



## C O M P A N Y   P R O F I L E

**Toyo Tec Building Service Co., Ltd. protecting people, cities, and future**





## Realization of secure and comfortable society

As a core company of Toyo Tec Group, we have worked to provide high-quality building management service to meet customer needs based on the group management philosophy “contribution to realizing secure and comfortable society.”

We have a complete system to support public facilities, office buildings, commercial facilities, apartments and residential buildings, college campuses and hospitals and provide one-stop service for all building-related operations, such as equipment management operations, cleaning, automatic security and manned guarding, construction work, property management and real-estate brokerage.

In addition, as a total building management company in a business group engaged in security services, we can maintain a high security level and offer reliable cleaning services in offices with many important documents.

We were certified according to ISO 41001 for facility management in March, 2023 and ensure the appropriateness on the level of a listed company in accordance with the internal reporting system (J-SOX).

We will contribute to ensuring the safety and security of the building owners and users, maintaining the high value of buildings for a long period and realizing a safe and comfortable society.

We look forward to your continued patronage.

May, 2024

protecting people, cities and future



**Toyo Tec Group**

**Toyo Tec Building Service Co., Ltd.**

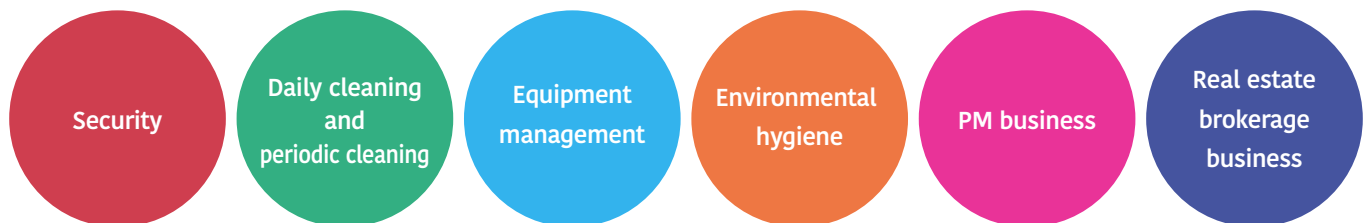
**Yuzuru Takeno, President**



# Playing a central role in general building management by Toyo Tec Group

## For further satisfaction

We offer one-stop services for building maintenance, security measures and renewal work to create safe and secure environment for our customers.



## For further challenge

### Slogan

- We will improve the building owners' and users' satisfaction with security and safety and maintain the high value of their buildings for a long period of time.

### Vision

- We consider a change is a chance and intend to grow and develop while autonomously improving and evolving.

### Action agenda

- We are aiming at the most trusted partner of our customers based on "quality first."
- We try to act honestly in a transparent manner.
- We accept diversity and try to create pleasant work environment.

We started the activities to obtain the certification of ISO 41001: 2018 for facility management system, went through the ISO audit from February 7 to 10, 2023, and obtained the certification in the certification registration judging committee on March 13, 2023.

We became the fourth company in Japan to obtain the certification.



# We totally support our customers in all phases of building maintenance.

We offer comprehensive one-stop services from daily cleaning to equipment management to maintain comfortable, secure and safe environment for the customers.



### Daily cleaning

We provide clean spaces through routine cleaning. We can offer more comfortable environment by cleaning common use spaces, such as restrooms, entrances and office spaces. We carefully clean the buildings not only to keep them clean, but also to protect them and improve the durability to extend their useful life.



### Periodic cleaning

The periodic cleaning is performed every one to 12 months according to the schedule to clean the areas not accessible during daily cleaning. We offer the most suitable cleaning method according to the degree of staining and the budget. To maintain and provide clean and comfortable environment, thoroughly trained staff will carefully clean the buildings using the latest equipment and appropriate methods.



### Glass cleaning

The cleaning protects the buildings from damage, maintains the windows and sashes clean and prevent deterioration. Areas in high places will be cleaned by professional cleaners acquainted with safety procedures.





### Equipment management, inspection and repair

(Instruments, fire protection equipment functions, air conditioning system maintenance and elevator maintenance)

We are engaged in inspections including legal inspections of fire protection equipment and all operations for building equipment replacement and repair. We totally manage the customers' buildings, so we can contribute towards maintenance cost reduction and offer detailed services.



### Environmental hygiene management

(Air quality measurement, protection from insects and rodents, drinking water management, water tank cleaning and general waste disposal)

To protect safe and comfortable environment, we scientifically diagnose and analyze even invisible parts for thorough hygiene management.



### Security

(manned guarding, automatic security and installation of security cameras)

Security experts are standing by in the buildings and observe the operation conditions of the equipment through the monitoring panels. They are engaged in crime prevention, fire protection and patrol activities and make the rounds to realize highly reliable security management.



### Planting

Planting management for creating a comfortable environment is essential for building management. Planted trees and flowers must be maintained by persons.

We can handle the management in all seasons, including pruning, chemical spraying and fertilizing.





## Property management business (PM business)



### Condominium/building management

We help you to protect your assets. We totally support building owners and association boards in their operations to ensure the well-being.

- Assistance for management of general meeting and board of directors
- Advice about various checks and inspections, reports and notifications
- Advice about budget planning and report of receipts and expenditures
- Support in making improvement project plans and placing orders for construction works
- Outsourcing services for association boards' operations for equipment repair and management
- Tenant management services (rent management, etc.)



## Real estate brokerage business



### Real estate brokerage (consulting, request to sell, contract, delivery, etc.)

We can offer proposals that meet demanding requirements of corporations, for example, selling real estate to an appropriate party in a short period of time on satisfactory terms without making public the purchase and sale of the real estate.

#### For investment and business

Consulting effective in asset formation

#### For buyers

Daily updating! Desired information is retrieved and presented.

#### For sellers

Appropriate advice based on great deal of knowledge and experience

Consultation about selling
Determination of sales value
Request for sales activities and mediation contract
Start of sales activities
Determination of buyer
Explanation of important matters and conclusion of sales contract
Delivery, payment and receipt of remaining amount and ownership transfer



## Construction



Managers who have special knowledge of renovation, equipment repair and construction manage all construction processes and protect the clients' interests in the clients' position.



## Others



### Call center

We perform call center operations for your staff for the purpose of providing your customers with sincere services. The call center offers a 24-hour service for receiving messages, inquiries, consultations, requests for repair, etc. from your customers and communicating with parties designated by you. Use the center to improve the services and reduce the working hours of your employees and the cost.





## We are engaged in SDGs activities.

### For the future

We are addressing social challenges to find solutions through our business.



Creating a healthy and lively workplace through short-time promotion



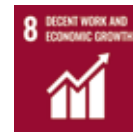
Fostering a corporate culture that values learning culture



Proportion of women in management position: 10%



50% reduction in paper consumption and 20% reduction in CO2 emissions due to gasoline and electricity consumption



Expand profits by the high quality.

# Company profile



<b>Company name</b>	Toyo Tec Building Service Co., Ltd.
<b>Location</b>	<b>Headquarters</b> Morita Building, 2-4-6, Bingomachi, Chuo-ku, Osaka-shi, Osaka 541-0051, Japan Phone: 06-4708-5990 Fax: 06-4708-5991
<b>Branches</b>	<b>Sales Department, Headquarters</b> Morita Building, 2-4-6, Bingomachi, Chuo-ku, Osaka-shi, Osaka 541-0051, Japan Phone: 06-4708-7119 Fax: 06-4708-7129 <b>Tokyo Branch</b> Prime Koishigawa Building 2F, 4-2-6, Kohinata, Bunkyo-ku, Tokyo 112-0006, Japan Phone: 03-5802-0704 Fax: 03-5802-0802 <b>Nagoya Branch</b> Kanden Fudosan Takaoka Building 2F, 2-27-14, Izumi, Higashi-ku, Nagoya-shi, Aichi 461-0001, Japan Phone: 052-932-5630 Fax: 052-932-5629 <b>Nara Branch</b> 2-11-21, Jinraku, Yamatotakada-shi, Nara 635-0025, Japan Phone: 0745-22-7666 Fax: 0745-22-7737 <b>Kobe Branch</b> East Kobe Center Building West 6F, 8-6-26 Motoyamaminami-machi, Higashinada-ku, Kobe 658-0015, Japan Phone: 078-891-5414 Fax: 078-891-5417
<b>Foundation</b>	November 1, 1957
<b>Capital</b>	50 million yen
<b>Board members</b>	Takashi Tanaka, Chairperson(Representative Director, Toyo Tec Co., Ltd.) Yuzuru Takeno, President(Executive Operating Officer, Toyo Tec Co., Ltd.) Toshihiro Maeba, Director Hiroyuki Ikeda, Director(President, Toyo Tec Co., Ltd.) Toshiaki Seki, Director (outside) Masatoshi Murakami, Auditor Shin Kitagaki, Senior Executive Officer Makoto Hyakuta, Managing Executive Officer(Manager of Sales Department, Headquarters) Yoshihiro Yamamoto, Managing Executive Officer(Manager of Equipment Management Department) Hajime Takamatsu, Executive Officer(Manager of Tokyo Branch) Yoshifumi Yamamoto, Executive Officer(Manager of Personnel Department) Hozumi Tanaka, Executive Officer(Vice Manager of Tokyo Branch) Shinsuke Iwasaki, Executive Officer(Temporarily assigned to Toyo Tec Himeji Co., Ltd.) Hiromitsu Moriguchi, Executive Officer(Manager of General Affairs Department) Takuya Takeuchi, Executive Officer(Manager of Business Development Department)
<b>Number of employees</b>	1,540 (as of April 2024)
<b>Major business</b>	(1) Maintenance of buildings, accompanying facilities and equipment (2) Cleaning and environmental hygiene of buildings, accompanying facilities and equipment (3) Design, construction, repair and inspection of cooling/heating equipment, air conditioning systems, water supply and drainage systems, sanitary equipment, electric systems, communication systems and pollution prevention equipment (4) Design, construction, repair and inspection of security and disaster prevention equipment (5) Management and maintenance of parking facilities (6) Condominium management based on “Law about the promotion of the adequacy of the apartment management” (7) Design and implementation of building work, carpenter’s work, roofing work, piping work, tile/brick/block work, steel structure work, interior finish work, landscaping work, stone work, electric work, painting work, waterproofing work, fitting frame work, fire protection equipment work, equipment installation work, electric communication work, demolition work and cleaning facility work, and implementation of these works by contract (8) Real estate brokerage, sale, intermediation, management and rental (9) Sale and construction of furniture and office equipment (10) Security services based on Security Services Act (11) Investigation, guidance and advice on security and safety (12) Rental and sale of equipment and instruments for crime prevention, fire protection, disaster prevention, first aid and safety (13) Sale of other goods (14) Management of restaurants (15) All operations incidental to above items



# Registration and permission



- (1) Building and environmental hygiene total management business  
Registration No. Osaka pref. 5, No. 3-1
- (2) Condominium management business  
Registration No. Minister of Land, Infrastructure, Transport and Tourism (5) No.060683
- (3) Security business  
Certification No. Osaka pref. Public Safety Commission No.62002172
- (4) Building lots and buildings transaction business  
License No. Minister of Land, Infrastructure, Transport and Tourism (2) No.8645
- (5) Construction business  
Permission No. Permission from Minister of Land, Infrastructure, Transport and Tourism  
(Special-29/General-29) No.24838

## Number of persons with major qualifications (As of April 1, 2024)

- First-class architect: 2 persons
- Second-class architect: 1 persons
- First-class construction managing engineer: 8 persons
- Second-class construction managing engineer: 1 persons
- First-class civil work managing engineer: 1 persons
- Second-class civil work managing engineer: 1 person
- First-class electric work managing engineer: 6 persons
- Second-class electric work managing engineer: 2 persons
- First-class piping work managing engineer: 4 persons
- Second-class piping work managing engineer: 3 persons
- Type III chief electrician: 28 persons
- Type I electrical worker: 22 persons
- Type II electrical worker: 95 persons
- Fire protection engineer, class A, type 1 to 5: 51 persons
- Fire protection engineer, class B, type 1 to 7: 106 persons
- Qualified fire protection equipment inspector, first/second class: 68 persons
- Qualified inspector for fire prevention property: 21 persons
- Qualified inspector for disaster prevention management: 5 person
- Disaster/fire prevention manager: 66 persons
- Chief engineer for water supply equipment construction: 3 persons
- Type I refrigeration equipment supervisor: 2 persons
- Type II refrigeration equipment supervisor: 27 persons
- Type III refrigeration equipment supervisor: 15 persons
- Qualified investigator for specific buildings: 6 persons
- Qualified inspector for construction equipment: 11 persons
- Dangerous object handler, class B, type 1 to 6: 94 persons
- First-class boiler engineer: 3 persons
- Second-class boiler engineer: 34 persons
- Building lots and buildings trader: 11 persons
- Condominium manager: 2 persons
- Chief manager: 6 persons
- Building environment and sanitation management technician: 57 persons
- Administrator: 6 persons
- Water tank cleaning supervisor: 11 persons
- Air conditioning/water supply and drainage management supervisor: 7 persons
- Pest-control supervisor: 5 persons
- Air environment measurer: 10 persons
- Cleaning supervisor: 15 persons
- Instructor for training of cleanup workers: 1 person
- Manager for outsourced hospital cleaning: 7 persons
- Building cleaning technician 1st grade to 3rd grade: 26 persons
- Security system specialist: 6 persons
- Automatic security system manager: 6 persons
- Security guard training supervisor: 26 persons
- Sanitation supervisor: 13 persons
- Chef's license: 2 persons

## Member organizations

Osaka Building Maintenance Association  
Kansai Environmental Development Center  
Osaka Fire/Disaster Prevention Association  
Osaka Takken Association  
Tax Payment Association

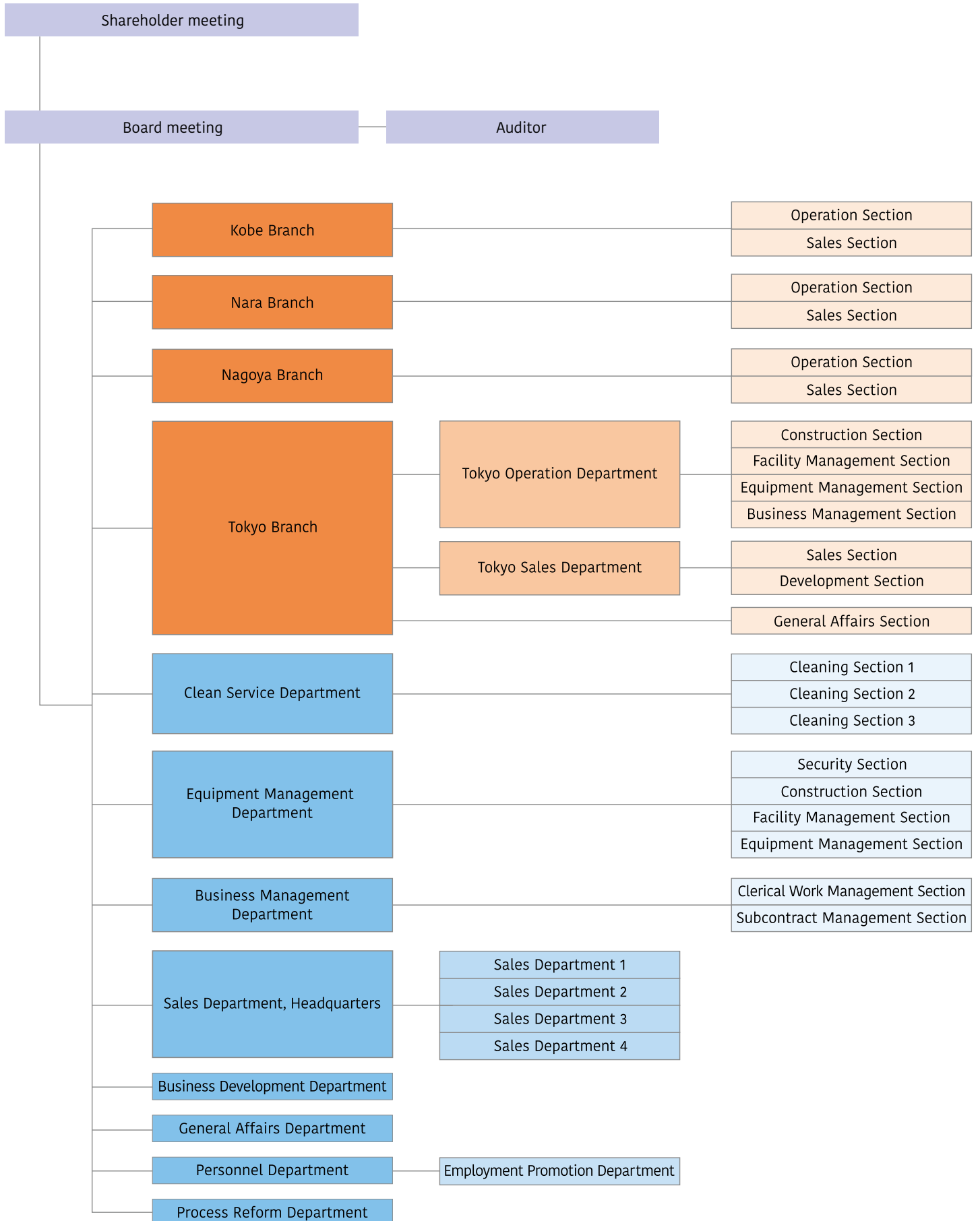
Osaka Security Service Association  
The Osaka Chamber of Commerce and Industry

# History



- July, 1957 Established Kyodo Sogo Service Co., Ltd.
- Nov., 1957 Established Kinsei Daikin Air Conditioning Co., Ltd.
- Oct., 1975 Established Shinei Building Service Co., Ltd.
- Feb., 1979 Established Morita Building Management Co., Ltd.
- May, 1983 Kinsei Daikin Air Conditioning Co., Ltd. became a group company of Toyo Tec Co., Ltd.
- June, 1989 Established Meisei Co., Ltd.
- July, 1997 Changed the company name Kinsei Daikin Air Conditioning Co., Ltd. to Tec Building Service Co., Ltd.
- Mar., 2009 Fuji Service Co., Ltd. became a group company of Toyo Tec Co., Ltd.
- Feb., 2011 Kyodo Sogo Service Co., Ltd. became a group company of Toyo Tec Co., Ltd.
- Jul., 2015 Osaka Building Service Co., Ltd. became a group company of Toyo Tec Co., Ltd.
- Jan., 2018 Merged Fuji Service Co., Ltd. and Osaka Building Service Co., Ltd.  
Changed the name to Osaka Fuji Service Inc.
- Apr., 2019 Morita Building Management Co., Ltd. became a group company of Toyo Tec Co., Ltd.
- Apr., 2020 Shinei Building Service Co., Ltd. became a group company of Toyo Tec Co., Ltd.
- Oct., 2020 Meisei Co., Ltd. became a group company of Toyo Tec Co., Ltd.
- Apr., 2022 The four companies, Kyodo Sogo Service Co., Ltd., Tec Building Service Co., Ltd., Morita Building Management Co., Ltd. and Meisei Co., Ltd. were merged by the merging company, Tec Building Service Co., Ltd. and the company name was changed to Toyo Tec Building Service Co., Ltd.
- Apr., 2023 Osaka Fuji Service Inc. was absorbed and part of the business of Shinei Building Service Co., Ltd. was split and absorbed by the merging company, Toyo Tec Building Service Co., Ltd.

# Organization chart in 2024





## Acquisition of ISO 41001 certification

ISO 41001 is an international standard for facility management established in 2018. The standard is intended to create comfortable and attractive buildings for owners and tenant users and realize energy saving. We consider the acquisition of the certification can accelerate progress toward SDGs.

When restarting our company on April 1, 2022 after merging four companies and changing the company name, we continued to ensure the appropriateness of internal control of the listed company level and established a management system based on the concept of facility management required by ISO 41001.

On March 13, 2023, JACO decided to give the certification to us as the fourth case in Japan. However, we are at the starting line and intend to continue the improvement activities based on the PDCA cycle to provide higher quality services.

### What is facility management?

Management activities of companies, organizations, etc. to comprehensively plan, manage and utilize their facilities and environment for their organizational activities



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keep watching the situation.

