

NIKKEN  
EXPERIENCE, INTEGRATED

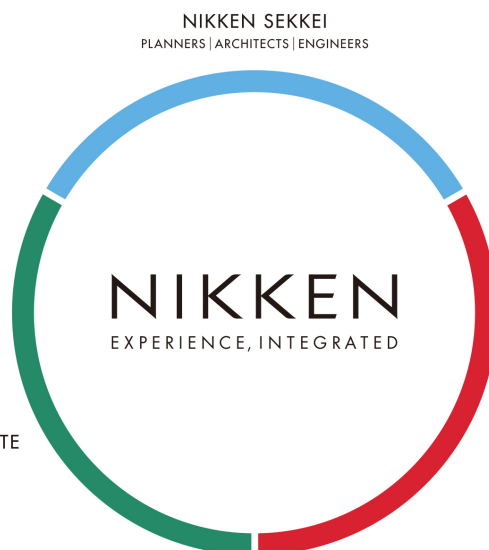
Nikken Sekkei Construction Management, Inc.  
provides fair and transparent business  
as a "Comprehensive Management Company  
in Construction Field"  
and contributes to the society.

## Integrated Strength of the Nikken Group

Nikken is a comprehensive consultancy group providing one-stop service in architectural, urban and environmental design as a "Team of Experts" at the cutting edge of socio-environmental design.

- Design, Engineering and Management
- Global Vision and Activities
- Neutrality and Transparency

NIKKEN SEKKEI  
RESEARCH INSTITUTE  
RESEARCH INSTITUTE



NIKKEN SEKKEI  
PLANNERS | ARCHITECTS | ENGINEERS

NIKKEN SEKKEI  
CONSTRUCTION MANAGEMENT  
CONSTRUCTION MANAGEMENT

## Realizing Your Vision

- Project Management
- Engineering Support for Client Operations
- Second Opinions Based on Reliable Knowledge
- Facilitation of Project
- Transparency and Optimization in Cost
- Facility Management

## Management by NCM



NCM provides a variety of management services including project operation, quality control, cost control and schedule control to support and/or act as the representative of the client. In addition, NCM aims to maximize its value as a promoter of project team with our strong support in order to realize client's vision.



NCM realizes maximization of property value by promoting effective use of existing stocks and planning their proper maintenance. NCM prolongs the building life and improves their performance through diverse services, such as building surveys, planning of maintenance and value enhancement.

# NCM Strongly Supports Your Successful Projects

## “Four Keys of Management” Essential to Your Success

### Project Operation

NCM supports smooth project promotion through organizing project structure, controlling information, supporting agreement process, and etc.



### Quality Control

NCM provides technical support to realize buildings reliable functions and performances by taking advantage of Nikken Group's technical capability.

### Cost Control

NCM supports initial cost allocation and target cost setting, while checking cost in each phase for its achievement and examination of estimated details and VEs.



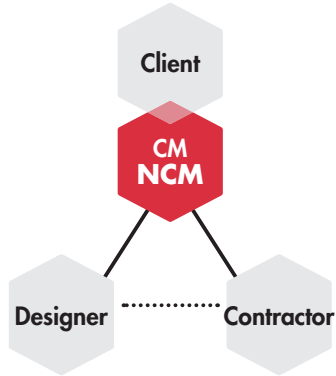
### Construction Management

### Schedule Control

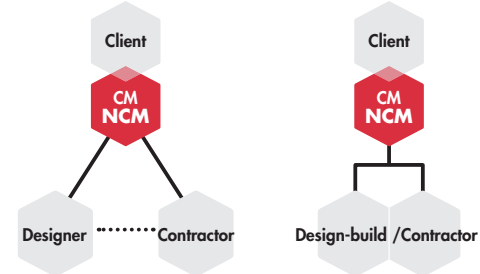
NCM properly assesses and optimize master schedule of design, permit & approval and construction to complete the project on time.

## Working in an Ideal Role for Each Project

NCM always provides services integrating with the client at the optimal position depending on project features.

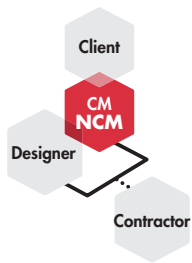


### Client Representative Type



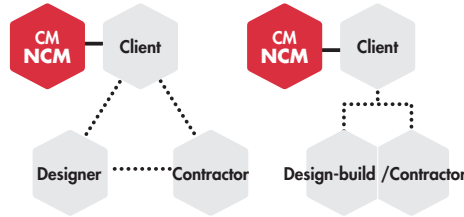
Conventional project promotion system with designer and contractor  
Project promotion system with design-build contract

### CM+Design Integrated Type



Design & management by the Nikken Group

### Advisor Type

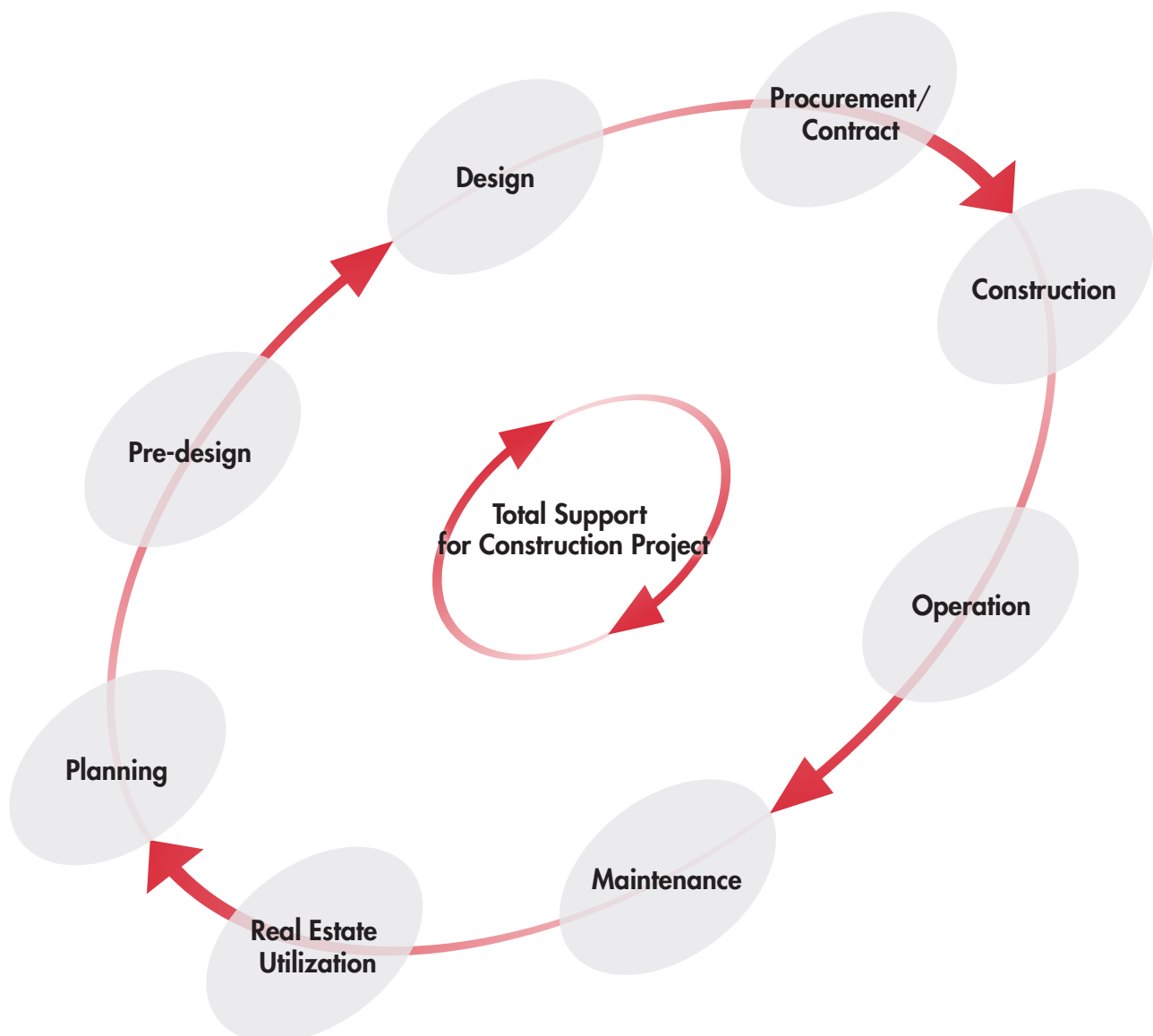


Conventional project promotion system with designer and contractor  
Project promotion system with design-build contract

# Provides Diverse Services from the Owner's Perspective with a Viewpoint of Management

## Total Project Support from Planning to Operation

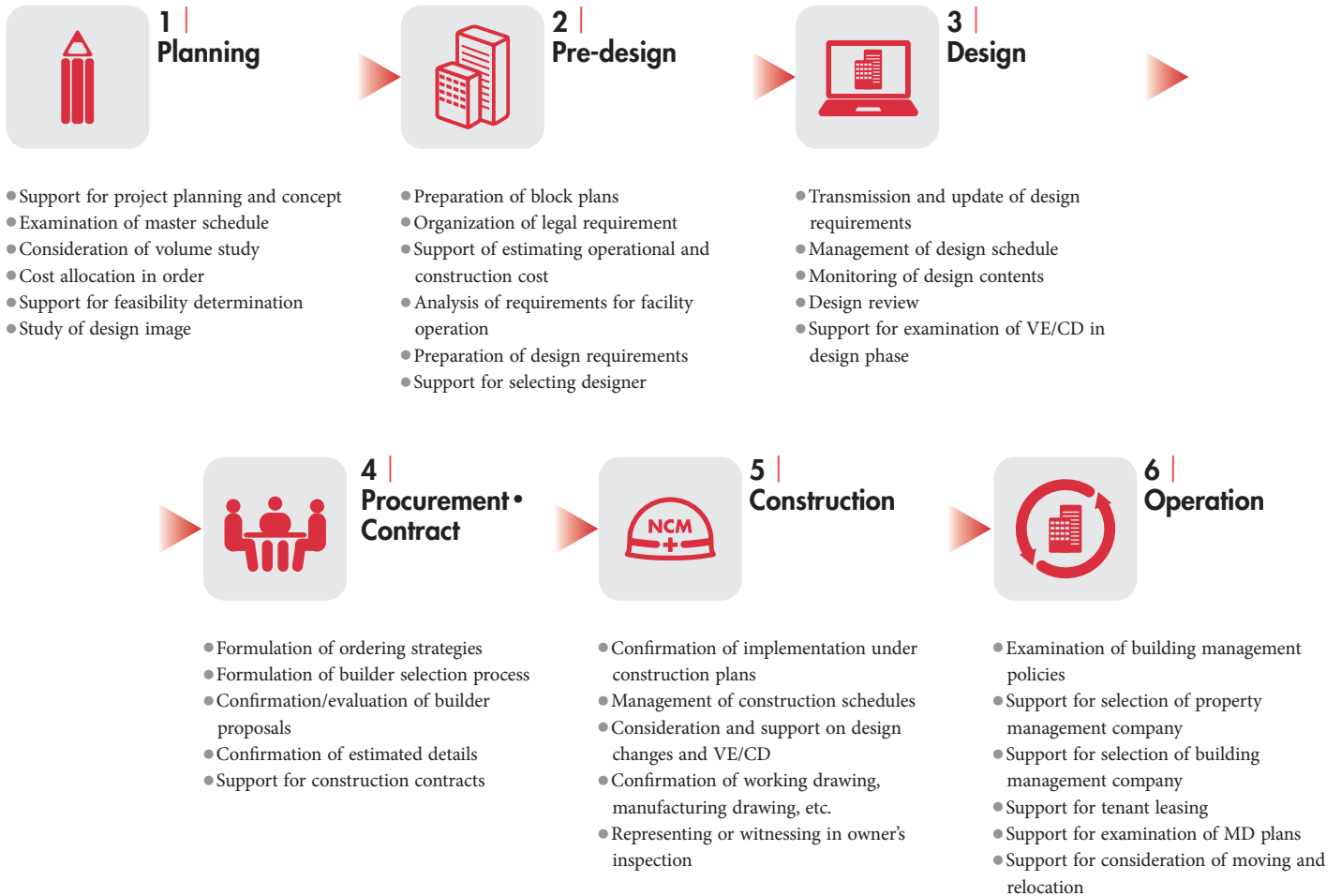
Proper management of construction project result not only building "Valuable Assets" but also "Enhancing Asset Value" with proper and continuous maintenance. As a reliable partner of clients, sincerely supported as comprehensively understanding all phases of project.



# CM To Maximize Project Value at All Phases in Construction

Construction Management

## Supports Construction Project in All Phases



## CM Service Provided at All Aspects of the Project

### Supplement to the Client's Operations

- Supplying additional technical staff
- Examination of planning validity
- Minimization of client risks

### Transparency of Cost

- Verification of validity in construction costs
- Examination of construction cost reduction policies
- Establish transparency on procurement process

### Proper Process of Project

- Proper schedule setting
- Reduction in cost and construction period
- Rational operation of multiple projects

### Support for Overseas Advancement

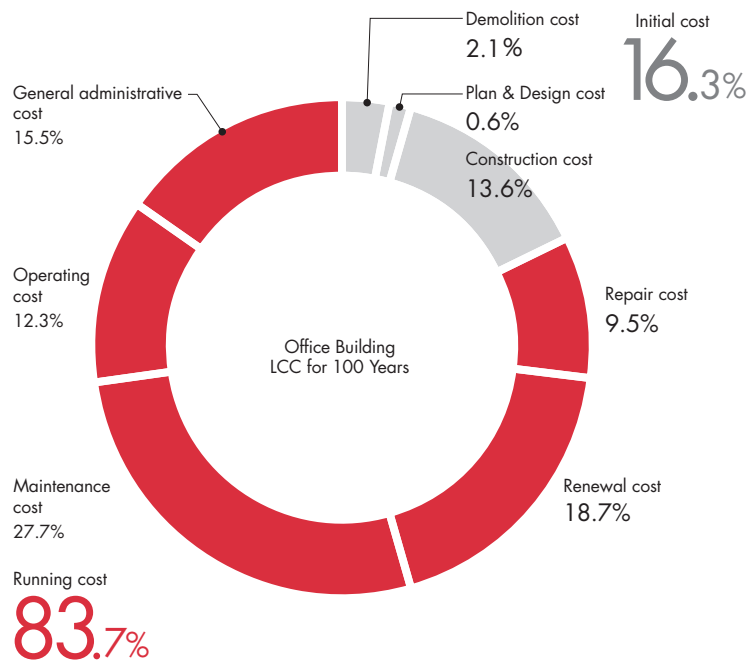
- Formulation of overseas advancement strategies
- Surveys of existing overseas facilities
- Management of overseas projects

# LCM NCM Provides Life Cycle Management as Real Estate is an Important Corporate Resource

Life Cycle Management

## Life Cycle Cost(LCC)

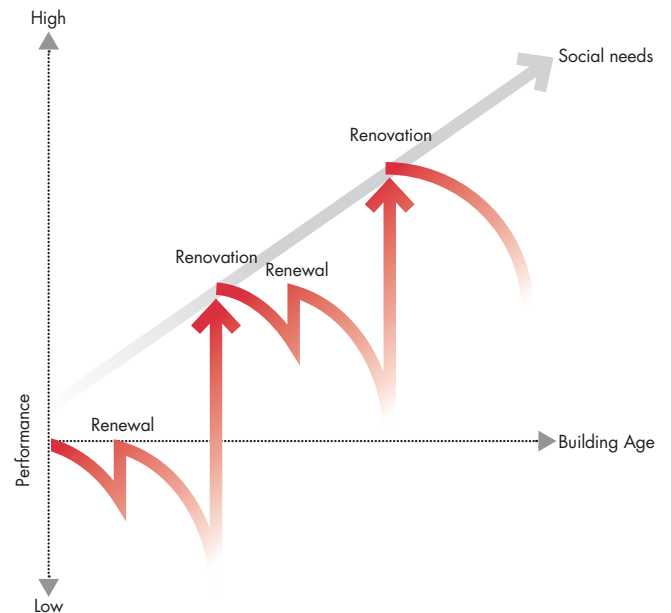
Running cost is required for several times higher than the initial cost. In order to reduce building life cycle cost, it is important to establish building maintenance plan, to implement periodical repair and renewal, while considering optimization of management operation.



[Source] Building Life Cycles and Maintenance; BELCA; 2005

## Upgrading in Line with the Times

Buildings deteriorate over time. It will maximize building performance as renewing to meet advancing social needs, while repairing and renewing physical deteriorations.



## A Variety of Service Menu Responding to Client Needs

### Surveys & Diagnoses

- Deterioration/Seismic capacity evaluation
- Preparation of engineering reports
- Compliance evaluation
- Evaluation of social deterioration
- Environmental/energy saving evaluation

### Operation

- Optimization of administrative and operational tasks/cost reduction
- Support for formulation of facility management manuals
- Comprehensive technical support for building operation
- Support for selection of management contractor
- Verification of maintenance management cost

### Maintenance

- Mid-to-long term maintenance plan
- Annual maintenance consulting
- BCP consulting
- Support for establishing value increase strategy
- Renewal and conversion

### Utilization of Real Estate

- Analysis of asset and portfolio
- Formulation of CRE strategies
- Comparison and analysis between rebuilding and renovation
- Risk consulting
- Utilization of owned/idle assets

# Company Overview

<b>Company Name</b>	Nikken Sekkei Construction Management, Inc.	
<b>Founded</b>	January 4th, 2005	
<b>Capital</b>	80 Million Yen	
<b>Board Members</b>	President and CEO	Mikio Seidou
	Executive Vice President	Yasunori Tanaka
	Member of the Board	Kiyoyoshi Okumori
	Member of the Board	Kenichiro Nakatani
	Auditor	Tadanobu Yamauchi
<b>Directors</b>	President and CEO	Mikio Seidou
	Executive Vice President	Yasunori Tanaka
	Senior Managing Director	Yuichi Hattori
	Senior Managing Director	Shinichi Tsurumaki
	Senior Managing Director	Shinya Kogawa
	Managing Director	Kosuke Kogure
	Managing Director	Hiroyuki Enomoto
	Managing Director	Kaoru Awaibara
	Managing Director	Susumu Ebara

**Number of employees** 393

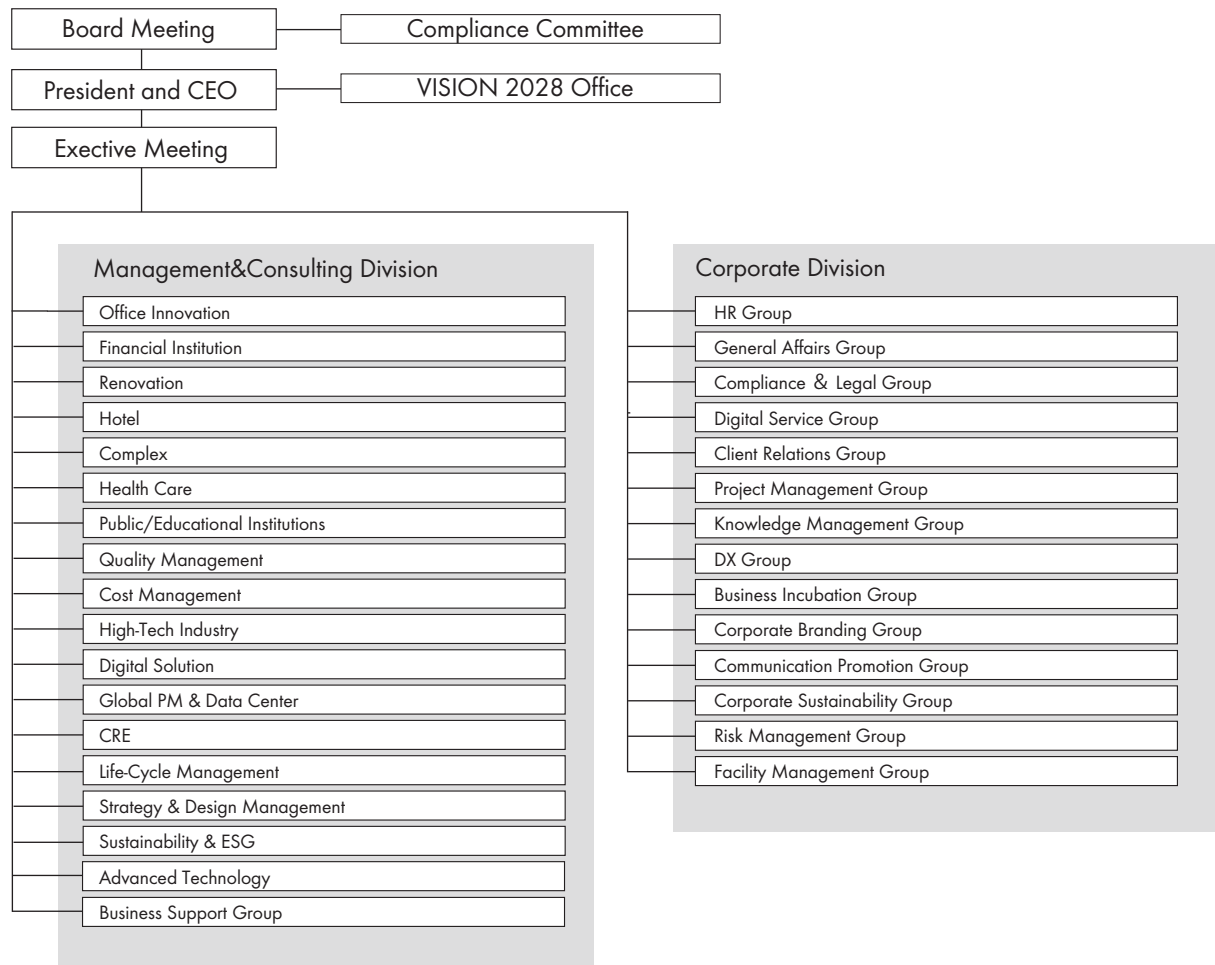
## Number of people qualified as a

Certified Construction Manager of Japan	223
First-class Architects	209
Structural Design First-class Architects	9
Facility Design First-class Architects	21
Professional Engineers	19
Certified Facility Managers of Japan	83
Qualified Building Cost Managers	19
Qualified Building Mechanical and Electrical Engineers	49
First-class Building Operation and Management Engineers	51
First-class Electrical Work Operation and Management Engineers	23
First-class Plumbing Work Operation and Management Engineers	28
CASBEE Building Assessors	101
Real Estate Notary	35
PMP®	5
LEED AP BD+C	1
APEC Architect	2
Quality assurance technical expert for public building works	4
Urban Renewal Planner	3

(As of Jan. 1, 2026)



# Company Organization Chart



## History

June 1900	Foundation of Sumitomo Temporary Architecture Department
May 1933	Hasebe and Takekoshi independently established HASEBE-TAKEKOSHI ARCHITECTS OFFICE, funded by Sumitomo Limited Partnership Corporation
Dec. 1945	Renamed as Nippon Engineering Co., Ltd. (predecessor of today's Sumitomo Corporation). The Trading Department was newly established after merging with all Sumitomo dealers.
July 1950	Design Department of Nippon Engineering Co., Ltd. spun off to establish Nikken Sekkei Komu Co., Ltd.
July 1970	Renamed to Nikken Sekkei Ltd.
Aug. 1998	Establishment of Nikken Sekkei PMC (Property Management Consulting) Office
Mar. 1999	Establishment of Nikken Sekkei CM (Construction Management) Office and PM (Project Management) Office
Feb. 2001	Establishment of Nikken Sekkei FMS Office
Mar. 2001	Establishment of Nikken Sekkei Management Solutions, Inc. (NMS)
Apr. 2003	Establishment of Nikken Sekkei Value Management Office
Jan. 2004	Establishment of Nikken Sekkei Value Management/Engineering Department. Unification of Tokyo and Osaka.
Jan. 2005	Establishment of Nikken Sekkei Construction Management, Inc.
Dec. 2019	Licensed Real Estate Brokerage (Governor of Tokyo (1) #104228)
July 2021	Establishment of Kyushu Branch

NIKKEN SEKKEI CONSTRUCTION MANAGEMENT, INC.

<https://www.nikken-cm.com/>

**Tokyo Office**

〒112-0004

1-4-27 Koraku, Bunkyo Ward, Tokyo

TEL. +81-3-5803-9770 FAX. +81-3-5803-3440

**Osaka Office**

〒541-0041

4-5-33 Kitahama, Chuo Ward, Osaka City, Osaka Prefecture

TEL. +81-6-6203-2522 FAX. +81-6-6203-1000

**Nagoya Office**

〒450-6204

4-7-1 Meieki, Nakamura Ward, Nagoya City, Aichi Prefecture

TEL. +81-52-388-6440 FAX. +81-52-857-0160

**Kyushu Branch**

〒810-0001

1-12-14 Tenjin, Chuo Ward, Fukuoka City, Fukuoka Prefecture

TEL. +81-92-732-3028