)
http://www.s-mt.co.jp

Call Center 0120-012-597

Sales Headquarters

Sales Dept.

☎ 03-5287-1041
FAX 03-5287-1079
✉ eigyo@s-mt.co.jp

Property Management Dept.

☎ 03-5287-1009
FAX 03-5287-1079
✉ pm@s-mt.co.jp

Operational Headquarters

Building Maintenance Dept. Sec. 1

☎ 03-5287-1018
FAX 03-5287-1083
✉ 1st@s-mt.co.jp

Building Maintenance Dept. Sec. 2

☎ 03-5287-1019
FAX 03-5287-1083
✉ 2nd@s-mt.co.jp

International Dept.

☎ 03-5287-1047
FAX 03-5287-1089
✉ kokusai@s-mt.co.jp

Engineering Development Dept.

☎ 03-5287-1028
FAX 03-5287-1087
✉ gijutsu@s-mt.co.jp

Security Dept.

☎ 03-5287-1029
FAX 03-5287-1007
✉ keibi@s-mt.co.jp

Caravan Team

☎ 03-5287-1048
FAX 03-5287-1089
✉ caravan@s-mt.co.jp

Administrative Headquarters

General Affairs & Human Resources Dept.

☎ 03-5287-1007
FAX 03-5287-1076
✉ soumu@s-mt.co.jp

Business Center Group

☎ 03-5287-1008
FAX 03-5287-1076
✉ jimu@s-mt.co.jp

2 (Hokkaido Branch)

Wafusu Building 5F
228, Minami-1jo Nishi-14-1
Chuo-ku, Sapporo 060-0061
☎ 011-231-2031
FAX 011-231-2032
✉ sapporo@s-mt.co.jp

3 (Tohoku Branch)

Humos 5, B2F,
1-10-1 Chuo, Aoba-ku,
Sendai 980-0021
☎ 022-714-6681
FAX 022-714-6682
✉ tohoku@s-mt.co.jp

4 (Chubu Branch)

Asahi Marunouchi Bldg., 2F,
3-21-20 Marunouchi,
Naka-ku, Nagoya 460-0002
☎ 052-961-6721
FAX 052-961-6896
✉ chubu@s-mt.co.jp

5 (Kansai Branch)

Urban Bldg., Shinsaibashi 3F,
1-5-5 Nishi-Shinsaibashi,
Chuo-ku, Osaka 542-0086
☎ 06-4704-0385
FAX 06-4704-0387
✉ kansai@s-mt.co.jp

6 (Chu-Shikoku Branch)

Green Tower 4F, 1-2-16
Matobacho, Minami-ku,
Hiroshima 732-0824
☎ 082-568-6123
FAX 082-568-6125
✉ chushikoku@s-mt.co.jp

A (Shikoku Office)

Pacific City Takamatsu 8F
1-1-12 Kotobukicho Takamatsu
Kagawa 760-0023
☎ 087-811-3155
✉ shikoku@s-mt.co.jp

7 (Kyushu Branch)

Liberty Place
3-9-4 Isoda, Hakata-ku,
Fukuoka 812-0881
☎ 092-588-8155
FAX 092-588-8152
✉ kyushu@s-mt.co.jp

