

# Company Profile **+PM**



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



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# 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

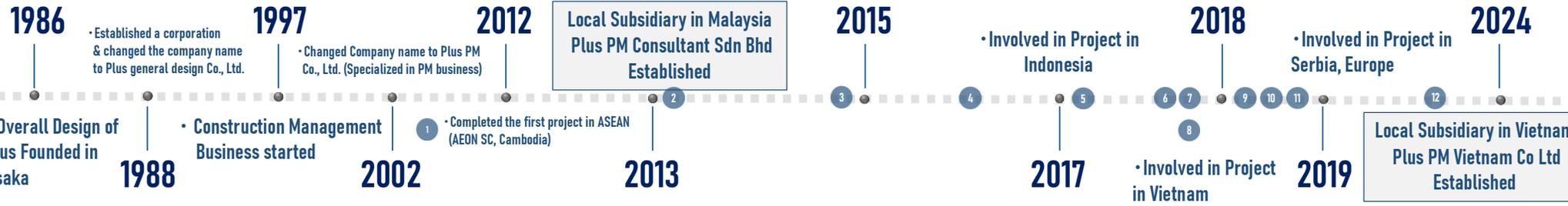


Development Type : Club House  
 Client : The Japan Club of KL  
 Location : KL, Malaysia  
 Work : Engineering Report  
 : Legal Compliance Support  
 : PM Work

11 Ajinomoto New Factory



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



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)

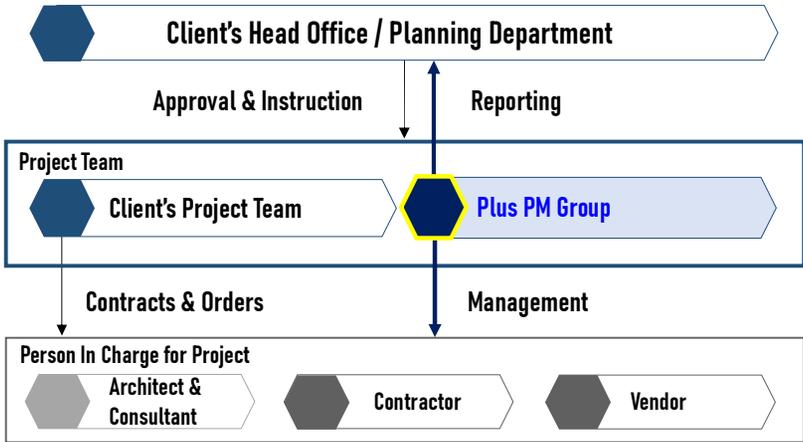
Support and promote construction projects on behalf of our Client to achieve their requirements.

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

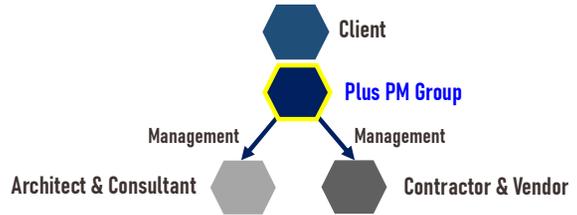


## CLIENT SUPPORT IN OPTIMAL POSITION

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

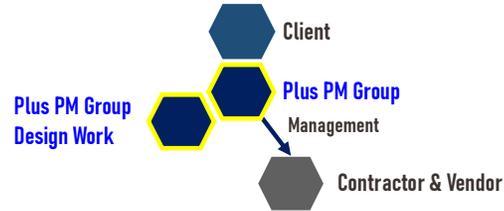
### Project Management

Project & Construction Management



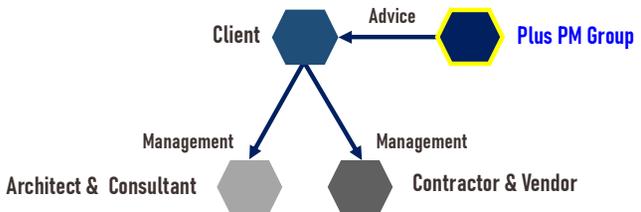
### PM + Design

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

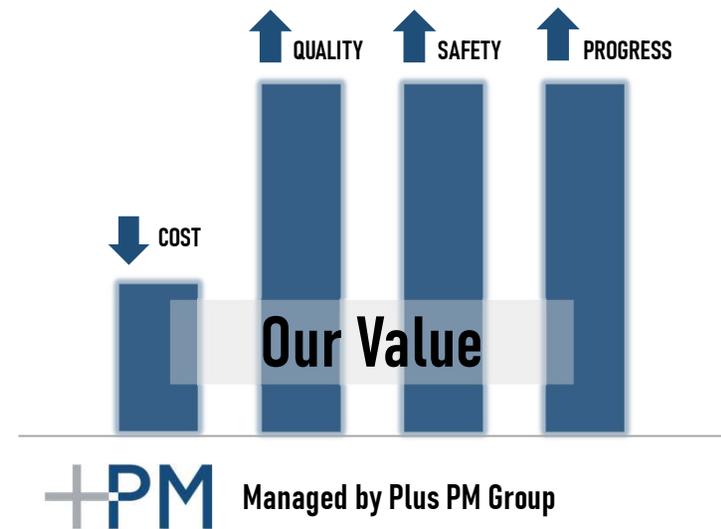
In order to reduce construction costs, we will carry out Cost Management in each stage; from the Basic Planning Stage to Design, Tender, and Construction Stage. We will carry out estimation, evaluation, value engineering, design review and Contractor selection that work based on the principle of fair 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.



## 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

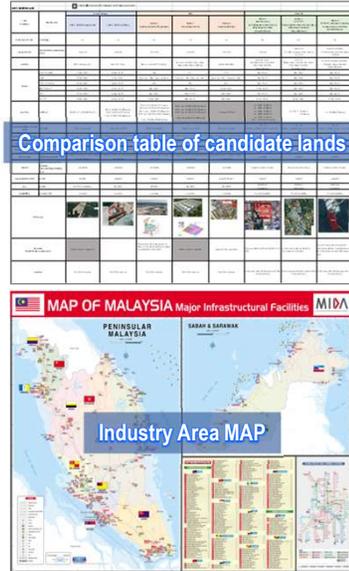


# Advantage of Services

## Land Selection Support

Commit to mitigate risks associated with.

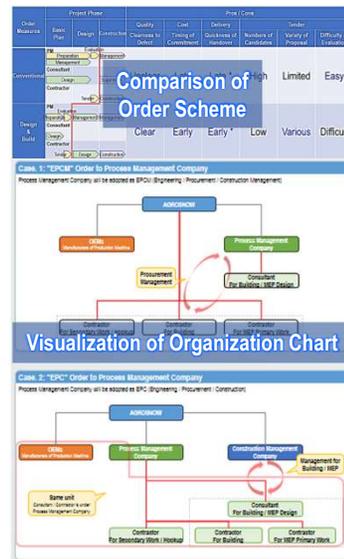
- Through the whole process from the scratch of land search to execution of contract, we can provide comprehensive support for a client to utilize our entire networks including the governmental investment institutions and real estate agents.
- Along with a client's request, we can arrange the scope of 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.

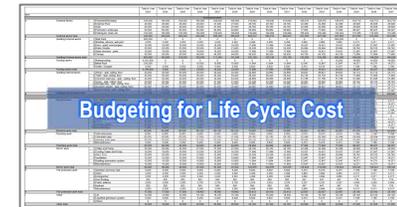
- The key success factor to contract with a proper contractor with reasonable price depends on how accurate a client can choose the proper order scheme. Dynamism of construction project is in Tender stage, hence the strategic consideration decides the direction of the way where it goes.
- We fully utilize 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.

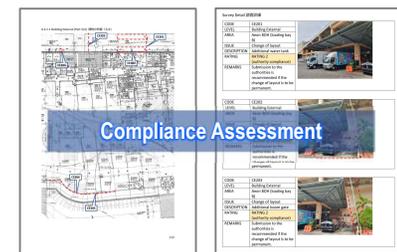
- After starting operation of the building, continuous maintenance and management is crucial to sustain the stability of business.
- We visualize the mid-long term renovation plan with its estimated cost utilizing the initial contract amount of construction work so that a client can make a forecast for 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

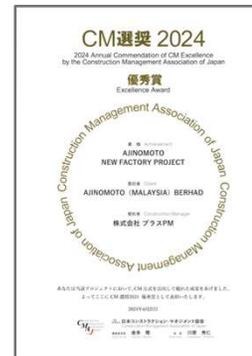
ICPMA Award 2024      TALKE Dangerous Goods (DG) Warehouse Project

Excellent CM Award 2023      Travelodge Honmachi Osaka Project

ICPMA Award 2023      Travelodge Honmachi Osaka Project

CM Award 2020      Nippon Konpo (Malaysia) New Bonded Warehouse

Excellent CM Award 2019      J's Gate Dining Project



# Our Client

Eat Well, Live Well.



LOGOS



ALP



PLENITUDE



AEON

PENTAX MEDICAL

TALKE  
always a smart move



sojitz

kewpie  
MALAYSIA



Panasonic



NKM



PT. TOKYU LAND INDONESIA

SUPERHOTEL

YKK

JL Japan Lifeline



THE JAPAN CLUB OF KUALA LUMPUR



Taisei Lamick Malaysia Sdn. Bhd.



KOA

NIHON KOHDEN

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