

《Construction by designated Contractor when move-in》

Results of Assessments for B Construction

Selected 50 cases

Relocation site, building owner designation, electrical, fire prevention, air conditioning, and other facility work

◆The following results are from the RCAA and 3A Corporation.

◆The following are the results of VECD (Value Engineering Cost Reduction), partial design changes, and cost discussions.

◆All prices below are total prices.

<B Construction Assessment Consulting>
(No particular order)

As of August, 2021
(Total amount:JPY)

Average
Reduction Rate

32.76%

※Due to confidentiality obligations, the number of results listed differs from 50.

Company	Location	Building Name	#of Floor	Sqm	Initial Quote	Agreed Amount	Amount of Reduction	Reduction Rate	Remarks
2 Scala, Inc.	Shibuya-ku Shibuya	Shibuya Hikarie	18th	1193.85	¥100,679,700	¥85,470,000	¥15,209,700	15.11%	After VECD
2 Strike Co Ltd	Chiyoda-ku Otemachi		16th	1411.97	¥231,000,000	¥163,900,000	¥67,100,000	29.05%	VECD
4 KADOKAWA DWANGO educational institute	Osaka Kita-ku	LUCID SQUARE UMEDA	6th, 10th		¥6,050,000	¥5,280,000	¥770,000	12.73%	After VECD
5 Asahi Interactive	Chiyoda-ku Jinbo-cho	Sumitomo Fudosan Ichihashi Building	3rd	380.17					Design Changes:VECD
6 UNITED	Shibuya-ku Shibuya	MFRP Shibuya Building	12th		¥30,635,000	¥22,000,000	¥8,635,000	28.19%	Design Changes:VECD
7	Shinjuku-ku Ogawamachi	Aquapolis Tokyo	9th		¥28,853,000	¥20,900,000	¥7,953,000	27.56%	Design Changes:VECD
8 Churyo Engineering Co Ltd	Nagoya	N Business Center Building	7th	704.13	¥110,000,000	¥19,800,000	¥90,200,000	82.00%	Design Changes:VECD Supply AC
9 Leverages Co., Ltd.	Shibuya-ku Shibuya	Shibuya Scramble Square	24th, 25th	2485.95	¥992,200,000	¥434,500,000	¥557,700,000	56.21%	VECD~CD
10 Scala, Inc.	Shibuya-ku Shibuya	Shibuya Hikarie	17th	1168.79	¥20,680,000	¥15,400,000	¥5,280,000	25.53%	Design Changes:VECD
11 Scala, Inc.	Shibuya-ku Shibuya	Shibuya Hikarie	32nd	1193.85	¥100,679,700	¥85,470,000	¥15,209,700	15.11%	Design Changes:VECD
12 Cygames	Osaka Kita-ku	Osaka Fukoku Seimei Building	17th	1480.99				20.25%	Discussion for 7days after VECD
13 Tsuruta Accounting Tax Corporation	Nagoya Nakamura-ku	Global Gate	19th	457.29	¥21,285,000	¥18,700,000	¥2,585,000	12.14%	VECD
14 MarkLines Co., Ltd.	Chiyoda-ku Nagatacho	Sanno Park Tower	14th	731.01	¥14,572,800	¥10,527,000	¥4,045,800	27.76%	Discussion after VECD
15 LAZURITE INVESTMENT Co.,Ltd	Chiyoda-ku Kasumigaseki	Kasumigaseki Building	33rd	188.43	¥51,590,000	¥40,700,000	¥10,890,000	21.11%	VECD
16 Leverages Co., Ltd.	Toshima-ku Minami Ikebukuro	Diagate Ikebukuro	5th		¥17,600,000	¥15,400,000	¥2,200,000	12.50%	Starting after reduction from 23.4 million yen
17 Sonderhoff & Einsel LLP	Chiyoda-ku Marunouchi	Shin-Marunouchi Centre Building	18th		¥27,500,000	¥21,450,000	¥6,050,000	22.00%	VECD
18 Cyber Buzz, Inc.	Shibuya-ku Sakuragaoka	Shibuya Infoss Tower	18th	777.36	¥37,400,000	¥31,350,000	¥6,050,000	16.18%	Discussion after the reduction
19	Shibuya-ku Udagawacho	Amba Tower	Entire Building		¥1,402,654,000	¥946,000,000	¥456,654,000	32.56%	VECD Design Changes
20 CyberAgent Inc.	Shibuya-ku Shibuya	Shibuya Scramble Square	17th 18th		¥847,000,000	¥660,000,000	¥187,000,000	22.08%	VECD Design Changes
21	Shibuya-ku Dogenzaka	Shibuya FP Building	Common use ~4th		¥23,980,000	¥18,150,000	¥5,830,000	24.31%	VECD Design Changes
22	Chiyoda-ku Marunouchi	Marunouchi Mitsubishi I Park Building	15th		¥538,978,000	¥423,500,000	¥115,478,000	21.43%	VECD : Including design fees
23	Minato-ku Roppongi	Sumitomo Fudosan Roppongi Grand Tower	8th		¥139,150,000	¥99,000,000	¥40,150,000	28.85%	VECD Design Changes
24	Shinjuku-ku Ogawamachi	Tokyo Opera City	16th		¥142,780,000	¥88,000,000	¥54,780,000	38.37%	VECD
25 Career Design Center Co., Ltd.	Minato-ku Akasaka	Akasaka SG Gate	5th	856.20	¥28,600,000	¥17,050,000	¥11,550,000	40.38%	VECD
26 SUGIKO GROUP HOLDINGS CO., LTD.	Yokohama Kanagawa-ku	Yokohama Diamond Building	14th		¥147,400,000	¥127,600,000	¥19,800,000	13.43%	Early amicable agreement at the client's strong request

	Company	Location	Building Name	# of Floor	Sqm	Initial Quote	Agreed Amount	Amount of Reduction	Reduction Rate	Remarks
27	Chuo Electric Power Co.,Ltd	Osaka Chuo-ku	Osaka Exchange Building	23rd	461.16	¥2,684,000	¥2,420,000	¥264,000	9.84%	Early amicable agreement at the client's strong request
28	SEIBU Shinkin Bank Sendagaya Branch	Shibuya-ku Sendagaya	Yoyogi Forest Building	3rd	297.95	¥6,762,800	¥6,050,000	¥712,800	10.54%	Early amicable agreement at the client's strong request
29	A major Internet company	Shibuya-ku Dogenzaka	MarkCity West	7th	704.13	¥42,493,000	¥27,500,000	¥14,993,000	35.28%	VECD Design Changes
30	Red Queen Inc.	Minato-ku Minami Aoyama	DF Building	7th		¥18,205,000	¥12,870,000	¥5,335,000	29.31%	VECD : Including design fees
31	Pentia Valves and Controls Japan Co.	Taito-ku	Sumitomo Fudosan Ueno Building II	6th		¥22,174,152	¥15,400,000	¥6,774,152	30.55%	VECD Design Changes
32	WILL GROUP, INC.	Nakano-ku	Harmony Tower	27th		¥10,318,000	¥7,700,000	¥2,618,000	25.37%	VECD
33	SAINT MEDIA, INC. 4companies	Shinjuku-ku Shinjuku	Shinjuku Keio 3 Chome Building	3rd 2 lots		¥4,818,000	¥3,289,000	¥1,529,000	31.74%	VECD Design Changes
34	JTB Printing	Toshima-ku	Mejiro NT Building	1st 4th		¥6,270,000	¥4,400,000	¥1,870,000	29.82%	VECD
35	CyberBuzz, Inc.	Shibuya-ku Sakuragaoka	Shibuya Infoss Tower	7th		¥10,654,782	¥6,380,000	¥4,274,782	40.12%	VECD Design Changes
36	Open Loop Inc.	Shinjuku-ku Shinjuku	Shinjuku 3chome Building	2 floors		¥4,290,000	¥3,300,000	¥990,000	23.08%	VECD
37	NDD	Minato-ku Konan	Shinagawa Grand Central Tower	9th	487.50	¥54,780,000	¥41,800,000	¥12,980,000	23.69%	VECD Design Changes
38				4th		¥13,860,000	¥11,000,000	¥2,860,000	20.63%	VECD
39		Shibuya-ku Sakuragaoka	Shibuya Cerulean Tower	8-9th 10-12th		¥31,790,000	¥24,200,000	¥7,590,000	23.88%	VECD
40				11th		¥11,946,000	¥8,250,000	¥3,696,000	30.94%	VECD
41	MCJ Co., Ltd.	Taito-ku Asakusabashi	CS Tower	9th		¥18,920,000	¥13,750,000	¥5,170,000	27.33%	VECD
42	V	Chiyoda-ku Kasumigaseki	Tokyo Club Building	6th		¥7,266,380	¥4,840,000	¥2,426,380	33.39%	VECD Design Changes
43	F Company	Shibuya-ku Dogenzaka	MarkCity West	13th		¥26,730,000	¥19,800,000	¥6,930,000	25.93%	VECD
44	Impression	Minato-ku Roppongi	AXALL ROPPONGI	B1F		¥28,875,000	¥18,700,000	¥10,175,000	35.24%	VECD Design Changes
45	Shonan Beauty Clinic	Chiba	West Trio 2	6th		¥23,320,000	¥19,250,000	¥4,070,000	17.45%	VECD Re-commissioned property
						5,520,240,314	3,711,796,000	1,808,444,314	32.76%	

※CD means cost reduction.

① Information in black is not available to the public.

② The above results are excerpts from the RCAA and 3A Corporation.

③ The above results are the amount of reduction from the initial estimate (excluding tax) to the amicable agreement (excluding tax).

④ The above results include properties for which work was carried out by tenant-recommended contractors due to revisions in the classification and scope of work.

⑤ The above results include companies that have name changes, absorption mergers, or legal settlements due to M&A.

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