



News Release

Yamashita PMC Inc.

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A Luxury Rental Apartment Construction Launched at an Unutilized Land in Daikanyama Area -Yamashita PMC to Undertake PM Services -

We are pleased to announce the construction commencement of the “Meguro Aobadai Project (tentative name)”, a luxury rental apartment project which aims to target the affluent market. Yamashita PMC Inc. (Headquarters; Chuo-ku, Tokyo, President, CEO & COO; Hidehito Kawahara, hereinafter called YPMC) provides Development advisory and PM services.

Located in Daikanyama area at the heart of Tokyo, this luxury rental apartment project is to develop the land plot which has been unutilized for long time.

YPMC entered into the contract with the client in 2017, and the team specialized in international projects has been providing development advisory and PM services ever since. YPMC will remain in services after the construction commencement, until the opening of the property scheduled in early 2023.

YPMC is proud to contribute to the realization of the client's vision through providing project support services, connecting businesses across countries. We endeavor to be a driver to revitalize the industry, through increasing PM/CM recognition and awareness.



Groundbreaking Ceremony (Muslim / Shinto style)



Image Perspective Drawing [Meguro Aobadai Project (tentative name)]

[Project Background]

The site is located in Daikanyama, at the heart of Tokyo. Despite the significant locational advantages, the land plot has been underutilized for about 20 years due to several unique challenges that have hindered new development planning. Upon studying the challenges, YPMC proposed a plan which maximizes the profit of the land owner, and this luxury rental apartment project (Meguro Aobadai Project (tentative name)) has come to a realization. An overseas entity will be participating in the business.

In order to facilitate the participation of the developer, YPMC sorted out required conditions and sought solutions for entire business optimization. We are pleased to see the project moving forward, at the site which has been deadlocked for many years.

[PM Services]

- To provide development advisory and PM services on the effective utilization of the 6,000sqm land, which has been unutilized for many years, in Daikanyama Area, one of the most prestigious residential areas at the heart of Tokyo.
- To figure out feasible facility development program, with challenging conditions where existing structure stands at the sloped land.
- To design business scheme and select the developer, and to manage the developer's design and construction progress.

*Final selection : Mitsubishi Corporation Urban Development Inc.

[Global Business of YPMC]

Global Project Department in YPMC exclusively handles international projects. With this department as a main player, YPMC provides services not only for overseas clients' projects in Japan, but also for Japanese and overseas clients' projects in ASEAN countries.

Capitalized on the valuable 23 years of PM/CM (Construction Management) experience since YPMC is founded, our goal is to connect businesses across countries with tailor-made management program customized by projects, considering each culture's circumstance, business customs and project uniqueness.

[Project / Facility Overview]

YPMC's Client	Land Owner
Client Asset Advisor	Jones Lang LaSalle Incorporated
Development Advisor, PM	Yamashita PMC Inc.
Developer	Mitsubishi Corporation Urban Development, Inc.
Architect	Taisei Corporation
Contractor	Taisei Corporation
Facility Type	Apartment building
Site Location	Aobadai, Meguro-ku, Sarugakucho, Shibuyaku (Tokyo)
Structure, Volume	RC Structure, 2 stories above ground, 4 stories underground, 19 units
Completion Schedule	Early 2023

[For inquiries]

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