

Company Name	Mitsubishi Jisho Property Management Co., Ltd.
Headquarters	Naka-dori Building, 2Chome-2-3 Marunouchi, Chiyoda City, Tokyo 100-0005 Telephone.03-3287-4111 (Main number)
Business area	Comprehensive operational and administrative services for office buildings and other commercial facilities
Date of establishment	October 1st, 1991
Representative	Hitoshi Kubo, Representative Director and President
Capital	300,000,000 yen (100% owned by Mitsubishi Estate Co., Ltd.)
Number of employees	1,451employees
Building Lots and Buildings Transaction Business	Minister of Land, Infrastructure, Transport and Tourism (5) No. 6334
Construction Business	Minister of Land, Infrastructure and Transportation License (Special-30) No. 20474
Class-1 Architect Office	Governor of Tokyo No. 51345
Security Services	Tokyo Metropolitan Public Safety Commission No. 45000808
Condominium Management Business	Ministry of Land, Infrastructure, Transport and Tourism License (2) No. 034257

※As of October 1, 2023



<For the latest information, please visit our corporate website.>
<https://www.mjpm.co.jp/>

Mitsubishi Jisho Property Management Company Profile

Mitsubishi Jisho Property Management Co., Ltd. Company Profile



Office

MJPM Office Management

Expanding revenue by securing stable and reliable tenants

We negotiate leases for office buildings with the aim of increasing real estate revenues. In addition, we offer our tenants a comfortable and safe environment and facilities, and communicate closely with them to ensure that we can keep them as long-term partners. As the central figure connecting all stakeholders, including building owners, tenants, and asset managers, MJPM will continue working to enhance the value of our facilities.



Commercial

MJPM Commercial Management

Increasing value by providing facilities with high visitor traffic

By attracting many visitors from the general public, tenants can improve their sales and maximize revenues from the entire building, which enables higher returns for the owners. To this end, creating attractive commercial facilities is an important objective of our commercial facilities management. MJPM provides a wide range of operational support, such as handling the leasing of tenants that are well suited to current societal trends and market demand, as well as to the local area's regional characteristics. We also conduct and manage sales promotion and customer acquisition activities, and provide training services for tenants.



Tenant leasing using the Group's network

We leverage Mitsubishi Estate Group's relationships with tenants nationwide and stock of approximately 200 office buildings, as well as our strong partnerships with business partners and clients in many different business areas, to quickly and accurately identify our existing clients' needs for relocation, floor space expansion, and new office development. In addition, we match our clients' properties with customer demand gathered from Mitsubishi Estate Group's direct sales and from customer acquisition activities in the Group's network of brokerage firms, enabling the steady acquisition of tenants.



Increasing satisfaction through our services and securing stable, long-term revenues

In addition to providing an environment and facilities that can be used comfortably at all times, we build relationships of trust with tenants through attentive, courteous, and prompt assistance and communication. In contract negotiations, we support owners through a real-time grasp of market trends and by presenting appropriate terms and conditions based on tenant conditions. Our hard and soft services enhance tenants' satisfaction and nurture their sense of attachment to the building, which helps to secure stable, long-term revenues and reduce the risk of vacancies.



Commercial businesses that enhance the city's vitality

Leasing of tenants that are well suited to current societal trends and market demand, as well as the local area's regional characteristics. We support business expansion and development for tenants who have opened stores by providing them with a proprietary sales management system that can create a database of business information and efficiently handle sales management, analysis, and strategic planning. We also highlight the individuality and strengths of each store to improve the attractiveness of all commercial facilities in aggregate and maximize earnings.



Proven know-how in managing commercial facilities

We have extensive know-how in managing commercial facilities to maximize their value, including in tenant management, promotional activities to attract more visitors, and appropriately assigning dedicated staff to create and maintain a safe and comfortable environment. We also provide precise consulting based on a property management perspective and pre-opening property management services leading to smooth and effective commercial facilities management, which can enhance the value of a wide range of commercial facilities, from newly opened stores to ones that have already been popular within the local community for many years.



Management

MJPM Facility Management

Bringing security and comfort to our buildings at all times

To ensure safety and comfort at all times inside offices, stores, parking lots, and elsewhere, we provide a one-stop solution for all management needs by working closely with our partners, including security companies, cleaning companies, and facility management companies.

Working under a system that takes cost balance and the natural environment into consideration, we develop management practices tailored to each individual building and area.



Promotion/ Consulting

MJPM Promotion/Consulting

Taking cities and buildings to new heights with our wealth of expertise

Through planning, producing, and running events; PR using sales promotion tools; and disseminating information, we conduct a wide range of promotional activities to boost the value of our areas, buildings, and commercial facilities. We also provide high-quality property management consulting based on our extensive know-how to owners who are considering construction of new buildings or who have concerns about operating and managing their real estate.



Reducing management costs while improving management quality

We have office locations in Tokyo, Osaka, and other key areas in Japan, enabling us to closely manage facilities in response to changing economic environments and trends. Taking advantage of economies of scale derived from our track record of handling orders valued at approximately 20 billion yen per year, we are able to offer the optimal management options appropriate for various cost levels and property sizes. In addition, we have established a monitoring system based on our original manuals and evaluation standards to continuously maintain and improve the quality of management. In order to respond to issues such as labor shortages and rising labor costs, we are leading the industry in the introduction and testing of cutting-edge technologies such as robotics.



Extensive facility management experience and emergency preparedness

We are able to plan ahead for the deterioration of buildings over time by developing and executing construction projects over a period of several decades that take into account the timing and the type of work that needs to be done. We use our professional experience to assess appropriate construction methods and safety practices, as well as prepare for and respond flexibly to all possible situations, such as modifying construction schedules to accommodate tenants and visitors. For properties in Japan, we have a system to respond 24 hours a day, 365 days a year in case of emergencies, and we have extensive know-how on how to respond to various situations, which we practice through regular training with our contractors.



Bringing vitality to cities and commercial facilities through promotions

We plan, produce, and run events and collabs based on regional characteristics and trends of visitors to commercial facilities. In addition, we conduct comprehensive promotional activities through strategic media announcements to attract more visitors, boost activity, and increase sales. We also manage and operate event spaces, event halls, and rental meeting rooms that are expected to be highly effective for promotions and are easily accessible from transportation services in Tokyo, Odaiba, and Yokohama.



Supporting smooth operations and improve building asset values

As a property management advisor, we provide consulting services based on our extensive, high-quality operational and managerial know-how. We provide advice and proposals for increasing asset values. We also participate in building construction, starting from the development and design stages, by drafting operation and management plans that are optimal based on a long-term perspective. Additionally, we support the smooth opening and operation of facilities through persistent negotiations and collaboration with the numerous stakeholders involved in the process, through activities such as checking drawings from an administrative perspective, simulate opening and closing times and wiring in the building, verifying the size and layout of administrative offices such as disaster prevention centers, calculating costs, and handling the adjustment of schedules before and after the opening of new businesses.



Result

MJPM Management Results

Extensive management results

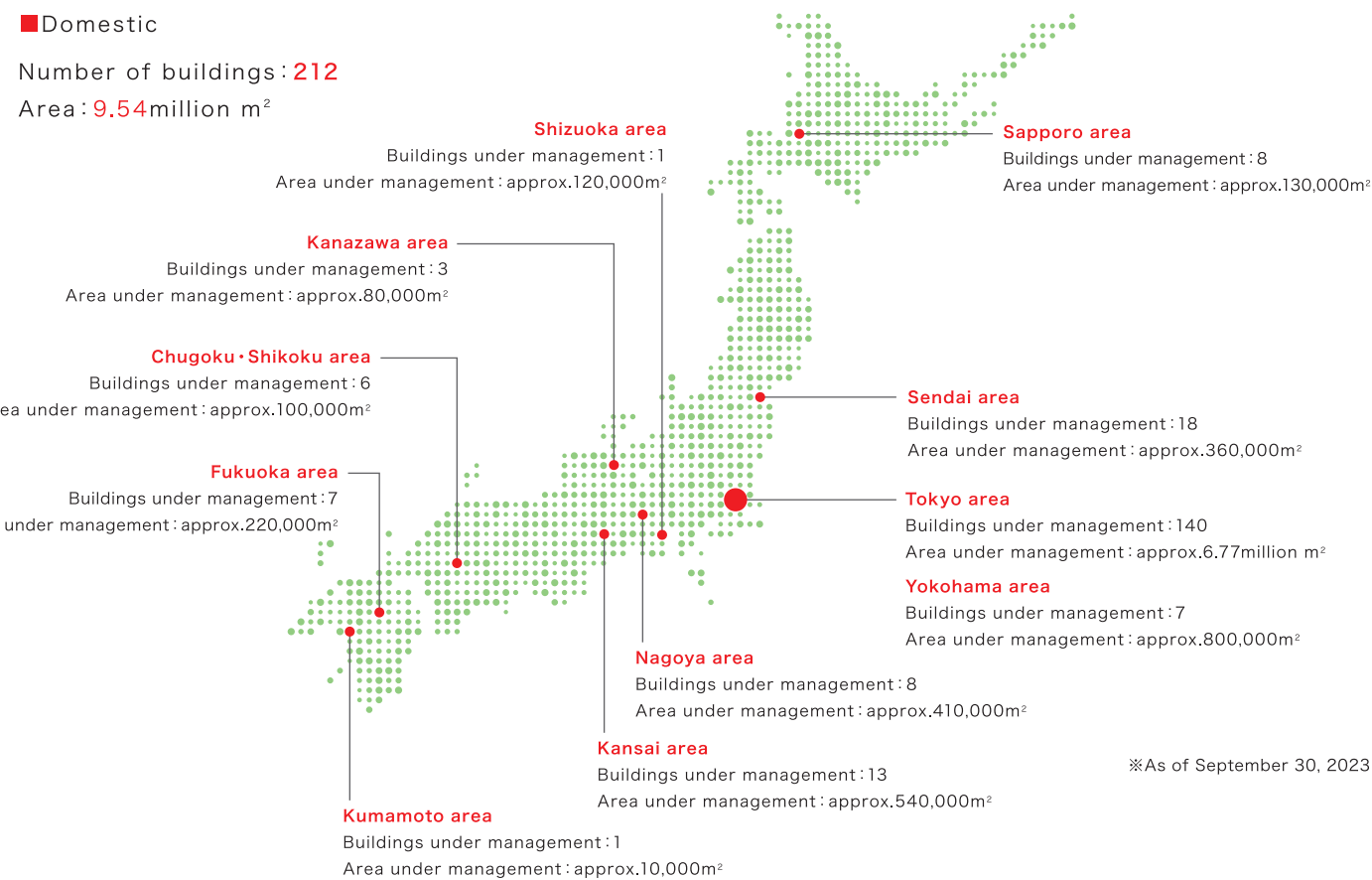
Since our establishment, we have steadily increased the number of buildings and area under property management contracts, and have expanded our business to major cities throughout Japan, from Sapporo to Kyushu.

Over Sea

MJPM Overseas Business

Bringing high-quality property management from Japan to the world

MJPM's business field is expanding overseas. In Asia, MJPM offers property management services, including before the completion of construction, and consulting services. We will continue expanding our operations and enhancing the value of office and commercial buildings around the world with high-quality property management practices cultivated through our wealth of experience in Japan.



Expansion of MJPM's overseas business in Asia

MJPM is expanding its business in China, Taiwan, Vietnam, Indonesia, Thailand, and Myanmar. In Taipei, the capital of Taiwan, MJPM established a joint venture in the spring of 2018 to manage the Taipei Nan Shan Plaza, a large-scale complex consisting of office, retail, and entrance buildings located near the Taipei 101 skyscraper (Taipei Nan Shan Plaza Gongyu Dasha Guanli Weihu Co., Ltd.). In the future, MJPM will continue to expand its expertise in overseas property management.

