



# Circle Field Associates

KOJI TANAKA

LLB MSC BSC, FRICS RIBA ACIARB, RICS REGISTERED VALUER

CEO/DIRECTOR

[WWW.CIRCLEFIELD.COM](http://WWW.CIRCLEFIELD.COM)

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# Circle Field Associates



- ▶ Company incorporated in the UK in 2015 (England&Wales 09805160)
- ▶ Chartered Surveying Firm Regulated by RICS (Royal Institute of Chartered Surveyors)
- ▶ Providing high quality “Development, Project and Other Management” services in Land, Property and Construction
- ▶ Active in UK/EMEA, Asia and Japan, collaborating with business partners
- ▶ Our vision is to achieve Value and Efficiency, and to contribute to the People and Society for better life



# Koji TANAKA



- ▶ Bachelor of Law, University of London, UK
- ▶ Master and Bachelor of Architecture, Kyoto University, Japan
- ▶ Fellow of Royal Institute of Chartered Surveyors
- ▶ Committee Member of various International Standards(Property, Construction and Ethics)
- ▶ Member of Royal Institute of British Architects
- ▶ Associate Member of Chartered Institute of Arbitrators

Director/CEO of Circle Field Associates Limited since 2015

Former Executive of Shimizu, Mitsui Real Estate/Stanhope plc, and Jones Lang Lasalle

Guest Speaker of the University of Reading- Real Estate Development Module



# One Stop management service

## -Hustle free representation

- Office/Residential/Retail/Hotel/Industrial investment for local and international companies(e.g. Japan, China/HK, Taiwan, Korea, Singapore, Malaysia, India)

- Research, Structuring, Sourcing, Negotiating
- Feasibility, Due Diligence, Cost Estimate
- Design, Programme, Environment, Planning
- Procurement, Bid, Contract and Construction
- Property and Asset Management





# Development management services

## -Innovative & proven method

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- Hill Street hotel in Birmingham
- Piccadilly Hotel in Manchester
- Japan House Retail in West End London
- Meridian Water residential in North London
- Strand office in City of London





# Track Record-Development Management



**5 Hanover Square, W1**

- West End prime Mayfair location
- Net Floor Area : 63,000 sq ft
- Completed March 2012



**8-10 Moorgate, EC2**

- Prime City location near Bank of England
- Net Floor Area : 130,000 sq ft
- Completed May 2014



**1 Angel Court, EC2**

- Prime City location near BoE
- Net Floor Area : 300,000 sq ft
- Long Leasehold from Completion target: 3Q 2016



**70 Mark Lane, EC3**

- City insurance district
- Net Floor Area : 170,000 sq ft
- Completed Dec 2014



**Television Centre, W12**

- 14 acre freehold site in West London
- Net Floor Area: 1,100,000 sq ft (existing)

**20 Old Bailey, EC4**

- City/Midtown Location in London
- Net Floor Area : 190,000 sq ft
- Sold in Feb 2014





# Track Record-Project Management

- Berkeley Square Project, London West End

High End Bespoke Office Fit-out Project for an International Property company

- Kensington High Street Project, London

High End Retail Shop project for an International Organization & Government

Project management  
Lump Sum Contract





# Track Record-Project Management

- Crystal Park Business & Industrial Park, Poland

Office and Manufacturing Plant of 50,000 m<sup>2</sup>

Design and Build Lump Sum Contract, including Infrastructure works





# Track Record- Construction Management

- Palm Jumeirah Project, Dubai

High End Residential Towers of 1,000 units

Construction Management  
Lump Sum Contract





# Track Record-Construction Management

- Caribbean Keppel Bay Project, Singapore

High End Residential at Water Front of 1,000 units,  
Including Bridges & Docks infrastructure works

Construction Management  
Lump Sum Contract





# Track Record- Construction Management

- Ardmore Park Project, Singapore

High End Residential Towers of 300 units

Construction Management  
Lump Sum Contract





Q&A



Thank You