

NIPPON KANZAI

Corporate Profile 2018

Corporate Data

Company Name	NIPPON KANZAI Co., Ltd.
Establishment	October 27, 1965
Corporate Headquarters	4th & 5th floor, Yanagiya Building, 2-1-10 Nihombashi, Chuo-ku, Tokyo, 103-0027, Japan
Registered Office	9-16 Rokutanji-cho, Nishinomiya City, Hyogo Prefecture 662-8588, Japan
Paid-In Capital	JPY 3 billion

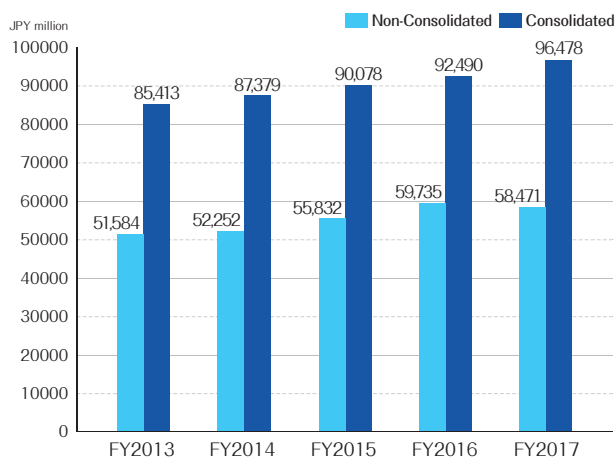
Number of Employees	9,514 (Consolidated) as of March 31, 2018
Listing	Tokyo Stock Exchange 1st Section Securities code 9728
URL	http://www.nkanzai.co.jp/en
Group Business	Building management and operation Environmental facility management Real estate fund management Other businesses

Major Financial Institutions

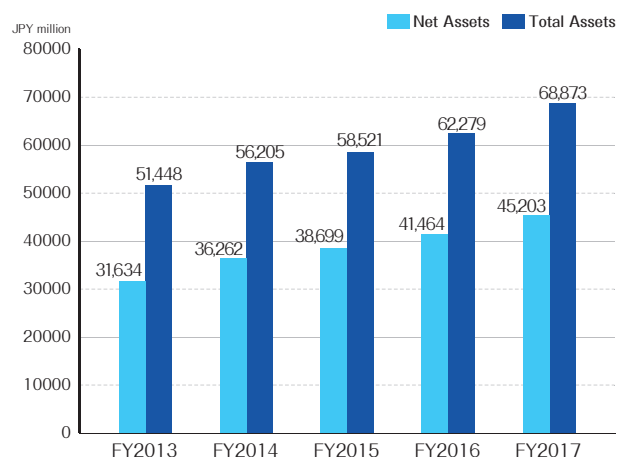
- Sumitomo Mitsui Banking Corp. • Mizuho Bank, Ltd. • Sumitomo Mitsui Trust Bank, Ltd.
- The Bank of Tokyo-Mitsubishi UFJ, Ltd. • Mizuho Trust & Banking Co., Ltd. • Mitsubishi UFJ Trust and Banking Corp.

Net Sales/Total Assets, Net Assets ※Each fiscal year starts April 1 and ends March 31.

• Net Sales



• Total Assets, Net Assets



Board of Directors

As of June 15, 2018

• Directors

Title	Name
Chairman and Representative Director	Takeshi Fukuda
President and Representative Director	Shintaro Fukuda
Senior Managing Director	Mamoru Yasuda
Senior Managing Director	Yoshikazu Tokuyama
Senior Managing Director	Kunio Takahashi
Managing Director	Yasuhiro Harada
Managing Director	Toshio Akai
Managing Director	Yoshiaki Ohhara
Managing Director	Masahiro Wakamatsu
Director	Shigeru Johno
Director	Hidetaka Matsuura
Director	Kazuhiko Morimoto

• Directors and Audit & Supervisory Committee Members

Title	Name
Director	Hiroshi Kominami
Outside Director	Yoshiro Yamashita
Outside Director	Kota Kosuga
Outside Director	Shingo Inui

• Executive Officer

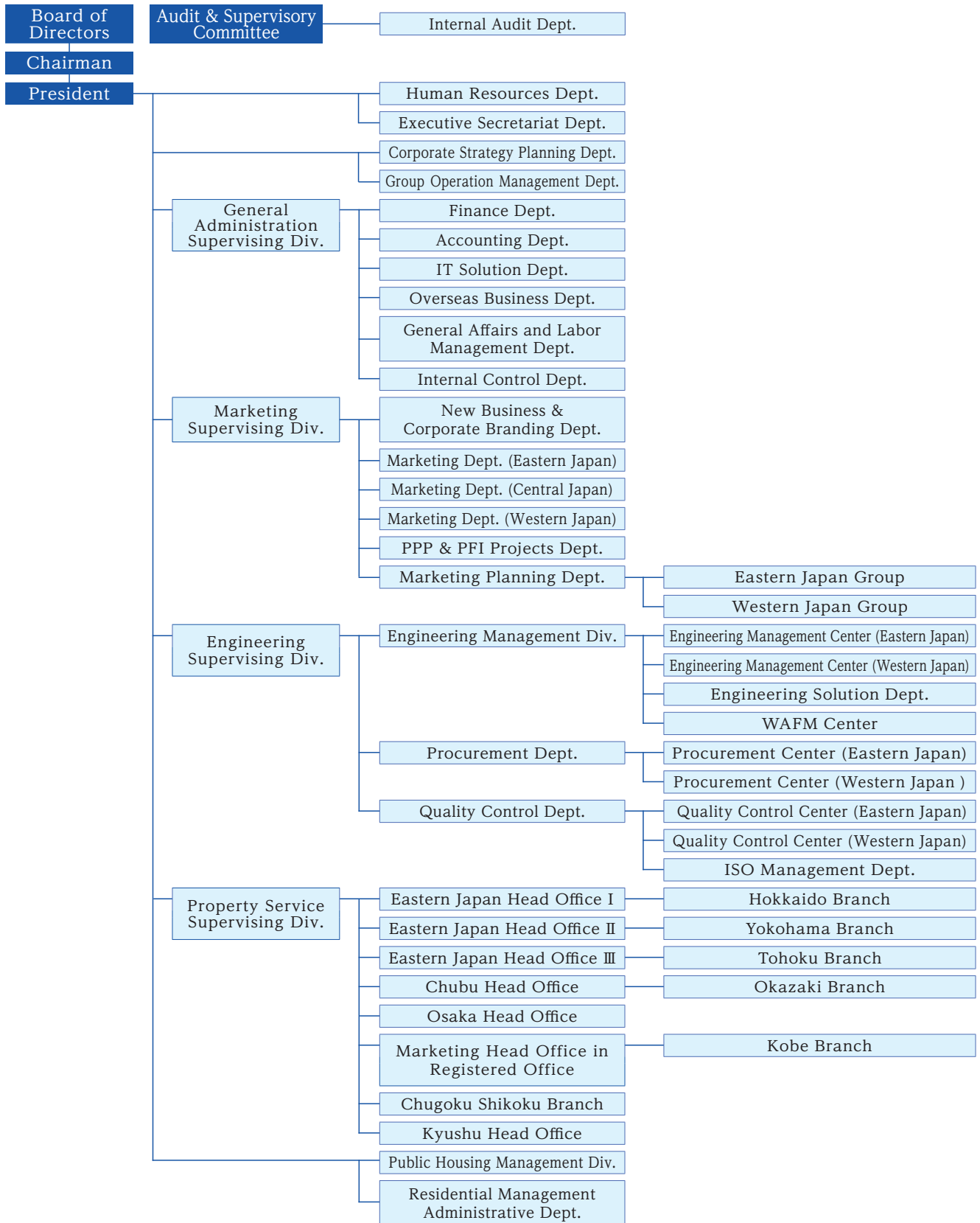
Title	Name
Executive Officer	Shigeki Okamoto
Executive Officer	Kazuaki Niimi
Executive Officer	Toshihiro Tanabe
Executive Officer	Toyonobu Kubota
Executive Officer	Keizo Yamana
Executive Officer	Yasuyuki Takada
Executive Officer	Hiroshi Taninaka
Executive Officer	Masatomo Tsugawa

History

Reforms in Organization
 History of our Business

October	1965	Current Chairman Takeshi Fukuda founded Nippon Kanzai Co., Ltd.
April	1967	Integrated building management of hospitals was launched.
May	1970	Integrated building management of government office buildings was launched.
August	1972	The business unit for repairing equipment was spun-off into a subsidiary, Nippon Kanzai Service Co., Ltd.
August	1973	Integrated management of condominiums was launched.
December	1978	A business collaboration agreement was concluded with Nippon Security Service Co., Ltd. (presently SECOM Co., Ltd.) for manned security services and a subsidiary, Three-S Co., Ltd., was established.
March	1988	Property management of high-rise intelligent buildings was launched.
February	1989	Shares were listed as over-the-counter issues designated by the Japan Securities Dealers Association.
July	1990	The Company was entrusted with land trust building management through a proposal-based competition.
February	1992	Housekeeping of urban hotels was launched.
November	1993	The Company was listed on the second section of the Osaka Securities Exchange.
April	1995	The Company was entrusted with management of urban renewal buildings through a proposal-based competition.
January	1996	The headquarters moved to 9-16 Rokutanji-cho, Nishinomiya City, Hyogo Prefecture.
August		BEST System, a life-long building management system to enhance property values, was introduced to the market.
April	1997	Operation, maintenance and management services for recycling facilities were launched.
April	1999	Operation, maintenance and management services for garbage incineration and ash melting facilities were launched.
April	2000	WAFM®, an integrated asset management system designed to enhance the asset value and profitability of buildings, was introduced to the market, marking the beginning of the remote facility management services business.
June		The Company was entrusted with a PFI project. An SPC (special purpose company) was established.
July		The Company acquired ISO9001 certification for professional property management services.
August		Property due diligence services were launched.
March	2001	The Company was listed on the first section of the Osaka Securities Exchange.
February	2002	The Company was listed on the first section of the Tokyo Stock Exchange.
July		The Company was entrusted with Mitsubishi Motors Group's property management services for facilities in Japan.
August		Japan Property Solutions Co., Ltd., a property management company, was established jointly with Mitsubishi Trust and Banking Corp. (presently Mitsubishi UFJ Trust and Banking Corp.) and other partners
May	2003	Asset management services were launched.
July		Metropolitan office building securitization was organized and package contracts for the real estate service were launched.
July	2004	Composing fund for institutional investors was launched.
June	2005	The Company received the first Japan PFI Grand Prize, Category Award and Special Award.
January	2006	The environmental engineering business was spun-off on May 9, 2005 and Nippon Kanzai Environment Service Co., Ltd. started operations.
September		The Company acquired shares of Lion Building Maintenance Co., Ltd., a group company of Lion Corp. and its trade name was changed to Kanzai Facility Co., Ltd.
December		The Company agreed to promote the real estate fund, "Galileo Japan Trust" as a joint enterprise with Galileo Japan Funds Management Ltd.
January	2007	The Company was entrusted with management of municipal housing (public housing) under the Designated Administrator system.
April		The real estate fund management division was spun-off on January 24, 2007 and Tokyo Capital Management started operation.
January	2008	The trade name of consolidated subsidiary Casa Inc. was changed to Japan Environmental Solutions., Ltd. and underground water membrane filtration system business was launched.
July		Contract for a capital and business collaboration with Matsushita Electric Works Co., Ltd. (presently Panasonic Corp.) was concluded on July 25, 2008.
November		The Company acquired shares of Shiseido Kaihatsu Co., Ltd., a group company of Shiseido Co., Ltd. and its trade name was changed to NS Corporation Co., Ltd.
August	2011	ISO14001 certification for total building management and supporting service in total building management was acquired.
December	2012	The Company was certified as a PrivacyMark registered entity.
March	2013	The Company acquired 50% shares of PICA, an Australian strata management company, to establish capital alliance.
June		The Company acquired shares of NJK Holding Co., Ltd. and made it a subsidiary.
April	2014	The Company changed its Tokyo Office to "Corporate Headquarters", and Headquarters (Nishinomiya) to "Registered Office".
April		NKS Co., Ltd. merged Kanzai Facilities Co., Ltd. and its trade name was changed to Nippon Kanzai Service Co., Ltd.
September	2015	Okinawa Nippon Kanzai Co., Ltd., established by way of absorption-type company split of business in Okinawa, commenced operation.
January	2016	The company acquired ISO50001 for "energy management of building total operation management business at registered office."
August		The Company acquired shares of Okinawa Seiko Co., Ltd. and made it a subsidiary.
January	2017	Okinawa Seiko Co., Ltd. merged Okinawa Nippon Kanzai Co., Ltd. and its trade name was changed to Okinawa Nippon Kanzai Co., Ltd.
January		The Company acquired 40% shares of Keystone Pacific Property Management, LLC, a Californian HOA management company in the USA, to establish capital alliance.
July		Strata (HOA) Management Division was spun-off into Nippon Kanzai Housing Management Co., Ltd.
October		The Company transferred property management business to consolidated subsidiary Japan Property Solutions Co., Ltd.
December		The Company merged its wholly owned subsidiary Nippon Kanzai Service Co., Ltd.

Organization



Group Synergy

Three-S Co., Ltd.

Security service

Head-quarters	5-23 Matsubara-cho, Nishinomiya City, Hyogo Prefecture 662-0912
Establishment	December 1, 1978
Paid-In Capital	JPY 50 million
Share-holders	Nippon Kanzai: 90%, SECOM: 10%
Locations	Headquarters (Hyogo Prefecture), Tokyo Head Office, Kinki Head Office (Osaka), Kyushu Head Office (Fukuoka Prefecture), Chubu Head Office (Aichi Prefecture), Tohoku Division (Miyagi Prefecture)

Nippon Kanzai Environment Service Co., Ltd.

Environmental facility management

Head-quarters	3rd Floor, Frente West Building, 9-7 Ikeda-cho, Nishinomiya City, Hyogo Prefecture 662-0911
Establishment	May 9, 2005 (Operations commenced: January 1, 2006)
Paid-In Capital	JPY 300 million
Share-holders	Nippon Kanzai: 100%
Locations	Headquarters (Hyogo Prefecture), Kyushu Branch (Fukuoka Prefecture), Tokyo Branch

Japan Property Solutions Co., Ltd.

Property management

Head-quarters	3rd Floor, Daiwa Jimbocho Bldg, 2-4 Kanda-Jimbocho, Chiyoda-ku, Tokyo 101-0051
Establishment	August 2, 2002
Paid-In Capital	JPY 400 million
Share-holders	Nippon Kanzai: 100%
Locations	Headquarters (Tokyo), Osaka Branch, Nagoya Branch

Tokyo Capital Management Co., Ltd.

Asset management

Head-quarters	9th Floor, Shimbashi SY Building, 1-14-2 Nishishimbashi, Minato-ku, Tokyo 105-0003
Establishment	January 24, 2007 (Operations commenced: April 1, 2007)
Paid-In Capital	JPY 100 million
Share-holders	Nippon Kanzai: 100%
Locations	Headquarters (Tokyo)



NS Corporation Co., Ltd.

Advertisement, Design administration

Head-quarters	16th Floor, Hamarikyū Parkside Place, 5-6-10 Tsukiji, Chuo-ku, Tokyo 104-0045
Establishment	November 1, 2008
Paid-In Capital	JPY 50 million
Share-holders	Nippon Kanzai: 90%, Shiseido: 10%
Locations	Headquarters (Tokyo)

Japan Environmental Solutions., Ltd.

Energy-saving & ESCO business

Head-quarters	5th Floor, Yanagiya Bldg, 2-1-10 Nihombashi, Chuo-ku, Tokyo 103-0027
Establishment	March 28, 1970
Paid-In Capital	JPY 10 million
Share-holders	Nippon Kanzai: 100%
Locations	Headquarters (Tokyo)

NKJ Holdings Co., Ltd.

Strata (HOA) management

Head-quarters	3-1-5 Awajimachi, Chuo-ku, Osaka City, Osaka Prefecture 541-0047
Establishment	March 6, 2003
Paid-In Capital	JPY 30 million
Share-holders	Nippon Kanzai: 100%
Locations	Headquarters (Osaka Prefecture), Nippon Kanzai Housing Management's Headquarters (Hyogo Prefecture), Japan Housing Management's Headquarters (Osaka Prefecture), NJK Staff Service

Okinawa Nippon Kanzai Co., Ltd.

Building management

Head-quarters	9th Floor, Nissei Naha Center Bldg, 1-12-12, Kumoji, Naha City, Okinawa Prefecture 900-0015
Establishment	April 1, 1974
Paid-In Capital	JPY 50 million
Share-holders	Nippon Kanzai: 100%
Locations	Headquarters (Okinawa)