





Introduction

Kajima Corporation was founded in 1840 and quickly grew to become an industry leader in the field of construction, where it has remained as such ever since. Headquartered in Tokyo, Kajima Corporation maintains an approximate workforce of over 9,200 employees located at its 13 domestic branch offices and numerous sales/project offices throughout Japan. By generating annual consolidated sales of approximately 15 billion US dollars, Kajima ranks as one of the top construction firms in the world. Today, Kajima's global operations network has evolved to reach over 20 countries in such regions as Asia, Europe, Africa, the Middle East and the United States in virtually every area of construction and real estate development.

Our extensive experience and expertise in the development, design, and construction of all types of structures, from dams, bridges and tunnels to sky-scrapers and resorts, combined with our innovative construction technologies, has led to the Kajima name being well recognized worldwide. These prominent capabilities and a successful track record have also garnered us the respect, trust and confidence of our clientele and that of society. It is this in which we take pride and find the drive for Kajima's sustainable growth in the years to come.

Kajima Corporation is a leading contractor in the construction industry, providing a full range of services in Japan and countries around the globe. Regardless of the location, skilled professionals in the areas of architectural design, building construction, civil engineering and real estate development are at the ready to serve our clientele. Engineers and specialists highly versed in mechanical, electrical and information technologies, as well as chemistry, agriculture and oceanographic studies are also on hand to provide comprehensive services and solutions when requested.

Core Competencies

- Construction
- Architecture
- Real Estate Development
- Engineering
- Environmental Engineering
- Global Support
- Research & Development

Kajima has focused on construction as its core business since the company's foundation in 1840. For over 165 years, our commitment has been to provide quality products and services that ensure customer satisfaction for generations to come. We were the first construction company in Japan to establish a technical research center, the Kajima Technical Research Institute.

Services

- Design
- General Contracting
- Design/Build
- Construction Management
- Owner Representation
- Project Management
- Facility/Asset Management
- Real Estate Consultation

Kajima provides optimal project solutions. Whether the need is for traditional general contracting services, a customized design-and-build approach with single-source responsibility or a complex urban revitalization project, the answers are all here under one roof.

Markets

- Commercial
- Industrial
- Utilities
- Transportation
- Residential
- Medical
- Education
- Hospitality
- Sports/Entertainment
- Telecommunications
- Environmental

Worldwide experience is our forte. Both in Japan and overseas, our projects are monumental: offices, manufacturing facilities, warehousing and distribution centers, retail, condominiums, hotels, stadiums and museums, as well as heavy construction projects such as dams, tunnels, bridges, roads, airports, railroads and power plants.

Regions

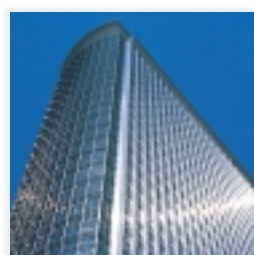
- Japan
- Asia
- USA
- Europe
- Africa/Middle East

Our headquarters, in Tokyo, Japan, works closely with 13 domestic branches including offices in Osaka and Nagoya, and the International Division and the overseas subsidiaries Management Division, which supports all of Kajima's offices outside of Japan.

Environment & Safety

- Recycling of Construction Waste
- Zero Emission Activities
- Measures Against Hazardous Materials & Soil Contamination
- Controlling Noise & Vibration
- Development & Use of Green Materials
- Corporate-wide Safety & Health Activities
- Safety Training Programs and Development of Safety Tools

Kajima's commitment to environmental protection and safety is evident in the management of every project it undertakes. Zero emissions programs and the promotion of green materials procurement help to ensure the protection and health of everyone on the job site, and the construction of eco-friendly buildings provides the same for society.



Kajima is ready to setup a project team to answer your questions and determine optimum solutions to prevent problems before they occur. Be it architectural design, engineering, building construction, civil engineering or another industry-related field, as a full-service construction company, we have a pool of highly skilled veterans waiting to fulfill your needs. Consultation and project assistance in English is readily available as well, both in Japan and overseas.

Project Startup

- Project Consultation
- Real Estate Consultation
- Existing Building Diagnosis
- Real Estate Asset Evaluation
- Preliminary Proposal



The foundation of successful projects begins here. Whether it is a new production facility in Japan or an elaborate real estate development project elsewhere in the world, the Kajima project team will provide the support needed, analyzing requirements and offering optimum solutions to get your project started smoothly and trouble-free.

Planning

- Establish Basic Concept
- Develop Master Plan
- Site Research & Survey
- Local Codes & Regulations
- Preliminary Design and Layout
- Preliminary Schedule
- Preliminary Estimate
- Financial Consultation



Once the project analysis has been completed, our experts will work with you to draft a basic concept and master plan for the project. Other services available include assisting in preparation of the preliminary schedule and budget for the feasibility study, and helping to locate the right site when requested.

Design

- Site Selection Finalization
- Meetings with Local Authorities
- Develop Design, Schedule and Cost
- Alternate Plans and Value Engineering
- Energy Efficiency Study
- Environmental Impact Study
- Pre-Construction Operations



In Japan and overseas, Kajima is ready to respond to your needs. Our architects and engineers take the requirements and develop the most suitable design. Once the design is finalized, our design and construction teams work in unison to ensure smooth project progress.

Construction

- Job Site Management
- Project Schedule Management
- Project Cost Management
- Quality Control
- Environment & Safety Management
- Operation Startup & Move-in Assistance



Continuous communication with your project team and cooperation between our design and construction teams help to realize project completion on time and on budget. Add to that exceptional quality and the result is a successful project, all of which are synonymous with the Kajima name.

Operation, Maintenance & Renewal

- Building Maintenance
- Facility Management
- Asset Securitization
- Property Management
- Building Renovation



Kajima provides a variety of post-construction services that protect the value of your investment, such as long-term property maintenance programs that include facility, asset and property management. Building renovation services for existing facilities are available as well, enabling building standards to be raised to meet present-day tenant requirements.

Whether you are constructing a high-rise building or coordinating a complex urban redevelopment project, Kajima offers a full range of construction and real estate development services. We also lead the industry in private finance initiative (PFI) projects for public works.



◀ SHIODOME TOWER (Tokyo, Japan)

Shiodome Tower, formerly known as Kajima Tower, is a multi-use high-rise tower located at the center of Shiodome Sio Site housing offices and a hotel. It is designed to be environmentally friendly and features unique terra-cotta cladding for the exterior. Kajima utilized the "real estate securitization" method on this project.

▶ ROPPONGI HILLS MORI TOWER (Tokyo, Japan)

Roppongi Hills, one of the biggest private redevelopment projects in Japan, was opened in April 2003. Mori Tower has a total area of 379,451 m², with 54 stories above ground level and six stories below, and is the core of this complex. Roppongi Hills, a new "Cultural Heart of Tokyo", consists of offices, housing, a hotel, a cinema, shops, restaurants and a broadcasting center.



◀ TOKI MESSE (Niigata, Japan)

Opened in May 2003 in the Bandaijima redevelopment area at the mouth of the Shinano River in Niigata City, this complex consists of an international convention center and a high-rise building housing a hotel, offices, a museum, and other facilities.

▶ SHINAGAWA SEASIDE-FOREST PHASE 1 (Tokyo, Japan)

Kajima recently developed a 23-story office building with a total floor area of approximately 46,000m² at the Shinagawa Seaside-Forest urban redevelopment project in Tokyo. Phase II construction is underway and will add a multi-use hotel/office building and two other office buildings. Kajima is the sole developer of the Phase II project, which is scheduled for completion in August 2004.



▶ DEPARTMENT FOR ENVIRONMENT, FOOD and RURAL AFFAIRS (DEFRA): (Cambridge, United Kingdom)

Kajima completed the construction of the new Cambridge office for the Department for Environment, Food and Rural Affairs. It is the first private finance initiative (PFI) project in the United Kingdom to be undertaken by a Japanese company solely on its own.



◀ DAIKANYAMA ADDRESS (Tokyo, Japan)

Development complex incorporating apartments, commercial facilities, public service facilities and a strategic substation. With 36 above-ground floors and 4 basement floors, it has a total floor area of 96,513m².



◀ KOKURA STATION (Fukuoka, Japan)

The new Kokura Station was designed to represent the gateway to the city of Kitakyushu. It has wide-open walkways, a new station plaza and a shopping center, offering places for people to gather. Barrier-free designs throughout the facility facilitate easier access, and extension of the monorail system directly into the new building makes it truly convenient.

Since its founding in 1840, Kajima has established an impressive track record of building dams, bridges, roads, tunnels, airports and other infrastructure projects. Today, the civil engineering technologies developed in Japan are utilized around the world.

AKITA HIGHWAY GOJOME-HACHIROGATA I.C. AND OTHER FACILITIES (Akita, Japan) ▶

Of the 170-kilometer-long Akita Highway, Kajima constructed the five-kilometer Gojome North Section, which includes the Gojome I.C. and the Hachiroko Service Area. In September 2002, the section between the Showa Oga Hanto I.C. and Kotooka Moritake I.C. was opened to traffic.



◀ SUEZ CANAL BRIDGE (Cantara, Egypt)

The only bridge over the Suez Canal, which connects the Mediterranean and Red seas. The bridge is 730 meters long overall with a 440-meter span between the main towers. The main towers, modeled after an ancient Egyptian obelisk, are 160 meters high. The bridge girder is positioned 70 meters above the water surface, making it the highest in the world.

TOKYO WAN AQUALINE ▶ (TRANS-TOKYO BAY HIGHWAY) (Tokyo, Japan)

The Tokyo Wan Aqualine is a 9-mile (15.1km) transportation route crossing under the central part of Tokyo Bay to link the cities of Kawasaki and Kisarazu.

It consists of a 14,600ft (4.4km) bridge, a 31,400ft (9.4km) mid-section tunnel with two levels stacked vertically, and two man-made islands.

We constructed the Kawasaki Man-made Island and used our shield technology to excavate the tunnel.



◀ NUKUI DAM (Hiroshima, Japan)

The multi-purpose Nukui Dam is the second tallest concrete arch dam in Japan with a height of 156 meters. Its functions include the water flow and flood control of the Ohta River, providing drinking water for Hiroshima and surrounding cities and power generation.

ONAGAWA NUCLEAR POWER PLANT ▶ (Miyagi, Japan)

This nuclear power plant supplies electricity to the Tohoku region. Following the No.1 plant (524,000 kilowatts) and No.2 plant (825,000 kilowatts), the No.3 plant (825,000 kilowatts) started operation in January 2002.



◀ SATSUMA TAGAMI TUNNEL (Kagoshima, Japan)

A 3,302-meter long tunnel for the Kyushu Shinkansen (Bullet-train). The tunnel passes beneath a residential area that was developed on a shirasu plateau. The land is easily eroded by flowing water, which could result in collapse. A new pre-support method was developed and applied.

JAPAN PALAU FRIENDSHIP BRIDGE ▶ (Republic of Palau)

The bridge, which was constructed in the Republic of Palau, a beautiful archipelago country in the South Pacific, has a total length of 413 meters. Its center span of 247 meters reaches across the channel and has an 82 meter long steel girder in the middle. It is a state-of-the-art, concrete-steel composite extra-dozed bridge.



If your company is seeking new investment opportunities in Japan or planning to add new manufacturing facilities abroad, Kajima is ready to support you with a group of dedicated professionals and an extensive global network.



◀ SGX CENTRE (Singapore)

The SGX Centre is located in the heart of Singapore's financial district. The two 30-story towers house financial companies and the "Singapore Exchange Centre", a spacious column-free stock trading area. Unique architectural features include a fin-shaped slanted wall on the rooftop of each building, curved glass and urban murals on the podium facades. The building's mirror-like image on the city landscape create a new landmark for the area.



APPLE COMPUTER HIGH PROFILE STORE ▶ (Tokyo, Japan)

Apple Computer opened its first flagship store outside of its home market, the Apple Store Ginza in Japan. Situated favorably on a corner site on Ginza's Chuo Dori, a major thoroughfare in the heart of Tokyo's prestigious Ginza shopping district, the store occupies one underground floor and five above-ground floors of the Sayegusa Honkan Building.



◀ ONE LONDON WALL (London, United Kingdom)

The 27,700m² office project, One London Wall, was developed and is owned by a joint venture between Kajima Europe and Hammerson plc. The prestigious 13-story-high office building, designed by Foster & Partners, has magnificent views of St. Paul's Cathedral and the City. It features an original wall that protected a Roman garrison in battle nearly 2,000 years ago.

SHIODOME MEDIA TOWER AND ANNEX ▶ (Tokyo, Japan)

This 34-story office building is the new headquarters for Kyodo News. The building is not only designed to meet the specifications of the world-renowned news media firm, but also those of an environmentally friendly office building. The building also features a hotel and restaurants.



◀ UMCi WAFER FAB PLANT (Singapore)

Kajima has completed delivery of one of the first 12-in. wafer fabrication plants in the world to UMCi Pte. Ltd., a joint venture lead by Taiwan-based United Microelectronics Corporation. The modern facility consists of four buildings with a total area of 159,954 m² including 25,000 m² of clean room for fabrication processes.

PACIFIC CENTURY CYBERWORKS JAPAN Co., Ltd. ▶ (Tokyo, Japan)

Pacific Century CyberWorks Japan Co., Ltd.'s office and studios were designed by Kajima's interior design firm Ilya Corporation. As typified by the glazed three-dimensional virtual studio, dynamism and creativity are the hallmark concepts of this project, which received the Good Design Award 2002 from the Japan Industrial Design Promotion Organization.



◀ THE PAMPERED CHEF (Illinois, U.S.A.)

Kajima completed a 73,500m² facility for The Pampered Chef in Addison, Illinois. IDI, a subsidiary of Kajima U.S.A. Inc., was the developer of the project. Kajima also provided general contracting services for the facility, which includes the company's corporate headquarters together with warehouse and distribution space.



From developing long-life and environmentally conscious high-rise condominiums to building the world's largest solar power structure, Kajima is committed to improving the quality of life through its products and services, helping to materialize truly sustainable community development.

MAKUHARI PARK TOWER (Chiba, Japan) ▶

This 33-story high-rise residential tower in Makuhari Bay-Town, Chiba City, was constructed using the "Super RC Frame" structure system developed by Kajima Corporation. "Free-Plan Housing" without pillars and beams, allows flexible space design, making it easy to change room arrangements to meet the future needs of families.



◀ SENZOKU GAKUEN ELEMENTARY SCHOOL (Kanagawa, Japan)

Senzoku Gakuen's newly completed elementary school building was designed under the theme "Children's Time" as the key word, with compact and various shape spaces in mind. For example, there is a V-shaped building with class rooms, unevenly shaped music rooms and management offices and an open atrium with a glass rooftop to provide natural ventilation and sunlight throughout the season.



TOKYO METROPOLITAN KOTO GERIATRIC MEDICAL CENTER (Tokyo, Japan) ▶

Implemented by the Tokyo Metropolitan Government, this medical complex functions to put highly advanced medical services into practice, especially for older adults. There are seven floors above ground with a total floor area of 32,989 m².



◀ UNITED COLORS OF BENETTON (Tokyo, Japan)

The famous Italian apparel maker, UNITED COLORS OF BENETTON, opened its first Japanese mega-store on Omotesando Avenue. The store covers three floors, two above ground and one below, totaling 1,089 m² of retail space.

SANYO SOLAR ARK (Gifu, Japan) ▶

Built nearby the Gifu-Hashima Shinkansen Station, this is one of the world's largest solar power structures. Compared to a conventional power plant, this facility effectively reduces CO₂ by 95 tons-C per year. Length: 315 meters, Height: 37.1 meters, Weight: 3,000 tons, Max Power Output: 630 kilowatts, Number of Solar Panels: 5,046



◀ SAITAMA STADIUM 2002 (Saitama, Japan)

Saitama Stadium 2002 is one of the largest stadiums in Asia, with seating for 63,700 people. To host the FIFA World Cup Soccer 2002 games and ensure a year-round grass pitch for professional soccer games, Kajima developed and installed an extensive ground temperature control system to maintain a constant soil temperature for the turf.



OKINAWA CHURAUMI AQUARIUM (Okinawa, Japan) ▶

This lavish new ocean-side aquarium complex in Okinawa, Japan, is equipped with a massive 36x27x10m (LxWxD) exhibition tank. Visitors are treated to a mystical encounter with creatures of the sea through the world's most magnificent panorama window, created using a single 60cm-thick acrylic panel measuring 22.5 x 8.2m (WxH) with no intermediate supports.



Akihabara Crossfield Redevelopment Project in Tokyo

Pioneering New Fields in Business Development

Kajima's extensive experience and know-how have led to the company's active involvement in numerous development projects such as office and residential buildings, commercial facilities and large-scale multi-purpose complexes. We are also an industry leader in new business development, where we are involved in the following areas.

- Private Finance Initiative Projects
- Real Estate Securitization
- Asset and Facility Management Services

Providing Leading-edge Technologies

Kajima's innovative construction technologies help the company to maintain its position at the forefront of the industry. In close collaboration with Kajima Technical Research Institute, we are developing new methods that will lead to more efficient construction, better project performance and lower overall project cost. Some of the development results are listed below.

- New Structural Techniques to Extend Building Life
- Shield-drive Tunneling System for the Transportation Infrastructure
- Composite Steel-Concrete Bridge Technologies
- Robotic and Job Site Automation Technologies
- Computer & Simulation Technologies
- Electromagnetic Shield Technologies

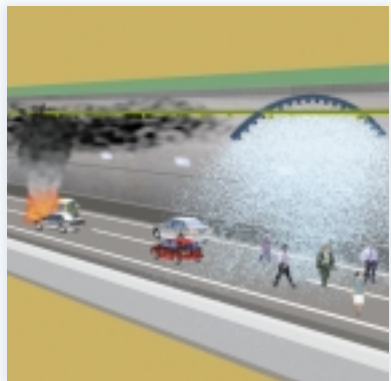


Super RC frame with HiDAM seismic control system

Developing Disaster Prevention Technologies

Structures in Japan are prone to many natural disasters (e.g., earthquakes, tidal waves and typhoons), but there are also other forms of disasters such as fire and accident-related events for which disaster prevention measures are required. Kajima contributes a large portion of its R&D capabilities to the promotion of a disaster-free society, and has developed the following.

- Structural Response Control & Base Isolation System
- Earthquake Monitoring and Risk Assessment Technologies
- Computer Modeling Technologies for Global Environmental Conditions
- Building Fire Escape Simulation System
- Tunnel and Underground Fire Protection System



Fire prevention system for underground passages - fire is contained using a water-screen system.

Ensuring a Truly Comfortable Environment

Kajima is dedicated to protecting the natural environment at all levels of society worldwide. Our R&D and environmental engineering activities are progressing in the following fields.

- Biomass Energy Recycling (METAKLES System)
- Renewable Energy Resources
- Environmental Remediation
- Preservation and Revitalization of the Environment
- Protection and Conservation of Water Resources
- Effective Waste Treatment and Recycling



The world's first bio-gas fuel cell power plant equipped with "METAKLES".



Computer image of one of the latest warehouse/distribution systems developed by Kajima.

Introducing Total Engineering Solutions

The abundant knowledge accumulated by Kajima enables the company to provide superior total engineering solutions as a service to our customers; the end result being state-of-the-art facilities equipped with the latest information systems and production technologies. We are currently applying our vast engineering experience to the development of a regional heating/cooling system and a community infrastructure management system.

- Production System Engineering
- Validation Engineering
- Utility Engineering
- Building Engineering
- Regional Energy/Infrastructure System

Contributing to Society

At the core of Kajima's corporate philosophy is "contributing to society through business activities". The following lists some of the philanthropic activities we are involved in.

- Kajima Institute for International Peace
- Kajima Foundation
- Kajima Foundation for the Arts
- Atsumi International Scholarship Foundation
- Kajima Sculpture Contest
- Kajima Institute Publishing and Kajimavision Productions
- Support for Various Art, Music, Educational and Sports Activities



Supporting international exchange of researchers and engineers.

Being a Part of the Local Community

Kajima is committed to active involvement with the local communities in the regions it serves. We consider it a duty and privilege to promote a better understanding of construction projects and serve the community and people around us through volunteer work, both at company-wide and individual (employee)-based levels.

- Promoting "Job Site Visits for a Million Citizens" in Collaboration with Japan Civil Engineering Contractor's Association, Inc.
- Kobe Relief and Recovery Assistance after the Great Hanshin Earthquake
- Support for Environmental Education Programs for School-aged Children
- Kajima Volunteer Network in Japan
- Participation in United Way and Habitat for Humanity activities in the U.S.A.



School children and their teachers tour the Higashi Yamada station project site in Yokohama, Japan.

C O R P O R A T E H I S T O R Y

- 1840 Iwakichi Kajima begins carpentry business in Edo (present day Tokyo)
- 1860 Kajima pioneers first Western-style building in Yokohama (Ei-Ichiban Kan)
- 1880 Establishes Kajima Gumi
- 1891 Construction begins on Usui Railway Line
- 1899 Railway construction projects begin in Korea and Taiwan
- 1918 Construction of Tanna Tunnel begins (17-year project)
- 1923 Great Kanto Earthquake
Kajima participates in reconstruction work
- 1924 Completes Japan's first concrete Dam (Ohmine Dam)
- 1930 Kajima incorporates
(issues stock, capitalized at 3 million yen)
- 1945 Support of postwar reconstruction begins
- 1949 Founds Kajima Technical Research Institute
(first research facility in Japanese construction industry)
- 1950 Pioneers first joint venture with
Morrison-Knudsen of the U.S.A.
- 1957 Completes Japan's first nuclear reactor
- 1959 Construction of Tokaido Shinkansen
(Bullet Train) Line begins
- 1961 Lists stocks on Tokyo and Osaka Stock Exchanges
- 1963 Attains world No.1 construction company ranking
(total contract value)
Constructs facilities for Tokyo Olympic Games
Completes New Tanna Tunnel for Shinkansen
- 1964 Establishes Kajima International Incorporated (KII)
in Los Angeles, CA, U.S.A.
- 1968 Completes Japan's first high-rise building
(Kasumigaseki Building)
- 1969 Kajima Design Division wins bid for new Supreme
Court Building
- 1971 Completes 47-story Keio Plaza Hotel
(Japan's first super-high-rise hotel) in Shinjuku
- 1978 Introduces company total quality control
Completes International Trade Center in Berlin
- 1982 Receives Deming Prize
- 1983 Establishes Chung-Lu Sino-Kajima Construction Co., Ltd.
- 1984 Completes New Kokugikan Sumo Arena
- 1987 Establishes Kajima Europe B.V. (KE) in Netherlands
- 1988 Establishes Kajima Overseas Asia Pte. Ltd. (KOA)
in Singapore
Completes Seikan Tunnel (world's longest tunnel)
- 1994 Completes Kansai International Airport
- 1995 Renovates Suez Canal tunnel
- 1997 Completes Tokyo Wan Aqualine; Obtains, ISO 9000s
- 1998 Completes Akashi Kaikyo Bridge; Obtains, ISO 14000s
- 1999 Celebrates 160th anniversary of establishment
- 2003 Completes Shiodome Tower
- 2006 Completes Akihabara Crossfield in Tokyo



1860 Ei-Ichiban Kan



1918 Tanna Tunnel



1924 Ohmine Dam



1957 Nuclear Reactor



1963 New Tanna Tunnel



1968 Kasumigaseki Building



1974 Shinjuku Skyline



1984 Kokugikan Sumo Arena



1998 Akashi Kaikyo Bridge



2003 Shiodome Tower

 KAJIMA