



The Great Wave off San Francisco by Philippe Teuwen

Using The Great Wave off Kanagawa by Katsushika Hokusai (Japanese artist, ukiyo-e painter and printmaker 1760-1849)

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, some of whom hold MAI and MRICS designations, ensure accurate, timely and consistent service.

Years of Dedicated Experience

Our company boasts the combined knowledge and skill of over 380 affiliated real estate appraisers throughout Japan.

National Coverage with Local Expertise

Whether handling 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 and 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 commercial properties to industrial, special purpose, residential and healthcare properties—for various purposes by clients.

Real Estate Survey

Our real time, on-demand service organization 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 tsunamis.

Other Services

In order for clients to make decisions on environmental risk quickly and accurately, we provide plant and 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 top-ranking in sales revenue and number of licensed appraisers, respectively.

MAIN CLIENTS

Public Institutions

Ministry of Land, Infrastructure, Transport and Tourism, Taxation Bureau, Finance Bureau, Social Insurance Agency, and other government organizations

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 Firms

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 Support Center

Private Enterprise

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

Overseas Financial Institutions

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

FIRM HISTORY

1980 May	Establishment of Sanyu System Jutakuyushi Corporation for the purpose of delivering real estate appraisal and survey services
1983 March	Establishment of Osaka Sanyu System Corporation (restructured into the Osaka branch of Sanyu Appraisal Corporation in July 2007)
1989 October	Establishment of Nagoya Sanyu System Corporation (restructured into the Nagoya branch of Sanyu Appraisal Corporation in July 2007)
1996 November	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 markets
1998 July	Formation of a business alliance with Joseph J. Blake and Associates, Inc., an industry-leading real estate appraisal firm in the United States
2000 February	Change of corporate name to Sanyu Appraisal Corporation
2007 December	Formation of a business alliance with Daeil Appraisal Board Co., Ltd., a top-tier real estate appraisal firm in Korea
2010 December	Formed a business alliance with Agency for Real Estate Affairs Co., Ltd., a top-tier real estate appraisal firm in Thailand
2011 December	Opening of a Tohoku Branch in Sendai-shi, Miyagi
2020 March	Formed a business alliance with TMS Consultancy, a rapid growing appraisal firm in Vietnam
2020 October	Merged a subsidiary company, Kudan Real Estate Appraisal & Research
2024 September	Acquired additional shares in TAS to make it a subsidiary

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: Hidechiyo Tani
Phone	+81-3-5213-9750 Main +81-3-5213-9792 For questions or requests about real estate appraisal & surveys
Branches	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: 12th Floor, Nagoya Fushimi Square Bldg. 1-13-26 Nishiki, Naka-ku, Nagoya-shi, Aichi, 460-0003 Japan Phone: +81-52-201-1651 Tohoku Branch: 3rd Floor, Shinto Futsukamachi Bldg. 12-21 Futsukamachi, Aoba-ku, Sendai-shi, Miyagi, 980-0802 Japan Phone: +81-22-745-8130
Affiliate Companies	TAS Co., Ltd. (Web-based Desktop Real Estate Appraisal) Business Valuation Research Institute, Inc. (Business Evaluation in the Agriculture, Forestry and Fisheries Sectors)
Capital	1 hundred million yen
Employees	Approx. 150
Services	Real estate appraisals, surveys, market price valuations and market surveys Plant and equipment appraisals, building 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 Tokyo Association of Real Estate Appraisers Osaka Association of Real Estate Appraisers Aichi Association of Real Estate Appraisers Association for Real Estate Securitization Tokyo Real Estate Association National Association of Real Estate Transaction Guaranty Japan Building Owners and Managers Association Tokyo Realtor Co-operation
Certified Appraisers	In-house: 30 appraisers including MRICS Outside: 320 affiliated real estate appraisers and 290 real estate surveyors throughout Japan
Overseas Partners	United States : Joseph J. Blake and Associates, Inc. Korea : Daeil Appraisal Board Thailand : Agency for Real Estate Affairs Vietnam : TMS Consultancy