



HITERRA

株式会社ヒテラ

The international arm of Japanese construction.

A builder and a project manager, formed to make Japanese construction capability reachable by an international client. Industrial and infrastructure facilities.

JAPANESE CONSTRUCTION. AND YOU CAN HIRE IT.

TOKYO · AL KHOBAR · SINGAPORE · 2026



What we build

Two Japanese companies formed Hiterra to work abroad. A builder, and a project manager. We do both.

Every type below is a building we have completed.

9,972

ROPE ELEMENTS ON ONE PAVILION FACADE.
NO TWO SUPPORT POINTS CARRY THE SAME
LOAD.

122

CONSTRUCTION PROJECTS
SINCE 2022

31

YEARS BUILDING
IN JAPAN

30+

COUNTRIES
WORKED IN

NATIONAL PAVILION

BIOMASS POWER PLANT

WASTE TREATMENT FACILITY

BIOETHANOL PILOT PLANT

MANUFACTURING FACTORY

FOOD PRODUCTION

FISH PROCESSING AND COLD STORAGE

REFRIGERATION PLANT

DISTRIBUTION WAREHOUSE

AIRPORT LOGISTICS GATEWAY

AUTOMATED SORTING FACILITY

DEFENCE FACILITY

GOVERNMENT BUILDING

DAM MANAGEMENT BUILDING

VACUUM PUMP STATION

WATER RESERVOIR

VEHICLE INSPECTION FACILITY

HOSPITAL

SCHOOL AND CHILDCARE

HOTEL AND RESORT

PHARMACEUTICAL FACILITY

VISITOR CENTRE

STEEL → STRUCTURE → BUILDING → FACTORY → PRODUCTION → COLD CHAIN → PROCESS AND UTILITIES → AUTOMATED LOGISTICS → AIRPORT → HEALTHCARE AND
CIVIC → GOVERNMENT → DEFENCE → INTERNATIONAL DELIVERY

A building outlives the people who build it.

We clear the site, hand over the keys, and leave. After that, the building belongs to someone else. What we did well or badly stays there for thirty, fifty, a hundred years.

つくり方で、寿命は決まる。

How it is built determines how long it lasts.

A building made properly is repaired rather than replaced. That, not a certificate, is the sustainability a contractor can actually deliver.

This is not complicated. It comes down to how things are made and built, and whether anyone takes responsibility for the result.

In Japan it is ordinary. The problem is finding it outside the companies that have kept it alive.

We built Hiterra so that it can be.

Hiroataka Yamasaki ・ 山崎弘貴

REPRESENTATIVE DIRECTOR

FIRST-CLASS ARCHITECT NO. 300548 ・ BUILDING QUANTITY SURVEYOR NO. 67105 ・ CONSTRUCTION COST MANAGER NO. 01238

HITERRA / INDUSTRIAL AND INFRASTRUCTURE CAPABILITY

FOREWORD / 03 / 31

Thirty-one years of building. One new company to carry it abroad.

1995

REBIRTH FOUNDED



2015

FUTABA FOUNDED



2025

HITERRA FORMED



A builder of thirty-one years and a project manager of eleven, working through one company abroad.

CONSTRUCTION · TOTTORI

Rebirth Ltd. リバース有限公司

Design and construction, system building, structural steelwork.
Specified Construction Business licence, Governor of Tottori — eight trade categories.

PROJECT MANAGEMENT · TOKYO

Futaba Consultants Ltd. 株式会社フタバコンサルタンツ

Project management, supervision, cost and contract administration for owners, ministries and funding agencies across more than thirty countries.

INTERNATIONAL · TOKYO AND AL KHOBAR

Hiterra Co., Ltd. 株式会社ヒテラ

Formed 2025 by both companies to work internationally. A registered Saudi contracting entity holds the client contract and runs the site in the Kingdom.

A builder and a project manager

Most Japanese firms will not quote a foreign enquiry or hold a contract outside Japan. Hiterra was formed to remove that barrier.

BUILDER

Rebirth

FOUNDED 1995 · TOTTORI

122 projects

IN THE LAST THREE YEARS

Structural design, fabrication, erection, roofing and cladding. Specified Construction Business licence, eight trade categories.

MANAGER

Futaba

FOUNDED 2015 · TOKYO

30+ countries

RAIL, AIRPORTS, WATER, PROCESS

Project management, site supervision, cost and contract administration on the owner's side of the contract.

TOGETHER

Hiterra

FORMED 2025

One contract

JAPAN · INTERNATIONAL · SAUDI ARABIA

Both companies, working abroad through one counterparty. A registered Saudi company holds the contract in the Kingdom.

Most firms do one or the other.

You hire a builder, or a manager, and you carry what falls between.

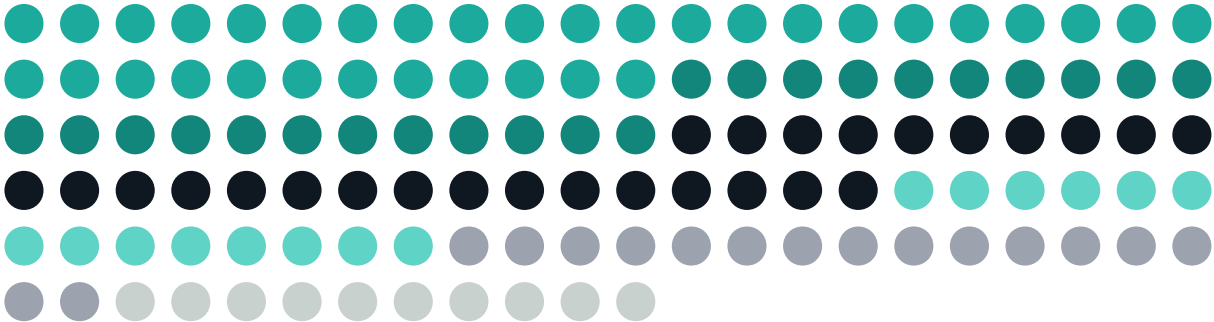
We do both.

We work where the design, the standards, the supply and the site have to be brought together.

We compete on knowing how.

On knowing exactly how a difficult building goes together, and having done it before.

122 construction projects in the last three years



Industrial and manufacturing	34
Logistics and storage	22
Civic, health and education	26
Government and defence	14
Hospitality and commercial	16
Infrastructure and utilities	10

8

NATIONAL PAVILIONS
EXPO 2025 OSAKA

5

INTERNATIONAL AIRPORTS
ENGINEERED OR MANAGED

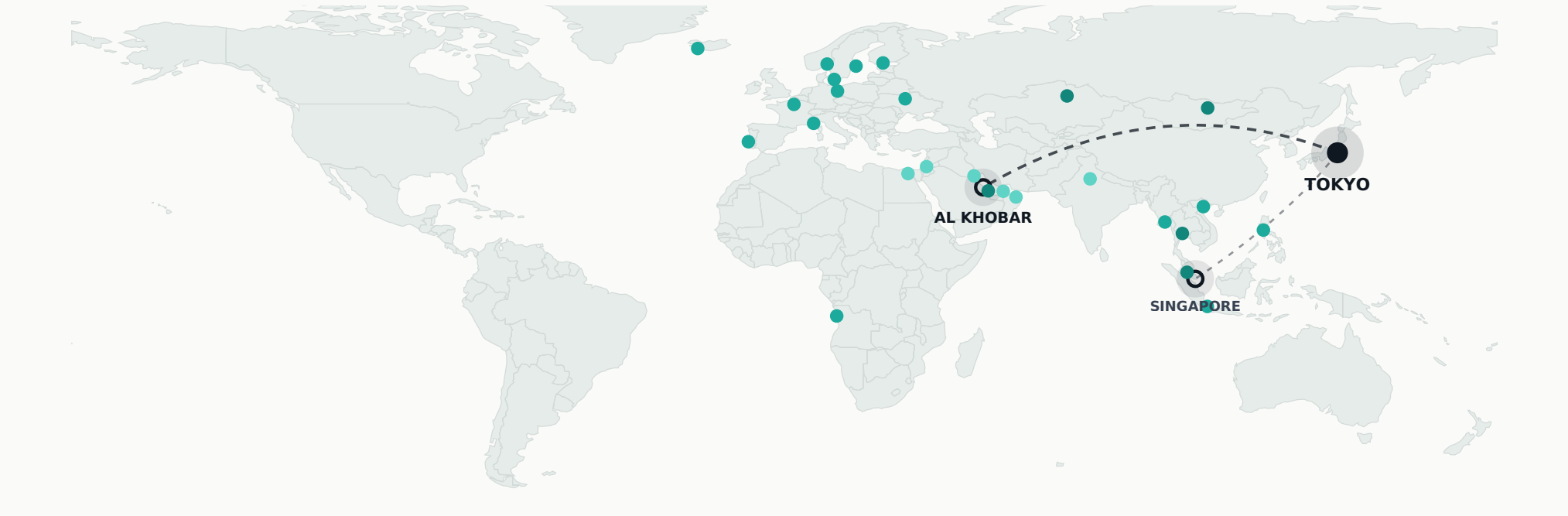
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MINISTRY OF DEFENSE
PROJECTS

2006

CONTRIBUTING TO JAPAN'S
NATIONAL COST STANDARD SINCE

Thirty countries





EIGHT PAVILIONS, ONE MORNING

Expo 2025 Osaka

Eight governments. Eight architects. Eight main contractors. One opening morning, held by every participant.

55 tonnes hung as a finish, and it opened on the date

RIMOND JAPAN · GENERAL CONTRACTOR



THE CONDITION

Drawn as a finish. Weighed **55 tonnes**. **9,972 rope elements** on steel plates, three diameters, a different count on every plate, no two support points the same load.

THE RESPONSE

We analysed it as a structure, then coordinated it back into the frame. Interior trades carry finishes, so structural fixings and sign-off routes applied instead. Rope bought direct from manufacture, as a structural component rather than a façade finish.

THE RESULT

The array could only go up once the frame was done. We staged upward, held protection, opened on the date.

WEIGHT	55 t
ELEMENTS	9,972
DIAMETERS	3

Cork, made into a certified wall finish in three months



It had to be developed before it could be bought. The catalogue entry, the lead time and the fire certificate all had to be created. In Japan a lining is certified before it goes up.

We took raw cork to a maker who could develop materials. Worked into a textile. Fire treated. Through Japanese fire testing. Three months raw to installed.

PROGRAMME

RAW TO INSTALLED	3 months
CERTIFICATION	6 weeks
ROUTE	Material development → textile → fire retardant → national testing

CHOOSING A MATERIAL BEFORE CHECKING ITS CERTIFICATION ROUTE IS THE MOST COMMON CAUSE OF LATE CHANGE.

The garden opened with the building

PROJECT MANAGEMENT



In September, four months before opening, the garden zone was redesigned in full.

A new design, not a revision. It ran to December, so procurement began when it released and fell into January against an April opening. The principal cladding element alone carried a three-month path.

Fabrication began the day the design released rather than joining a queue behind it. The garden opened with the rest of the building.

AREA	3,600 m ²
FABRIC VEILS	17 m
REDESIGN	September – December
PROCUREMENT	January, against April opening
ARCHITECT	Coldefy / Carlo Ratti Associati

A round building. Every measurement taken from a curve.

CONSTRUCTION MANAGEMENT



A circular plan removes every shortcut.

Every unit made once. Every sheet cut to size. Setting out held from a single curve. A deviation at the start of a curve travels round and comes back visible.

One control point throughout. Curved components made to survey, not to nominal size.

WHAT THE GEOMETRY DEMANDED

JOINERY	Curved, wrapped in fine metal mesh at bar and reception
CEILING	Sculpted freeform, lighting concealed between layers
FAÇADE	Suspended moving elements
SETTING OUT	Single control point, components to survey

India · Germany · Angola · null²



India — Bharat

STEEL, INTERIOR AND EXTERIOR · BEYOND LIMITS

A colonnade of tensioned fabric petals forms the entrance, with gallery interiors behind. Structure, interior and exterior held in one scope. Awarded Bronze for external design in the module pavilion category by the Bureau International des Expositions.



Germany

STEEL STRUCTURE · GL EVENTS JAPAN

Steel structure designed to Japanese code, fabricated and certified in Japan, and delivered in sequence against the erection programme rather than as a single consignment. Installation by the contractor appointed by the participant.



Angola

LANDSCAPE AND EXTERNAL WORKS · NOE JAPAN

External works and landscape to a module pavilion, where the external envelope is the participant's only elevation. Awarded Gold for external design in the module pavilion category by the Bureau International des Expositions.

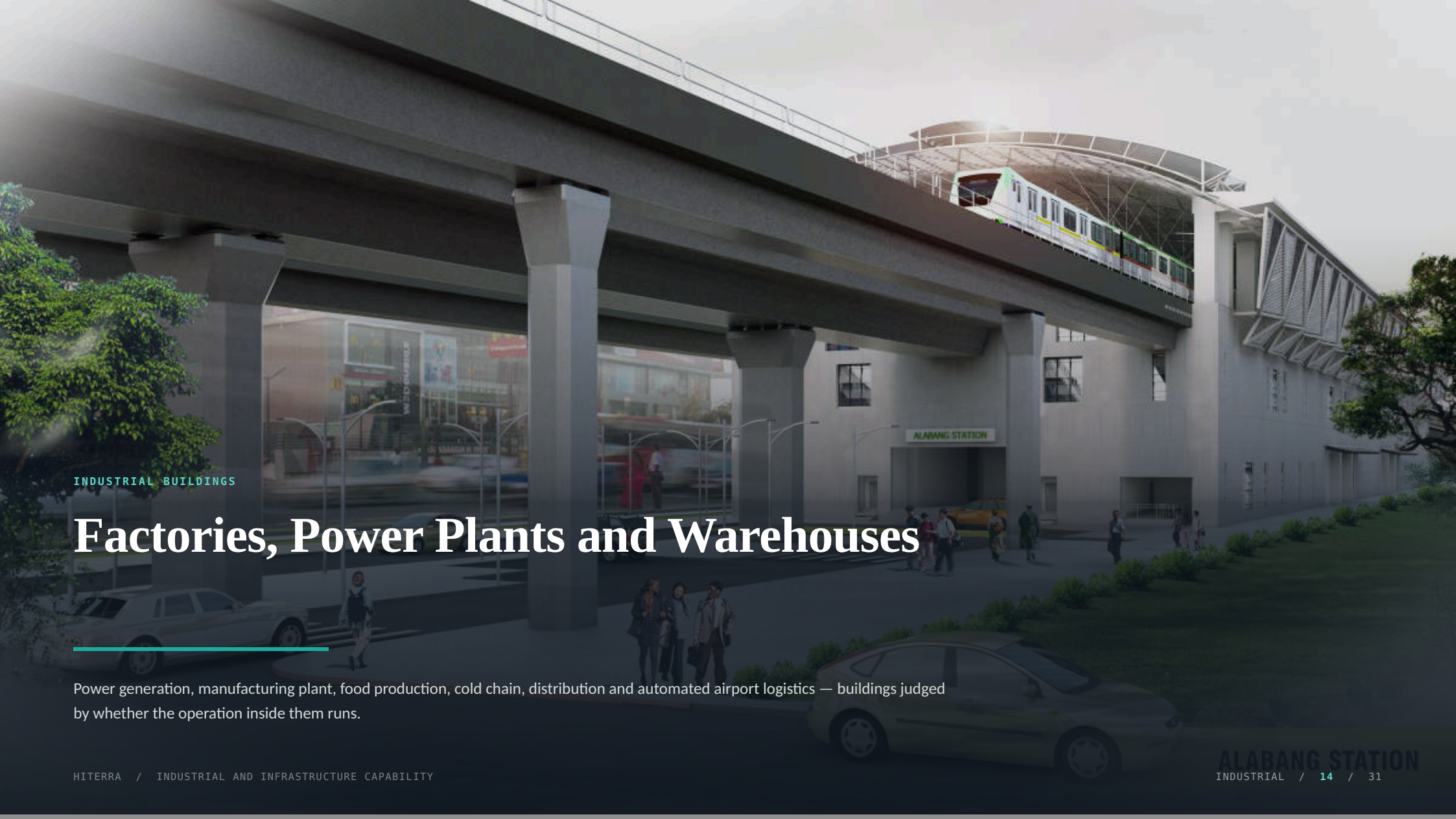


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FEASIBILITY STUDIES

Early studies on the Signature Pavilion before the design was fixed — buildability, supply route and programme, so the concept could be tested against what Japan can actually deliver and certify.

The eighth pavilion we worked on at Osaka, and the only one where we were engaged before a drawing existed.



INDUSTRIAL BUILDINGS

Factories, Power Plants and Warehouses

Power generation, manufacturing plant, food production, cold chain, distribution and automated airport logistics — buildings judged by whether the operation inside them runs.

A power plant, built in three years

CONSTRUCTION



A generating station delivered across three years, from design work through to the two principal structures.

A power plant is a structural question before it is a mechanical one. The frame carries plant loads, vibration and thermal movement well beyond what an ordinary industrial building carries, and the equipment arrives on a programme the building has to meet rather than the other way round.

TURBINE BUILDING 1,464.30 m²

FUEL STORAGE 1,292.75 m²

PERIOD 2023 – 2025

In Hokkaido the winter sets the schedule

Design work began in 2023, construction followed in 2024, and the turbine building and fuel storage building were completed in 2025 under Rinkai Nippon Construction.

The northern climate sets the programme. Steel erection, envelope closure and the sequence in which the building becomes weathertight are governed by the season rather than by the contract programme, and a slipped month is not recoverable inside the same year.

Steel was ordered and released to suit the short build window, so every delivery was used through the Hokkaido winter.

ALSO DELIVERED IN THIS SECTOR

2024	Bioethanol pilot plant
2023	Ogamo No. 1 power station
2022	Combustible waste treatment facility — civil and building works



A seamless production floor

GENERAL CONTRACTING · 8,684 M²



Office, terminal and factory buildings on one site, delivered as one programme across three buildings.

We finished the production floor in seamless resin, coved to the wall, so washdown meets one continuous surface — the specification an industry with hygiene or contamination control requires.

GROSS FLOOR AREA	8,684 m ²
SCOPE	General contracting — three buildings
BUILDINGS	Office, terminal and factory
COMPLETION	2025

Production facilities we built and handed over

Each one built around an operation that had to work on handover day.



PROJECT	LOCATION	FACILITY	SCALE	YEAR
Shimatani Suisan — surimi production, sorting and shipping	Sakaiminato	Food production	2,794 m ²	2025
Sakaiminato Fish Products Direct Sales Centre	Sakaiminato	Processing and retail	2,218 m ²	2025
Yamasho Refrigeration Manufacturing	Saitama	Refrigeration plant	Full facility	2023
Sawai Coffee No. 4 Factory	Tottori	Roasting and packing	Full facility	2024
YAMAKIN Kochi Third South Factory	Kochi	Precision manufacturing	Full facility	2023
Fuji Tamago — ten buildings	Tottori	Egg production complex	10 buildings	2020
Livido Patisserie frozen warehouse	Yonago	Cold storage	Cold chain	2025

Warehouses we built and handed over



KUMAGAYA TRANSPORT HANYU WAREHOUSE, SAITAMA — 8,420 M². DELIVERED UNDER ONO CONSTRUCTION, 2022

8,420 m²

KUMAGAYA TRANSPORT
HANYU WAREHOUSE



7,612 m²

NX SAKAIMINATO KAIRIKU
TAKEUCHI NO. 3



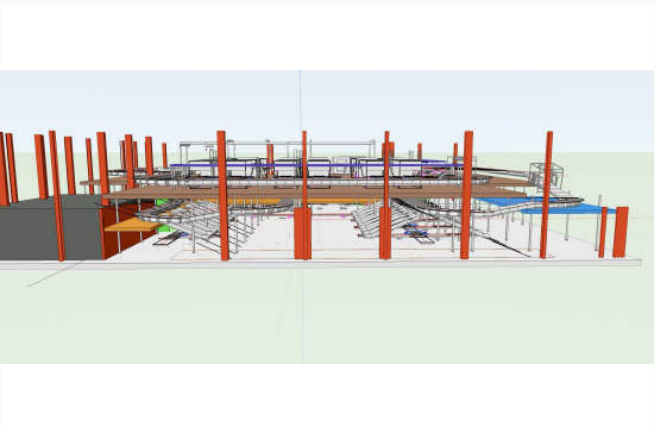
3,712 m²

NARITA YUME FARM
BARN STRUCTURE



Clear span, eaves height and door position decide a distribution warehouse. Cold storage adds a second condition: the envelope holds temperature, and every structural penetration is a thermal bridge detailed rather than sealed later. Also delivered — Green Cross San'in Logistics, Light Motor Vehicle Association Tochigi, Quality Line, Marukou Transport, Nakahama Transport.

The machine comes first. The building fits around it.



COORDINATION MODEL · SORTER WITHIN THE STRUCTURAL ENVELOPE · INSTALLED SORTING EQUIPMENT

Conveyor lines, chutes and scanning positions fix the column grid, the floor levels and every penetration. Once the equipment layout is set, the structure has very little freedom left.

STRUCTURE	The frame carries the conveyor supports
FLOOR	Lifter pits in the slab; the equipment sets the tolerance
ENVELOPE	Conveyor gates through the wall, fencing on the building line
HANDOVER	Release to the equipment installer is a dated milestone

The specialist vendor supplies the equipment. We coordinate the building around it.

Nineteen station buildings on one railway



BLUMENTRITT · FTI · SAN PEDRO · ALABANG



The largest infrastructure programme in the Philippines. 147 km, 36 stations, financed by JICA and the ADB.

We were in Manila from 2018 to 2019, inside the appointed Japanese consultant. Station design, cost estimation and bid documents, Blumentritt to Calamba.

One platform module and one structure, adapted station by station. The line runs over existing rail through dense city, so every station meets the ground its own way.



SECTION	South Commuter — Solis to Calamba
LENGTH	56 km
STATIONS	19
PERIOD	2018 – 2019

BLUMENTRITT · ESPAÑA · STA MESA · PACO · BUENDIA · EDSA · NICHOLS · FTI · BICUTAN · SUCAT · ALABANG · MUNTINLUPA · SAN PEDRO · PACITA · BIÑAN · STA ROSA · CABUYAO · BANLIC · CALAMBA

Work on a building that stays open

A hospital. A school in term time. A visitor centre. The building stays open while we work.



HEALTHCARE

Matsue Red Cross Hospital — roof renovation on an operating acute hospital. Work above occupied wards, sequenced against clinical use.

Clinic and care facilities · elderly care facility budget estimation · 1,000-bed hospital, Vietnam, owner-side documentation

EDUCATION AND CHILDCARE

Hino Town compulsory education school — new construction, delivered inside a three-party joint venture.

Yonago Higashi children's centre · Meido Elementary · Kamo and Hoshoji junior high schools · Yonago Kita High School · Midori Kindergarten · Himonya Park nursery

CIVIC AND PUBLIC

Tottori Sand Dunes Visitor Centre — a public building on a protected dune landscape.

Yonago municipal baseball stadium · Oki exchange stay facility · Higashiyama prefectural swimming pool · Mt. Hyonosen summit facility · Zenhon health centre

Buildings that keep working through an earthquake



GOVERNMENT INSPECTION FACILITY

4

MINISTRY OF DEFENSE PROJECTS

Base infrastructure. Government buildings. Training facilities. Controlled-site warehousing. Secure perimeter and access.

Operational continuity

Seismic isolation foundations with precast concrete roofs. For buildings that must keep working, not just stay standing.

PROCUREMENT ROUTE

Defence has its own procurement route, documents and access rules. A contractor on a base is cleared, escorted and audited differently.

AUDIT STANDARD

The record must satisfy a government auditor, not a client's surveyor.

ALLIED BASE FACILITIES

Cost estimation and quantity surveying for base and housing renovation programmes, in English to allied federal standards.

HOW IT IS EVIDENCED

Drawings, layouts and identifiers are held under the security terms of each appointment.

A hotel on the sea. Salt decides the specification.

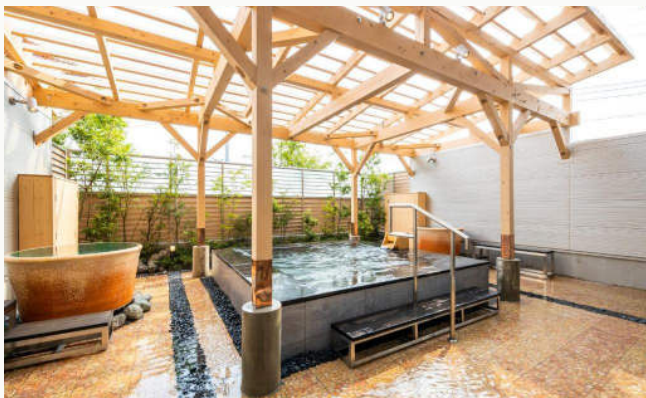


Structure, envelope and interior. The sea elevation is aluminium with structural glass facing open water. Salt decides the specification — a fixing has to be chosen for the exposure, not the look.

Bathing floors are waterproofing and drainage under stone. Falls resolved beneath the finish, not corrected on top.

SCOPE	Full property — structure, envelope, interior
ELEVATION	Aluminium cladding, structural glass balustrades
BATHING FLOORS	Volcanic stone over waterproofing and drainage
LOCATION	Atami, Shizuoka

Hotels we built while they stayed open



Fuji Kawaguchiko Resort Hotel

YAMANASHI · FRONT OF HOUSE, ONSEN, LANDSCAPE

Front of house, open-air onsen and landscape. A washi artwork wall was certified as a wall finish rather than installed as art — the only route by which it could be built into a public area under Japanese fire requirements.



Daisen Lake Hotel

TOTTORI · BESPOKE RESORT INTERIOR

Solid hardwood throughout and private bathing to each suite. Solid timber moves; the detail has to allow for it without opening a joint, which calls for a different fixing method from a veneer scheme.

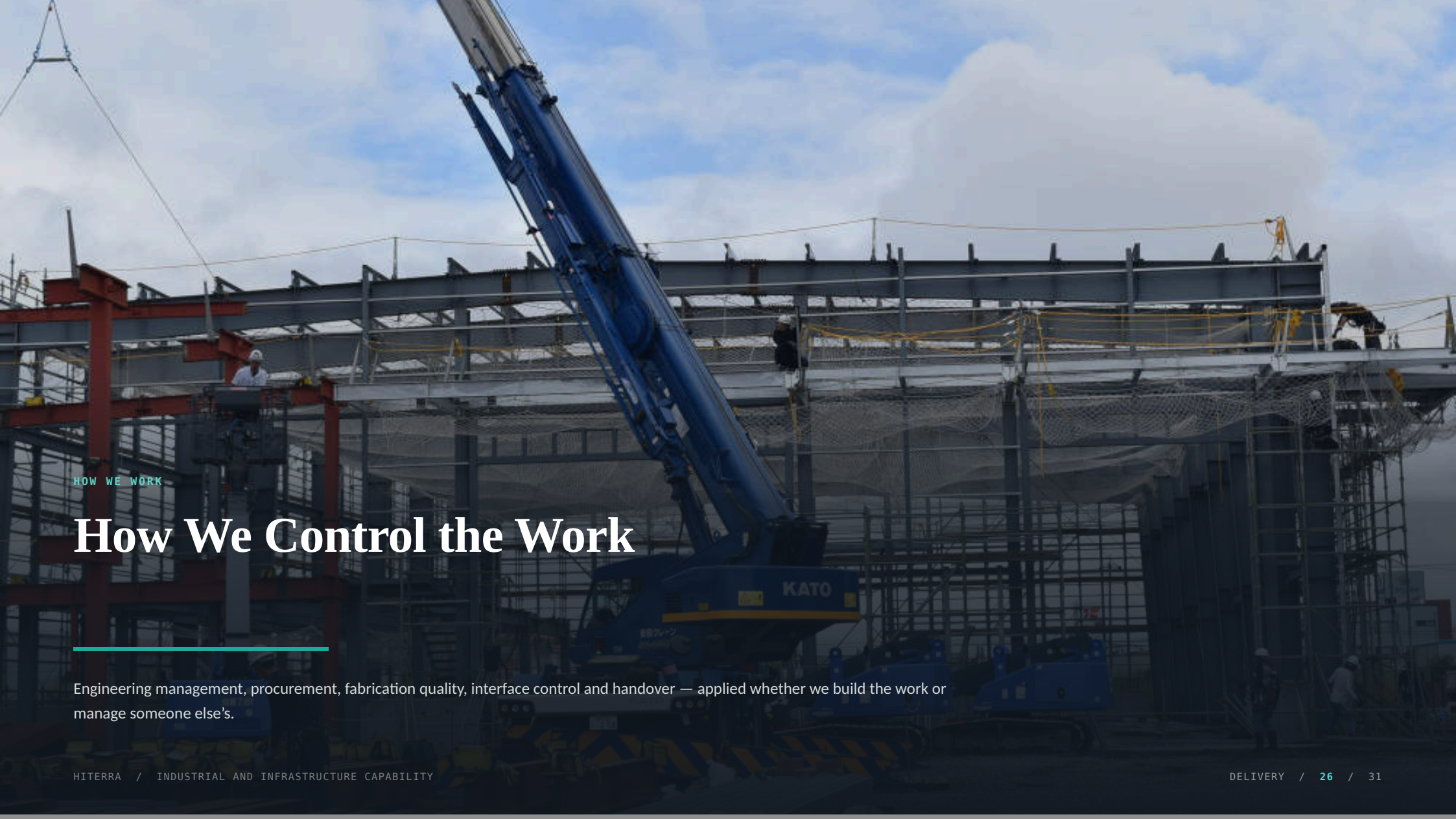


Kokusai Family Plaza

YONAGO · INSTITUTIONAL AND CONFERENCE

Reception and conference interiors in continuous public use. Also delivered — Palace Hotel Tokyo · ANA Hotels brand upgrade, phased in live operation · Embassy of the State of Qatar, Tokyo.





HOW WE WORK

How We Control the Work

Engineering management, procurement, fabrication quality, interface control and handover — applied whether we build the work or manage someone else's.

What we check before it reaches the site



Shop drawings resolve connections, plates and setting-out before anything is cut. Through production we record mill certificates, welding procedure and dimensional control, and inspect members before despatch rather than discovering a fault on site.

Steel then arrives in the order it goes up. We sequence consignments against the erection plan rather than the shipping schedule, so members are handled once and the crane keeps working.

SHOP DRAWINGS	Connections and setting-out resolved before fabrication
MATERIAL	Mill certificates traceable to installed position
WELDING	Procedure and welder qualification recorded
DIMENSIONAL CONTROL	Checked before despatch
ENVELOPE	Roofing, cladding and penetrations in the same scope

Ten things that make a facility demanding, and four that changed late

Each one below was solved on a real project.

A date that cannot move

EIGHT PAVILIONS, ONE OPENING MORNING

A material needing a supply route and a certificate

PORTUGAL – RAW TO INSTALLED IN 3 MONTHS

Structure carrying process plant

ISHIKARI BIOMASS POWER PLANT

Building set out around machinery

FEDEX EJP GATEWAY, NARITA

Controlled production environment

SAIHAKU FACTORY, 8,684 M²

Geometry with no repeat unit

MONACO PAVILION – CIRCULAR PLAN

Operational continuity under seismic action

SPECIALISED GOVERNMENT FACILITY

Work on an operating facility

ACUTE HOSPITAL ROOF, HOTELS IN OPERATION

Controlled and security-sensitive sites

FOUR MINISTRY OF DEFENSE PROJECTS

Multi-party international delivery

PROGRAMMES ACROSS MORE THAN THIRTY COUNTRIES

55 t

A FINISH THAT TURNED OUT TO BE A STRUCTURE

3 months

RAW CORK TO INSTALLED, SIX WEEKS OF IT CERTIFICATION

4 months

BEFORE OPENING, A GARDEN ZONE REDESIGNED IN FULL

0

DATES MOVED

In each case the response came before the instruction. The date was fixed. Everything else moved around it.

We have a licensed contracting company in Saudi Arabia

THE TECHNICAL REQUIREMENT

Built to the standard your head office expects, with documents its engineers can read.

THE LOCAL REQUIREMENT

A Saudi company that can run the site, employ under Saudization, clear the authorities and hand over.

WE HOLD BOTH

Japanese engineering on one side. A registered Saudi contractor on the other.

COMMERCIAL REGISTRATION

TAX AND VAT

MUNICIPAL LICENCE

SOCIAL INSURANCE

SAUDIZATION

LOCAL CONTENT

Our Saudi company works in the Eastern Province in partnership with Tamimi Holding, and has delivered work on their projects.

WHAT WE CAN DO HERE

FEASIBILITY

Buildability, supply route and an order of cost, before the design is fixed

DESIGN AND BUILD

Structure, envelope and the trades that finish it

PACKAGE

Structure and envelope under a main contractor

STRUCTURAL STEELWORK

Engineered and certified steel against your erection programme

OWNER-SIDE

Engineering, procurement, inspection and handover

How we can be appointed

What we are responsible for.

PRINCIPAL CONTRACTOR We design and build the facility DESIGN · PROCUREMENT · CONSTRUCTION · HANDOVER Structure, envelope, and the trades that finish the building.	PACKAGE CONTRACTOR We carry the structure and envelope DESIGN · PROCUREMENT · CONSTRUCTION A defined package under a main contractor. Most of our Japanese work was delivered this way.	OWNER'S ENGINEER We hold the technical position DESIGN REVIEW · PROCUREMENT · INSPECTION · HANDOVER Engineering review, procurement, inspection and handover, where contractors are already appointed.
Interfacing with process technology Equipment loads and setting-out resolved with the vendor before the frame is fixed.	Where the work is performed We build and we manage, from one company.	In the Kingdom Saudization and local content obligations are carried by our own registered entity in the Eastern Province.



HITERRA

APPOINTMENT

We hand over a facility that works. On the date we said.

Engineering, procurement, construction and handover of industrial and infrastructure facilities.

Send us a footprint, a use and a required clear height. We return a structural approach and a budget range before a full design exists.

JAPANESE ENGINEERING. DELIVERED ON THE DATE.

ENQUIRIES

info@hiterraepc.com
hiterraepc.com

JAPAN

Hiterra Co., Ltd.
株式会社ヒテラ
Chuo-ku, Tokyo

KINGDOM OF
SAUDI ARABIA

Registered
contracting
entity, Al Khobar

SINGAPORE

Regional office

