

Company Profile



“ **Seeing everything from clients' point of view**
Providing the utmost service with gratitude for clients' growth and prosperity ”



Content

- 1** Company Overview
- 2** History
- 3** What is Project Management
- 4** Strength & Characteristics
- 5** Service Flow
- 6** Advances of Services
- 7** Awards
- 8** Our Client

Company Overview

CEO's Message

Contributing to Client's Business Expansion as a PMC

With our Management Philosophy of “Seeing everything from clients’ point of view”, we will do our utmost to achieve our Client’s business goals.

We provide services that are not limited to Quality, Cost and Schedule Management, but also services that consider future growth prospects, business continuity, promoting construction project transparency.

We will contribute to the development of our Client’s business and the society through PM services.

President/CEO Joji Kimura



Vision

ASEAN No.1 - We aim to be a PM company that provides services with High Client's Satisfaction

Mission

We ensure to deliver a Successful Project

Plus PM Co. Ltd.

Osaka : HQ	Yodoyabashi Flex Tower, 3-3-11 Koraibashi, Chuo-ku, Osaka-shi, Osaka, 541-0043, Japan
Tokyo : Branch	New-Kawai Bld, 3-4-6, Nihonbashi Honcho, Chuo-ku, Tokyo, 103-0023, Japan
Fukuoka : Branch	3F JRJP Hakata Building, 8-1 Hakataekichuogai, Hakata-ku, Fukuoka-shi, Fukuoka 812-0012, Japan
Incorporation Capital	April 1986 20 Million Yen

Plus PM Consultant Sdn. Bhd.

Kuala Lumpur : HQ	16-16, Level 16, Wisma UOA II, Jalan Pinang, 50450 Kuala Lumpur, Malaysia
Penang : Branch	3-3(2249), Level 3 Lorong Setia Sentral 1 Pusat Perniagaan Setia Sentral 14000 Bukit Mertajam, Penang
Johor Baru : Branch	Suite 18-01, Level 18 Menara JLand JB City Center Jalan Tun Abdul Razak 80000 Johor Bahru, Johor
Incorporation Capital	July 2013 RM 500,000.00

Plus PM Vietnam Co., Ltd.

Hanoi : HQ	7F, The Imperial Suites, 71 Van Phuc Street, Ngoc Ha Ward, Hanoi City, Vietnam
Ho Chi Minh City : Branch	4F, The Sarus Building, 67 Nguyen Thi Minh Khai Street, Ben Thanh Ward, Ho Chi Minh City, Vietnam
Incorporation Capital	July 2024 VND 4,000,000,000

History

1 AEON MALL Phnom Penh



Development Type : Shopping Center
Client : AEON Mall Cambodia
Location : Phnom Penh, Cambodia
Duties : Basic Design
: PM Work

3 J'S GATE DINING PROJECT



Development Type : Japanese Food Town
Client : Sojitz Retail Management SB
Location : KL, Malaysia
Duties : Lease Agreement Support
: PM Work

5 Puri Botanical Project



Development Type : Condominium
Client : PT. Tokyu Land Indonesia
Location : Jakarta, Indonesia
Duties : Design Management
: VE Proposal

7 Toyo Tires' Phase 2 Factory



Development Type : Factory
Client : Toyo Tyre Malaysia Sdn. Bhd.
Location : Taiping, Malaysia
Work : PM Work

9 Japan Club of Kuala Lumpur



Development Type : Club House
Client : The Japan Club of KL
Location : KL, Malaysia
Work : Engineering Report
: Legal Compliance Support
: PM Work

11 Ajinomoto New Factory



Development Type : Food Factory
Client : Ajinomoto Malaysia Berhad
Location : Enstek, Malaysia
Duties : PM Work

1986

• Established a corporation
& changed the company name
to Plus general design Co., Ltd.

1997

• Changed Company name to Plus PM
Co., Ltd. (Specialized in PM business)

2012

• Completed the first project in ASEAN
(AEON SC, Cambodia)

Local Subsidiary in Malaysia
Plus PM Consultant Sdn Bhd
Established

2015

• Involved in Project in
Indonesia

2018

• Involved in Project
in Vietnam

• Involved in Project in
Serbia, Europe

2024

Local Subsidiary in Vietnam
Plus PM Vietnam Co Ltd
Established

2 AEON Mall Kota Bharu



Development Type : Shopping Center
Client : AEON Co. (M) Bhd.
Location : Kelantan, Malaysia
Duties : PM Work

4 Hitachi Cold Warehouse Nilai



Development Type : Cold Warehouse
Client : Hitachi Transport System
(M) Sdn. Bhd.
Location : Negri Sembilan, Malaysia
Duties : PM Work

6 Nippon Konpo (Malaysia) Warehouse



Development Type : Office & Factory
Client : Nippon Konpo (Malaysia)
Location : Senawang, Malaysia
Duties : PM Work

8 TH Medical



Development Type : Medical Centre
Client : International Total
Engineering Corporation
(ITEC)
Location : Hanoi, Vietnam
Duties : PM Work

10 Mitsui Bukit Bintang City Centre



Development Type : Retail
Client : Mitsui Fudosan (Asia)
Malaysia Sdn Bhd
Location : KL, Malaysia
Duties : PM Work

12 SHABU-YO Sunway Velocity Mall



Development Type : Restaurant
Client : SKYLARK MALAYSIA SDN.BHD.
Location : KL, Malaysia
Duties : PM Work

What is Project Management

Project Management (PM)

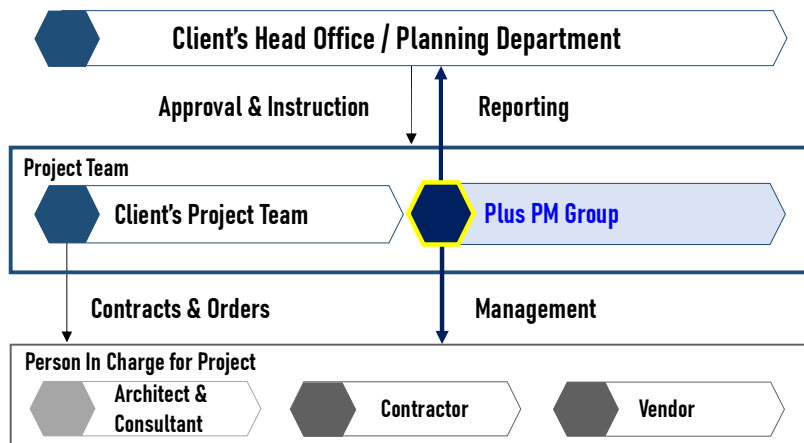
Support and promote construction projects on behalf of our Client to achieve their requirements.

Providing total PM services from the basic concept to the preparation of design documents, selection of the Contractor, and completion of the building including the construction management.

Provide various services, such as land selection support, safety and compliance evaluation of existing buildings, and construction contract review support.



GENERAL PROJECT STRUCTURE

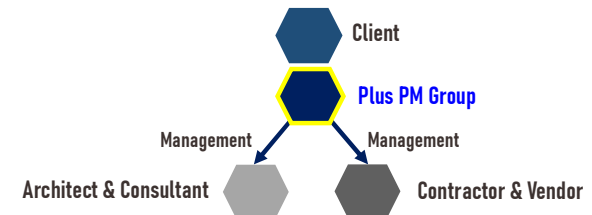


CLIENT SUPPORT IN OPTIMAL POSITION

Support of Client in optimal position in according with the need of each project

Project Management

Project & Construction Management



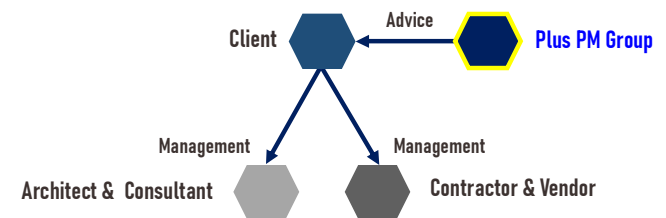
PM + Design

Designed + PM System



Advisory

Advisory Services in Construction Project



Strength & Characteristics

1 On-Site Management

Our consultants have extensive on-site experience in ASEAN as most of our supervising team are from the contractor background. We **always present at site** to provide guidance, advice and to solve problems until they are completely eliminated. Our strength is hands on approach and not only convey solution to client and contractor.

2 Cost Management

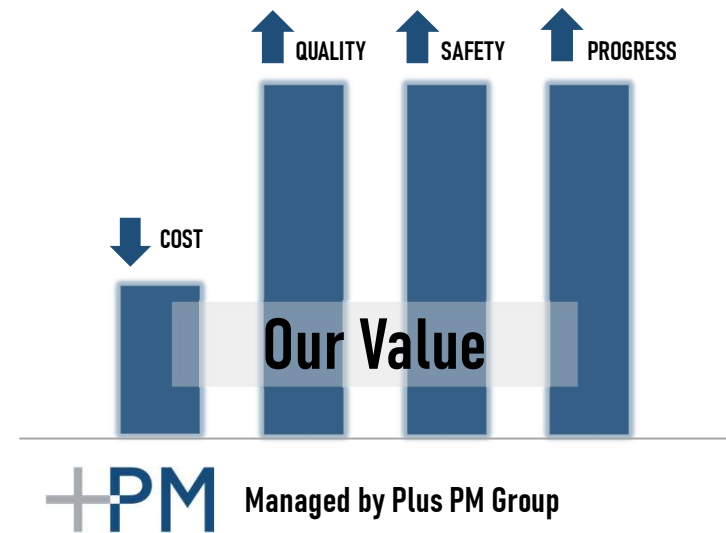
In order to reduce construction costs, we will carry out Cost Management in each stage; from the Basic Planning Stage to Design, Tender, and Construction Stage. We will carry out estimation, evaluation, value engineering, design review and Contractor selection that work based on the principle of fair competition. On average, we have achieved an average of **20% cost reduction** in our past projects.

3 Neutral & Independent

In an era where compliance is of strong demand, we conduct management as a **"Neutral Third Party"** who has no conflicts of interest with designers and builders. This contributes to the transparency of ordering process and improvement of accountability.

Value

To realize Client's demands on project in all terms of functionality, safety and secure quality at a reasonable cost.



Service Flow

Below flow is in case of the conventional order that design and construction contractors are separated.
We consider and propose the order strategy to suit the most for the client and the characteristics of the project.

Feasibility Study

Basic Planning

Design

Tender

Construction

Investigation &
Diagnosis

Continuous Provision of Services for Client's Business

Operationalization of Project

Land Selection Support

Due Diligence Support
Volume Study
Survey of Constraints
Rough Estimation
Primary Scheduling

Master Plan Development

Policy & Concept Development
Master Planning
Primary Budgeting
Establishment of Master Schedule
Consideration of Order Scheme
Itemization of Work

Advisory Service

Introduction of Real Estate Company
Coordination with Seller, Developer
Leasing Support
Company Launch Support
(Cooperation with Expert)

Design Management

Consultant Selection
Integration for Client's Requirement
Design Review
Cost & Schedule Management
Monitoring of Authority Progress
Value Engineering Proposal

Design Work

Conceptual & Schematic Design
FEED, Process Flow
Authority Application Process

Selection of Contractor

Establishment of Tender Strategy
Tender Preparation
Tender Clarification
Tender Interview
Tender Evaluation & Comparison
Final Negotiation Support
Award & Contract Support

Construction Management

On-Site Patrol / Management
Quality & Delivery Management
Health & Safety Management
Progress Report
Variation Order Assessment
Joint Inspection

Ancillary Works Support

Procurement Support
Delivery Management
Coordination with Main Contractor
Joint Inspection

Life Cycle Management

Mid-Long Term Renovation Planning
Budgeting for Life Cycle Cost

Building Diagnosis

Desktop Investigation
Site Investigation
Deterioration Diagnosis
Compliance Assessment
Replacement Cost Estimation
Development of Remedial Planning

Environmental Diagnosis

Asbestos Survey Support
Soil Contamination
Investigation Support

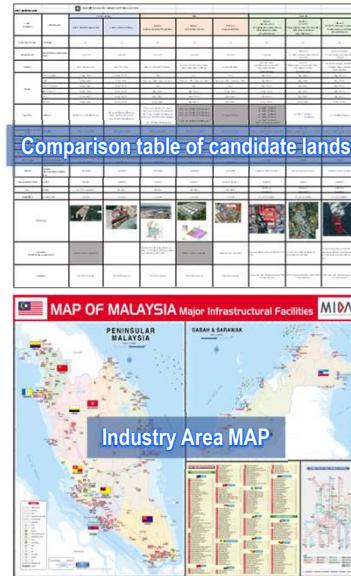


Advantage of Services

Land Selection Support

Commit to mitigate risks associated with.

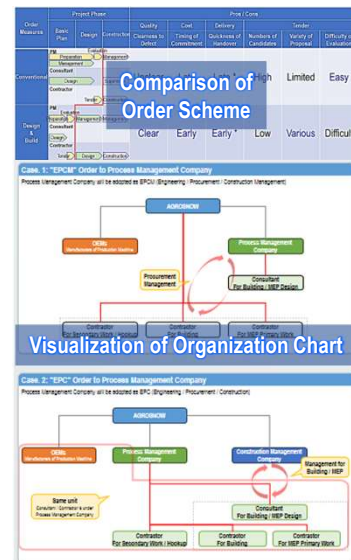
- Through the whole process from the scratch of land search to execution of contract, we can provide comprehensive support for a client to utilize our entire networks including the governmental investment institutions and real estate agents.
- Along with a client's request, we can arrange the scope of support such as itemization of work/ possession with land seller, due diligence for technical matters, environmental surrounding risk assessment etc. A client can eventually obtain a benefit executing SPA with minimal risks.



Establishment of Tender Strategy

For the most eligible order strategy.

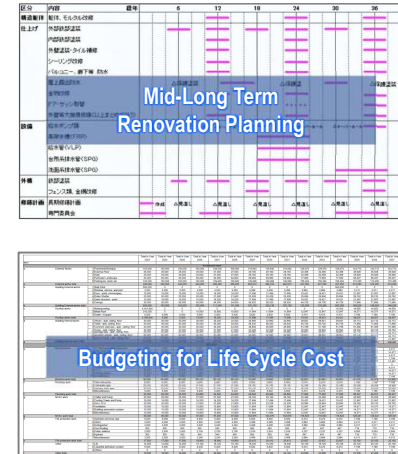
- The key success factor to contract with a proper contractor with reasonable price depends on how accurate a client can choose the proper order scheme. Dynamism of construction project is in Tender stage, hence the strategic consideration decides the direction of the way where it goes.
- We fully utilize knowledge based on the past completion projects with wide variety to support a client can easily comprehend to select the appropriate method.



Life Cycle Management

Sustain the business development.

- After starting operation of the building, continuous maintenance and management is crucial to sustain the stability of business.
- We visualize the mid-long term renovation plan with its estimated cost utilizing the initial contract amount of construction work so that a client can make a forecast for the future investment. Especially in the life cycle cost table, we provide the yearly cashout to grasp the sustainable perspective.



Building Diagnosis

Identify deterioration & illegality, develop remedial options to solve.

- We visualize the issues against the land & building by the accurate investigation. Once we detect the existing conditions, we delivers ER (Engineering Report) with summary to clarify the highlights.
- To improve and enhance the existing conditions, we propose the possible options effectively optimizes a client's business.



Awards



Construction Management Association of Japan



International Construction Project Management Association

Excellent CM Award 2024 Ajinomoto New Factory Project

Excellent CM Award 2023 Travelodge Honmachi Osaka Project

CM Award 2020 Nippon Konpo (Malaysia) New Bonded Warehouse

Excellent CM Award 2019 J's Gate Dining Project

ICPMA Award 2024

TALKE Dangerous Goods (DG) Warehouse Project

ICPMA Award 2023

Travelodge Honmachi Osaka Project



Our Client

Eat Well, Live Well.



LOGOS



ALP



PLENITUDE



AEON

PENTAX
MEDICAL

TALKE
always a smart move



sojitz

kewpie
MALAYSIA



Panasonic



PT. TOKYU LAND INDONESIA

SUPERHOTEL

YKK

JL Japan Lifeline



THE JAPAN CLUB
OF KUALA LUMPUR



IREKA



Taisei Lamick Malaysia Sdn. Bhd.



LOGISTEED

IHI

Factories & Logistics Related Facilities

Ajinomoto Malaysia Berhad

Ally Logistic Property

Chemi-Con (Malaysia) Sdn. Bhd.

Changshu Synergy Automobile Parts

Daifuku Co Ltd

Daido DMS Malaysia Sdn. Bhd.

DAISO Industries Co., Ltd.

Employees Provident Fund Board

erex Co.,Ltd.,

Fuji Capsule Co., Ltd.

GS Paperboard & Packaging SB

IHI Corporation

JLL Malaysia Sdn. Bhd.

Kaneka (Malaysia) Sdn. Bhd.

Kewpie Malaysia Sdn. Bhd.

Koa Denko Malaysia Sdn. Bhd.

Kintetsu World Express (Malaysia) Sdn. Bhd.

LOGISTEED Malaysia Sdn. Bhd.

LOGOS SE Asia (Malaysia) Sdn Bhd

Nagoya Automobile Malaysia Holding Sdn. Bhd.

Nihon Kohden Singapore Pte Ltd

Nihon Parkerizing (Malaysia) Sdn. Bhd.

Nissho Precision (Malaysia) Sdn. Bhd.

Nippon Konpo (Malaysia) Sdn. Bhd.

NHK Manufacturing (M) Sdn. Bhd.

Nippon Pigment (M) Sdn Bhd

Otaru Fine Food Sdn. Bhd.(BISON)

Panasonic Eco Solutions Malaysia Sdn. Bhd.

Panasonic Malaysia Sdn. Bhd.

Pentax Medical (Penang) Sdn. Bhd.

Sakamoto Mfg Malaysia Sdn. Bhd.

Steel Centre (M) Sdn. Bhd.

Sumitomo Corporation

Sanwa Screen (M) Sdn. Bhd.

SDM Assts V Sdn Bhd (Sime Darby, Mitsui & Co., Mitsubishi Estate)

Synergy Pipes & Parts (M) Sdn. Bhd.

Taisei Lamick Malaysia Sdn. Bhd.

Talke Logistics Malaysia Sdn. Bhd.

T Hasegawa Flavours (Kuala Lumpur) Sdn. Bhd.

Toyo Tyre Malaysia Sdn. Bhd.

Toyo Tire Corporation

Toyota Tsusho (Malaysia) Sdn. Bhd.

UOA Group

Yamauchi Malaysia Sdn. Bhd.

Zacros Malaysia Sdn. Bhd.

Commercial Related Facilities

AEON Co (M) Bhd

AEON Mall (Cambodia) Co Ltd

Mitsui Fudosan (Asia) Pte Ltd

Mitsui Fudosan (Asia) Malaysia Sdn. Bhd.

Uniqlo (Malaysia) Sdn. Bhd.

Residential Related Facilities

CI Medini Sdn Bhd (CREED)

Daiwa Sunway Development Sdn. Bhd.

Marimo Land Sdn. Bhd.

Mitsui & Co., Ltd.

Mitsui Fudosan (Asia) Pte Ltd

Panasonic Malaysia Sdn. Bhd.

PT. Sumitomo Indonesia

Tokyu Land Indonesia

United Time Development Sdn. Bhd.

Others

Embassy of Japan in Malaysia

Fukuoka Jisho Company Co Ltd

Hibari Clinic

International Total Engineering Corporation

Plenitude Bhd

Super Hotel. Co., Ltd.

Skylark Malaysia Sdn. Bhd.

Sanyo Chemical Laboratory (M) Sdn. Bhd.

Sojitz Retail Management Sdn. Bhd.

The Japanese School of Kuala Lumpur

The Japan Club of Kuala Lumpur

Tokyu Land Corporation

Mitsubishi Motors Krama Yudha Sales Indonesia

Mitsui Fudosan Architectural Engineering Co., Ltd.

Miyoshi Breeding Development of Malaysia

University of Tsukuba

As of Nov. 2022