Mitsubishi Motors Training Center – Opening Ceremony

On October 30th, 2024, the opening ceremony of Mitsubishi Motors Training Center, was grandly held in Bekasi, Indonesia. During the ceremony, attendees gathered to share their expectations for the project's success and future development.

This Mitsubishi Motors Training Center is the largest educational facility in Indonesia, has been established as a venue for MMKSI (Mitsubishi Motors Krama Yudha Sales Indonesia) Sales and After Sales Training activity to enhance Dealer staff skills in providing top-level customer service, and will play as a key role in ensuring the readiness to maintain their competitiveness within the rapid challenges in the industry.

Plus PM Consultant has been deeply involved in the project from its early stages, providing consistent support throughout, including site selection, the formulation of the



Picture Resorce: PT MITSUBISHI MOTORS KRAMA YUDHA SALES INDONESIA, Opening Ceremony 2024.10.30 (https://www.mitsubishi-motors.co.id/category/news-id/peresmian-mitsubishi-motors-training-center-terbesar-di-asean)

building's basic concept, and assistance in selecting design and construction contractors. Despite the temporary suspension of the project due to the impact of the COVID-19 pandemic, thorough preparation and cooperation from all stakeholders ensured successful commencement and completion.

Plus PM will continue to provide reliable management services for projects both domestically and internationally, firmly supporting our clients in realizing their visions.

Mitsubishi Motors Training Center

Client : PT Mitsubishi Motors Krama Yudha Sales Indonesia (MMKSI)

Location: Bekasi, West Java, Indonesia

Usage : Training Center

CM: Plus PM Consultant Sdn. Bhd.

Size (GFA): 8,895 m² Completion: August 2024

Employee Introduction

To lead projects to success, I believe that "clear goal setting" and "effective communication" are essential. I place great importance on balancing attention to detail with a broad perspective to build reliable outcomes with the team. Additionally, with the motto "Plan thoroughly, respond flexibly," I aim to handle unexpected challenges with agility, striving to achieve win-win results for all stakeholders.



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ASEAN Plus Update



4 December • Vol.24



Soft-launching Ceremony and Tree-Planting Event was held at Smart Warehouse OMEGA1

On November 11, 2024, soft launching ceremony and tree-planting ceremony was held at the OMEGA1 Smart Warehouse project site in Bukit Raja Industrial Park.

Plus PM Consultant has been supporting the OMEGA1 Smart Warehouse project—a joint venture between the Employees Provident Fund (EPF) and Ally Logistic Property (ALP)—by managing progress and safety from the early stages to ensure the smooth development of construction. This international-scale smart warehouse project is expected to bring new energy to Malaysia's logistics industry.

OMEGA1 is designed as a multi-story, technology-driven automated "shared warehouse" with flexible rental plans to support the growth of clients' businesses. Equipped with a world-class Automated Storage and Retrieval System (AS/RS), it allows for the segregation of clients and functions by floor. The vast facility spans approximately 180,000 square meters and includes an AS/RS zone capable of holding 100,000 pallets, making it an ideal warehouse environment for FMCG, retail, and ecommerce sectors.

During this ceremony, we were honored to contribute as a member of the project team by donating a tree to the site, symbolizing our commitment to supporting the future of Malaysia's logistics industry from an environmental perspective. We look forward to seeing OMEGA1 continue to drive the growth of Malaysia's logistics industry.



OMEGA 1 Smart Warehouse Project

Client : ALP BR (Malaysia) Sdn Bhd

Location: Klang, Malaysia

Usage : Multi-Storey Warehouse

CM: Plus PM Consultant Sdn. Bhd.

Size (GFA): 131,894.16 m²
Completion: October 2024

Opening of the University of Tsukuba, Malaysia

Plus PM, following a competitive public bidding process, successfully completed the construction management (CM) services for the renovation of the University of Tsukuba Malaysia's campus. The project concluded smoothly, and the campus opened as planned in September 2024, supporting Tsukuba University's vision of becoming a globally accessible higher education institution.

In this project, Plus PM Co., Ltd (Japan) and Plus PM Consultant Sdn Bhd (Malaysia) collaborated to provide comprehensive support in basic plan from the initial planning stage to the selection of contractors, construction management, and preparation for the campus opening. Leveraging our deep knowledge of regional laws, regulations, and government approval processes, we successfully navigated the unique challenges of the Malaysian market, ensuring the project's smooth progression.

The new branch campus is expected to make a significant contribution to talent development in Malaysia and promote human exchange between Japan and Malaysia. Furthermore, it is anticipated to play a vital role in supporting Japanese companies, acting as a hub for Japanese-style higher education, and serving the broader ASEAN region.



*Picture of University of Tsukuba Malaysia Campus Opening Ceremony Source: (https://www.tsukuba.ac.jp/news/20240902170000.html)

University of Tsukuba Malaysia's Campus

: University of Tsukuba Malaysia's Campus Client

KualaLumpur, Malaysia

Usage : Campus

: Plus PM Consultant Sdn. Bhd. CM

Completion of the Japanese School of Kuala Lumpur Renovation Project

Plus PM Consultant was contracted in 2020 to manage the renovation of the Japanese School of Kuala Lumpur, 26 years after its relocation to Subang. The project began with a feasibility study, analyzing renovation areas and costs, and assisting in selecting local contractors. Despite challenges from the COVID-19 pandemic, construction commenced in scheduled around school holidays for minimal disruption, resulting in a 24-month project timeline. Plus PM focused on safety and quality control through regular meetings and inspections. Their value engineering efforts mitigated rising costs due to COVID-19, ensuring the project was completed in 2023 without additional expenses.



Japanese School of Kuala Lumpur

: Japanese School of Kuala Lumpur Client

: Kuala Lumpur, Malaysia

Usage

: School

: Plus PM Consultant Sdn. Bhd.

Plus PM receives "Sustainability Award" at the ICPMA Awards 2024.



• What is ICPMA?

The International Construction and Project Management Association (ICPMA) is a distinguished global organization dedicated to promoting best practices in construction and project management across the world. Founded in 2001 in Cannes, the ICPMA serves as a dynamic platform for professionals and academics to connect, collaborate and explore new business and research on a global basis. ICPMA also promotes research and education to disseminate best practices on the international stage and to those embarking on a career in construction project management.

At the ICPMA Conference 2024, Plus PM Consultant was honored with the "Sustainability Award." The awarded project, the

"TALKE Dangerous Goods (DG) Warehouse Project," is the first DG warehouse construction project in Malaysia for TALKE Logistics Malaysia Sdn. Bhd.

ICPMA commended Plus PM for effective communication and regular progress updates with TALKE, the GBI commissioning specialist, and EPC contractors, facilitating smooth system implementation.

Completion of Malaysia's First Dangerous local contractors, earning recognition for minimizing Goods (DG) Warehouse Project

TALKE's journey to establish a dangerous goods warehouse in Westports, Port Klang, Malaysia commenced with feasibility studies in 2019, leading to the start of construction in 2022. This warehouse serves as a key facility for the safe storage of chemicals and efficient logistics operations.

The project implemented the latest high-expansion fire foam system imported from Europe and adopted a design tailored to comply with Malaysian regulations and environmental conditions.



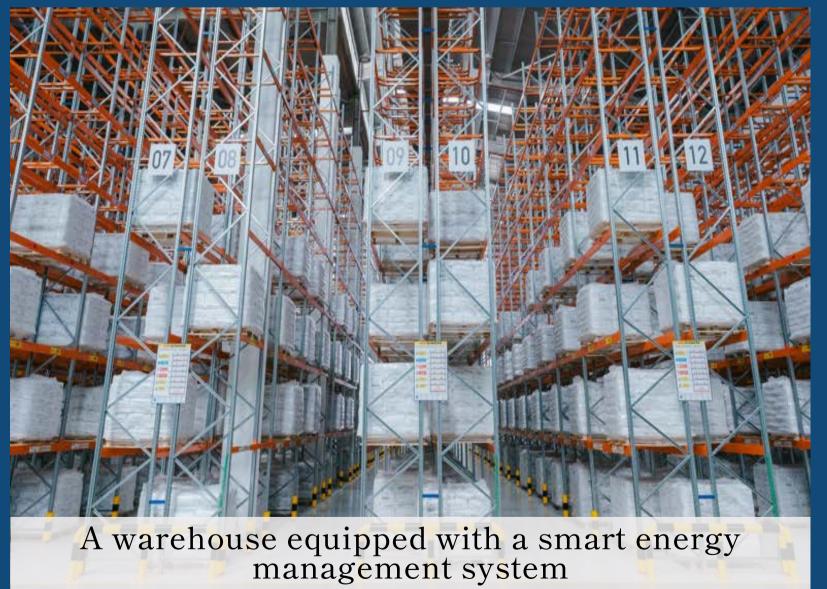
Achieving effective localization of the warehouse and securing Green Building Index (GBI) certification were key goals. In response to the growing emphasis on global environmental conservation, the new warehouse was designed to obtain GBI certification in Malaysia.

Amid challenges in securing labor and materials during the COVID-19 pandemic, Plus PM successfully completed the project on schedule through close collaboration with additional costs.

TALKE Dangerous Goods (DG) Warehouse Project

: TALKE Logistics Malaysia Sdn. Bhd. Client : Westport, Port Klang, Malaysia Location : Dangerous Goods Warehouse Usage : Plus PM Consultant Sdn. Bhd.

 $Size(GFA) : 18,600 \text{m}^2$ Completion: August 2023







Plus Update



PR Booklet



NHK NEW FACTORY PROJECT

Client: NHKMANUFACTURING (MALAYSIA) SDN. BHD.

Location : Seremban, Malaysia

Usage : Manufacturing Integrated Metal Substrate

CM: Plus PM Consultant Sdn. Bhd.

Size (GFA): About 15,725m²
Completion: August 2024

The CKD new factory renovation project has been completed, and Completion& Tree-Planting ceremony was held to celebrate

CKD Corporation has launched a new production line at Kulim Hi-Tech Park in Malaysia. Plus PM Consultant supported CKD in renovating their factory, contributing to the early operational start-up.

On Thursday, November 21, 2024, a tree-planting ceremony was held at CKD Malaysia Sdn. Bhd.'s new factory to celebrate the success of the project. Plus PM Consultant donated two Tecoma Tabebuia Rosea trees to the factory, marking a step towards achieving the SDGs. We take great pride and joy in contributing to this project and supporting environmental sustainability.

NHK MANUFACTURING Completes New Factory in Response to Growing Semiconductor Demand

In August 2024, NHK MANUFACTURING (M) SDN BHD (NHKM) completed the construction of its new factory. NHKM, a Malaysian subsidiary of NHK Spring Co., Ltd., specializes in manufacturing Integrated Metal Substrates. In response to the growing semiconductor demand across the ASEAN region, NHKM planned an expansion on its premises, including a new factory equipped with the latest cleanroom capabilities.

Plus PM Consultant joined the project in its early stages, providing support for a feasibility study, tendering, contractor selection, cost-saving proposals and evaluations, basic and detailed design assistance, and quality control with on-site supervision throughout the construction phase. During construction, we adopted a precast flooring method and utilized BIM technology to enhance design and construction accuracy, achieving both shorter project timelines and cost efficiency.

We take great pride in contributing to the establishment of NHKM's new factory and supporting its successful completion.



CKD NEW FACTORY PROJECT

Client : CKD Malaysia Sdn. Bhd.

Location : Kedah, Malaysia

CM: Plus PM Consultant Sdn. Bhd.

Size(GFA): About 15,800m²
Completion: August 2024

Excellence Award Winner at CM Selection 2024: AJINOMOTO NEW FACTORY PROJECT

On June 21, 2024, the awards ceremony for "CM Award 2024," hosted by Construction Management Association of Japan (CMAJ), was held, and Plus PM attended as an award recipient. We are pleased to announce that Plus PM received the Excellence Award for the AJINOMOTO NEW FACTORY PROJECT.

This is a project to relocate and build a new factory after 60 years of operation since its establishment. The new factory consists of two production buildings and four non-production buildings.

◆ What is CM Award?

The CM Award is an annual program awarding the successful construction management (CM) projects in Japan and overseas. Construction Management Association of Japan (CMAJ) sponsors the program to promote construction management and transparency in construction. Another purpose of the program is to foster construction management professionals with ethical values.



Right: Yusuke Morino, Director of Global Business Division, Plus PM Co., Ltd. Left: Javier Llaneras Velasco, Assistant Project Manager, Plus PM Consultant Sdn. Bhd.

The Ajinomoto Group's largest-scale project involving the complete relocation of operational functions at a facility

In this project, our role as the applicant involved coordinating over 40 stakeholders from diverse racial and religious backgrounds and facilitating consensus building. The management approach we implemented focused on aligning various parties, ensuring diversity-sensitive high quality, and maintaining close, timely progress control. One notable outcome of our management efforts was achieving cost reductions through the segmentation of orders, and, with meticulous management, obtaining JAKIM's stringent Halal certification—one of the most rigorous in the world.

We are truly honored to receive this award in recognition of our team's dedicated support for realizing our client's vision. Moving forward, we will continue to provide project and construction management that brings our clients' aspirations to life.



AJINOMOTO NEW FACTORY PROJECT

Client : Ajinomoto (Malaysia) BerhadLocation : Negeri, Sembilan, MalaysiaCM : Plus PM Consultant Sdn. Bhd.

Size(GFA): About 54,000m² Completion: December 2022