



Yoyogi 1st Gymnasium and 2nd Gymnasium were built for the 1964 Tokyo Olympic Games.

# SANYU APPRAISAL CORPORATION

## Firm Overview

Sanyu Appraisal Corporation, an independent, third party appraiser providing real estate appraisal and survey services, is one of the leading firms in Japan in its field.

### **Committed to Quality**

Our team of expert appraisers and surveyors ensures accurate, timely and consistent service.

### **Years of Dedicated Experience**

Our company boasts the combined knowledge and skill of over 370 affiliated real estate appraisers throughout Japan.

### **National Coverage with Local Expertise**

Whether a single property or an entire portfolio, we provide specific market familiarity with consistency among all appraisal reports.

### **Best Practices Are Our Minimum Standard**

We maintain only the highest standards as one of the country's largest independent real estate valuation & consulting firms.

### **Providing Transparency in Today's Murky Real Estate Markets**

Our expertise is rooted in a solid foundation of unfaltering professionalism and consistent trustworthiness.

## **BUSINESS LINE**

### **Real Estate Appraisal**

We appraise all kinds of real estate properties—ranging from Japanese-style inns and hotels, to rail facility foundations, hospital, and senior care facilities, to individual residences—for purposes including the evaluation of collateral by financial institutions.

### **Real Estate Survey**

Our real time, on-demand service organization is ready to act to meet diverse customer needs for real estate surveys. Our service organization also allows us to carry out high volumes of surveying quickly and efficiently across wide areas while maintaining uniformity and consistency of quality. In addition, we survey the current conditions of real estate in areas affected by earthquakes and/or tsunami.

### **Other Services**

In order for clients to make decisions on environmental risk quickly and accurately, we provide plant & equipment appraisal and a one-stop service for engineering reports. In addition, we provide a variety of reports on real estate market trends and real estate analysis by industry.

## **LEADING PROVIDER IN PROPERTY VALUATION**

Sanyu Appraisal Corporation offers a wide array of consulting services including valuation, cash flow analysis, property inspections and market studies.

Founded in 1980, Sanyu Appraisal Corporation is the largest producer of appraisal reports within Japan, and ranked third and fourth in sales revenue and number of licensed appraisers, respectively.

## MAIN CLIENTS

### Public Institutions

Local Finance Bureaus, Regional Taxation Bureau, the Ministry of Defense, local government organizations, and others

### Financial Institutions

Government-affiliated financial institutions, major banks, regional banks, credit associations, credit unions and other private financial institutions such as investment fund companies

### Auditing and Advisory Firm

Major auditing firms, a variety of professional finance, tax and legal consultants, the Enterprise Turnaround Initiative Corporation of Japan and the Small and Medium Sized Enterprise Center

### Private Enterprise

Manufacturing, real estate, trading, insurance, retail, oil, logistics and railway etc.

### Overseas Financial Institutions

Banks and investment corporations based in the United States, Europe and Asia

## FIRM HISTORY

May 1980	Establishment of Sanyu System Jutakuyushi Corporation for the purpose of delivering real estate appraisal and survey services
March 1983	Establishment of Osaka Sanyu System Corporation (restructured into the Osaka branch of Sanyu Appraisal Corporation in July 2007)
October 1989	Establishment of Nagoya Sanyu System Corporation (restructured into the Nagoya branch of Sanyu Appraisal Corporation in July 2007)
November 1996	Establishment of Sanyu System Research Institute for the purpose of researching trends in the real estate appraisal industry, and gathering and analyzing of information on real estate market
July 1998	Formation of a business alliance with Joseph J. Blake and Associates, Inc., an industry-leading real estate appraisal firm in the United States
February 2000	Change of corporate name to Sanyu Appraisal Corporation
December 2007	Formation of a business alliance with Daeil Appraisal Board Co., Ltd., a top-tier real estate appraisal firm in Korea
December 2010	Formed a business alliance with Agency for Real Estate Affairs, a top-tier real estate appraisal firm in Thailand
December 2011	Opening of a Tohoku Branch in Sendai-shi, Miyagi

## FIRM PROFILE

Corporate Name	Sanyu Appraisal Corporation
Corporate Address	4th Floor, Hirakawa-cho Daiichi Seimei Bldg. 1-2-10 Hirakawa-cho, Chiyoda-ku, Tokyo, 102-0093 Japan
Representative	President: Takuya Domen
Phone	+81-3-5213-9750 Main +81-3-5213-9792 For questions or requests about real estate appraisal & surveys
Branch	Osaka Branch: 15th Floor, Senba Diamond Bldg. 2-1-30 Kyutaro-cho, Chuo-ku, Osaka-shi, Osaka, 541-0056 Japan Phone: +81-6-6266-0240 Nagoya Branch: 4th Floor, Daiei Bldg. 1-11-20 Nishiki, Naka-ku, Nagoya-shi, Aichi, 460-0003 Japan Phone: +81-52-201-1651 Tohoku Branch: 6th Floor, SS. Sendai Bldg. 4-7-17 Ichiban-cho, Aoba-ku, Sendai-shi, Miyagi, 980-0811 Japan Phone: +81-22-748-7358
Subsidiary Companies	Kudan Real Estate Appraisal & Research
Affiliate Companies	TAS Co., Ltd. (Web-based Desktop Real Estate Appraisal)
Capital	1 hundred million yen
Employees	Approx. 100
Business Lines	Real estate appraisals, surveys, market price valuations and market surveys Plant and equipment appraisals, home inspections
License/Registration	Government Registered Real Estate Appraisal Company Government Registered Real Estate Business Government Registered Architectural Design Industry
Membership	Royal Institution of Chartered Surveyors (RICS) Japan Association of Real Estate Appraisers The Tokyo Association of Real Estate Appraisers The Osaka Association of Real Estate Appraisers The Aichi Association of Real Estate Appraisers The Miyagi Association of Real Estate Appraisers The Association for Real Estate Securitization The Tokyo Real Estate Association The Osaka Takken Association The National Association of Real Estate Transaction Guaranty Tokyo Society of Architects & Building Engineers Tokyo Realtor Co-operation Japan Association of Real Estate Counselors
Certificated Appraisers	In-house: 31 appraisers including MAI and MRICS Outside: 370 affiliated real estate appraisers throughout Japan
ARES Certified Masters	5 masters
Overseas Partners	United States : Joseph J. Blake and Associates, Inc. Korea : Daeil Appraisal Board Thailand : Agency for Real Estate Affairs