



HITERRA

CAPABILITY · 2026

The international arm of Japanese construction.

INDUSTRIAL AND INFRASTRUCTURE FACILITIES

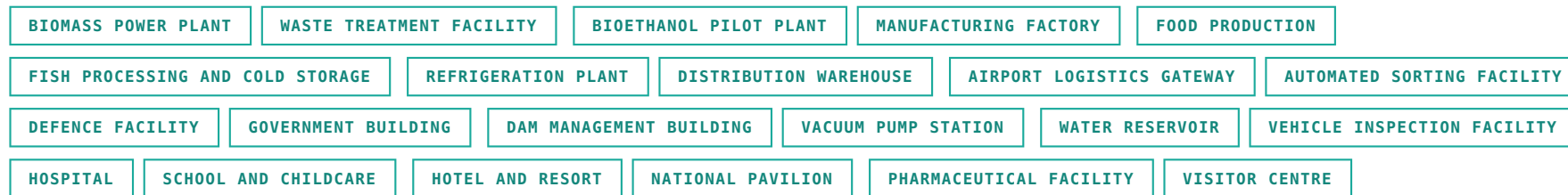
A builder and a project manager, formed to make Japanese construction capability reachable by an international client.

HITERRA CO., LTD. · 株式会社ヒテラ · TOKYO · AL KHOBAR

Japanese construction, made available outside Japan

Hiterra was formed by two Japanese companies — a construction business with 122 completed projects, and a project management practice working on major infrastructure across more than thirty countries — to deliver internationally. We build, and we manage.

Each category below is supported by a project we have completed.



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

A builder and a project manager, working together outside Japan

Japanese construction capability is among the hardest in the world for an international client to reach. Most firms will not quote a foreign enquiry, sign with a foreign client, or hold a contract outside Japan. Hiterra was formed to remove that barrier.

THE CONSTRUCTION HALF

122

COMPLETED PROJECTS
SINCE 2022

Steel frames, envelopes and complete buildings.
Power generation, manufacturing plant, food
production, cold chain, distribution, defence and
public works.

THE MANAGEMENT HALF

30+

COUNTRIES
ON THE OWNER'S SIDE

Project management, site supervision, cost
management and contract administration. Rail,
airports, water and process programmes, on the
owner's side of the contract.

WHY IT MATTERS TO A CLIENT

Most contractors offer one or the other. A client
hires a builder, or hires a manager, and carries the
space between them.

We enter where a project's design, standards,
supply and execution environment do not
naturally fit together — because that is where
Japanese engineering is worth having, and where
a local contractor has no answer.

We compete on knowing exactly how a
difficult building goes together, and
having done it before.

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

1995

REBIRTH FOUNDED



2015

FUTABA FOUNDED



2025

HITERRA FORMED



A construction business in its thirty-first year and a project management practice in its eleventh, working through one international counterparty.

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 on major infrastructure in 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.

Where we have already done it

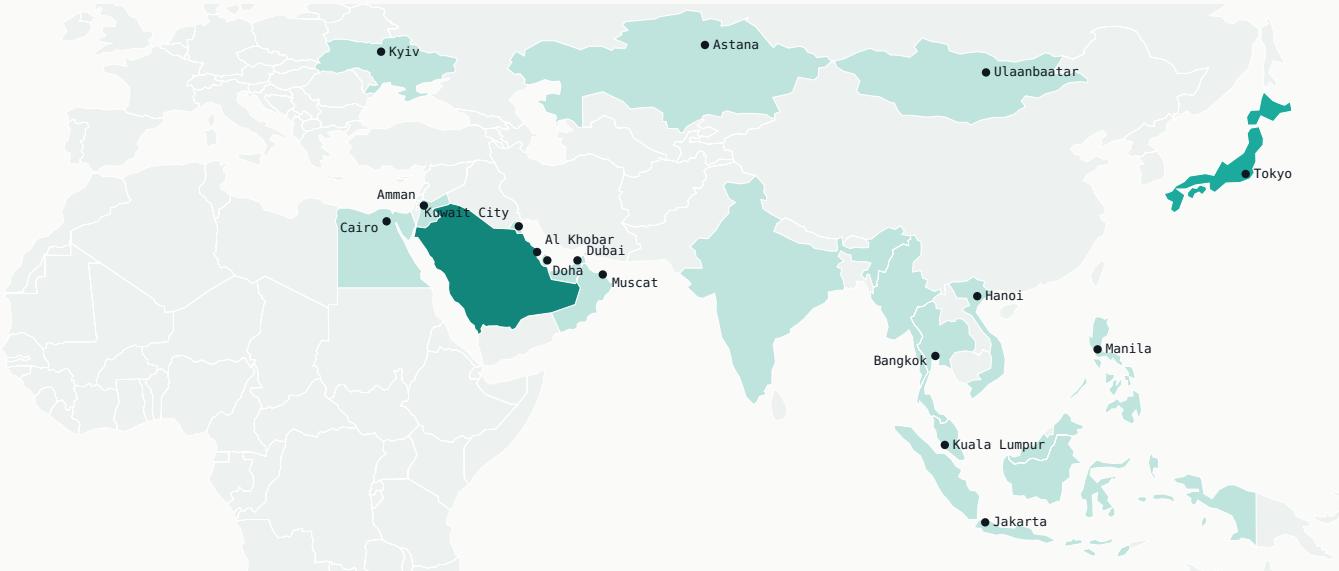
Our record spans construction in Japan and owner-side engineering, cost and project management on major infrastructure internationally.

122 CONSTRUCTION PROJECTS SINCE 2022	30+ COUNTRIES THE SENIOR TEAM HAS WORKED IN	5 INTERNATIONAL AIRPORTS ENGINEERED OR MANAGED	8 PAVILIONS DELIVERED EXPO 2025 OSAKA	2006 CONTRIBUTING TO JAPAN'S NATIONAL COST STANDARD SINCE
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WHERE THE WORK HAS BEEN

Construction in Japan. Owner-side engineering, cost and contract management on rail, airport, water and process programmes across Asia, the Middle East and Eastern Europe. A registered contracting entity in the Eastern Province of Saudi Arabia.

-  CONSTRUCTION
-  CONTRACTING ENTITY
-  OWNER-SIDE PROGRAMMES



What makes a facility difficult, and where we have met each one

A facility is difficult for a limited number of reasons. Each one below has been met on a delivered project.

PROBLEM CLASS	WHAT IT DEMANDS	WHERE WE HAVE SOLVED IT
Structure carrying process plant	Frame designed for equipment loads, vibration and thermal movement, not occupancy	Biomass power plant — turbine and fuel storage buildings, under a national contractor
Building set out around machinery	Column grid, floor levels and penetrations fixed by the equipment layout	Airport logistics gateway — automated sorting infrastructure at an operating international airport
Controlled production environment	Sealed envelope, jointless floors, penetrations detailed rather than cut	8,684 m ² manufacturing complex — general contracting, three buildings
Operational continuity under seismic action	Seismic isolation foundation with precast concrete roof structure	Specialised government facility, delivered under confidentiality terms
A date that cannot move	Interfaces closed before mobilisation; long lead items released ahead of the package	Eight pavilions for eight governments, all opening on one morning
Material with no supply route or certificate	Material development, treatment and national fire testing inside the programme	Expo 2025 Osaka — raw stock to installed in three months, six weeks of it certification
Hygiene and contamination control	Washdown floors, cold chain envelopes, thermal bridging designed out	Food production, fish processing and frozen storage facilities
Controlled and security-sensitive sites	Defence procurement route, escorted access, government audit standard	Four Ministry of Defense projects; allied base facility programmes
Multi-party international delivery	Several main contractors, several design teams, three working languages	Rail, airports, water and process programmes across more than thirty countries

International infrastructure, on the owner’s side

We act for owners, ministries and funding agencies as engineering, cost and contract consultants. This is our owner-side work, separate from the construction record in the preceding pages.

SECTOR	REPRESENTATIVE PROGRAMMES
Rail and metro	Jakarta MRT East–West Line, Indonesia · Philippines North–South Commuter Railway, approximately 100 km and 20 stations · Hanoi Urban Railway, Vietnam · Yangon–Mandalay Railway improvement, Myanmar · Kiev Metro Line 1, Ukraine
Airports	Kuala Lumpur International, Malaysia · Second Bangkok International, Thailand · Astana New International, Kazakhstan · New Ulaanbaatar International, Mongolia · Doha International royal terminal, Qatar · New Bacolod, Philippines
Process and utilities	Energy-from-waste incineration plant, 400 t/day, Ukraine · Municipal sewerage, 270,000 m³/day, Hanoi · Rural power distribution, Mongolia · Ice plant and integrated fish processing, Egypt
Middle East	Dubai Municipality Building, UAE, 50,000 m² · Ain Begasu housing programme, Kuwait, 400 ha · Petra Museum and tourism sector development, Jordan · Fish Quality Control Centre, Oman
Pharmaceutical and industrial	Pharmaceutical manufacturing facility — quantity surveying for contractor evaluation · Solid dosage manufacturing building — cost estimation · Pharmaceutical research institute — cost audit. Client names held under confidentiality agreement.
Institutional	1,000-bed hospital, Vietnam · 300,000 m² university campus, Malaysia · embassy complexes · allied military facility projects

Functions performed

Design supervision and construction supervision · tender documentation, bid evaluation and contract administration · cost estimation, quantity surveying and independent cost audit · third-party contractor evaluation · value engineering · technical due diligence

Institutional clients

JICA · NEDO · METI · Japan Ministry of Land, Infrastructure, Transport and Tourism, contributor to national standard construction cost data since 2006 · foreign ministries of tourism and transport · municipal governments · international engineering consultancies and EPC contractors

Nineteen station buildings on one commuter line

PROJECT MANAGEMENT



SUCAT · NICHOLS · ESPAÑA — STATION PERSPECTIVES, SOUTH COMMUTER SECTION, MARCH 2019

The North–South Commuter Railway is the largest infrastructure programme in the Philippines — 147 km from New Clark City to Calamba, 36 stations, financed by JICA and the Asian Development Bank.

We were stationed in Manila from 2018 to 2019 on the South Commuter section, working within the Japanese general consultant appointed for the programme. The work covered station building design, cost estimation and bid documentation from Blumentritt to Calamba.

Nineteen stations on one alignment is a repetition problem before it is a design problem. Each has a different site, footprint and interface with the road below, but they share a structural system, a platform module and a materials palette. Holding that consistency while every station adapts is what the documentation has to do.

PROGRAMME	North–South Commuter Railway
SECTION	South Commuter — Solis to Calamba
LENGTH	56 km
STATIONS DOCUMENTED	19
ROLE	Station design, cost estimation, bid documentation
PERIOD	2018 – 2019

STRUCTURAL STEEL WAS ADOPTED ACROSS THE PROGRAMME — FASTER TO ERECT AND CHEAPER TO MAINTAIN THAN CONCRETE AT THAT REPETITION.

One structural system, nineteen sites



BLUMENTRITT · FTI · SAN PEDRO · ALABANG · CALAMBA

STATIONS DOCUMENTED ON THE SECTION

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

Elevated, at-grade and depressed

The section runs over existing rail corridor through dense city, so no two stations meet the ground the same way.

Repetition with variation

A shared platform module and structural system, adapted station by station to site and road interface.

Documented for tender

Design, quantities and bid documentation to the standard an internationally financed programme requires.

Working in country

Team stationed in Manila for the duration, inside the appointed general consultant.

Factories and Manufacturing

From production buildings and food processing through to biomass power generation, waste treatment and pilot plant facilities.



A frame carrying plant loads, vibration and thermal movement

CONSTRUCTION DELIVERY



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

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. A power plant is a structural problem before it is a mechanical one: the frame carries plant loads, vibration and thermal movement an ordinary industrial building never sees, and the equipment arrives on a programme the building has to meet. In Hokkaido the erection window is set by the winter, not by the contract.

TURBINE BUILDING	1,464.30 m ²
FUEL STORAGE	1,292.75 m ²
MAIN CONTRACTOR	Rinkai Nippon Construction
PERIOD	2023 – 2025

ALSO IN THIS SECTOR – BIOETHANOL PILOT PLANT (2024) · COMBUSTIBLE WASTE TREATMENT FACILITY, CIVIL AND BUILDING WORKS (2022) · OGAMO NO. 1 POWER STATION (2023)

A production floor with no joint for contamination to sit in

GENERAL CONTRACTING · 8,684 M²



Office, terminal and factory buildings on one site, delivered as a pre-engineered steel building system, delivered as one programme across three buildings.

A pre-engineered approach fixes the frame geometry early so fabrication can begin while the fit-out design is still developing. For a client whose production line is on order, that is usually the difference between meeting the commissioning date and missing it.

The production floor is finished in seamless resin, coved to the wall, with no joints for washdown to reach — the specification an industry with hygiene or contamination control requires.

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

Buildings that have to be washed down, sealed and held at temperature



PROJECT	LOCATION	FACILITY TYPE	SCALE	YEAR
Shimatani Suisan — surimi production, sorting and shipping	Sakaiminato	Food production and processing	2,794 m ²	2025
Sakaiminato Fish Products Direct Sales Centre	Sakaiminato	Processing and retail	2,218 m ²	2025
Livido Patisserie frozen warehouse	Yonago	Cold storage	Cold chain	2025
Hiezu Kitchen food processing facility	Hiezu	Food production	Full facility	2023
Nagae Flour Mill — main roof	Tottori	Food production	Roof renewal	2022

Production facilities built and handed over

Manufacturing, food production, precision and process facilities we have delivered. Each was built around an operation that had to work when the building was handed over.



Yamasho Refrigeration Manufacturing

SAITAMA · REFRIGERATION PLANT MANUFACTURE

New factory for a manufacturer of industrial refrigeration equipment. Delivered under Ono Construction.



Sawai Coffee No. 4 Factory

TOTTORI · FOOD PRODUCTION

Roasting and packing facility. Construction delivery.



YAMAKIN Kochi Third South Factory

KOCHI · PRECISION MANUFACTURING

Production facility for a dental and precision materials manufacturer. Construction delivery.



Fuji Tamago — ten buildings

TOTTORI · EGG PRODUCTION COMPLEX

Ten-building agricultural production complex delivered as one programme. General contracting.



Togo Electric Works

TOTTORI · ELECTRICAL EQUIPMENT MANUFACTURE

Manufacturing and assembly works. Construction delivery.

Logistics and Automated Facilities

Distribution warehouses to 8,420 square metres, and airport logistics infrastructure.



Distribution warehouses, built and handed over



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



3,712 m²

**NX SAKAIMINATO KAIRIKU
TAKEUCHI NO. 3**

**NARITA YUME FARM
BARN STRUCTURE**



1,812 m²

**GREEN CROSS SAN'IN
LOGISTICS**



Clear span, eaves height and door position decide a distribution warehouse. Cold storage adds a second problem: every structural penetration is a thermal bridge that has to be detailed rather than sealed later. Also delivered — Light Motor Vehicle Association Tochigi, Quality Line, Marukou Transport, Livido Patisserie frozen storage, Nakahama Transport, Mitoku Harness.

FedEx EJP Gateway Expansion

FUTABA · PROJECT MANAGEMENT



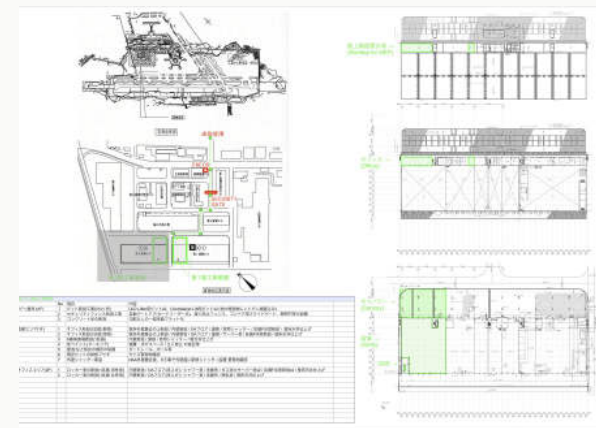
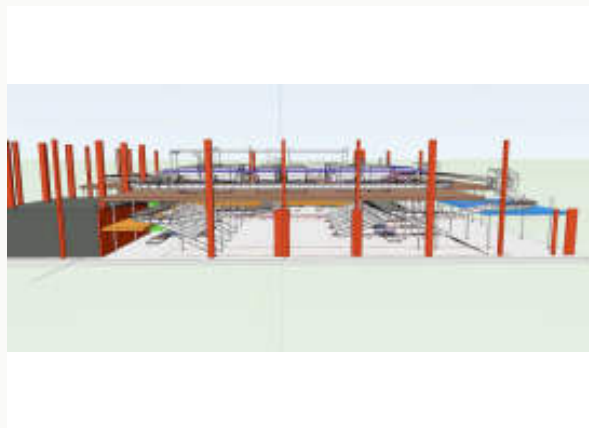
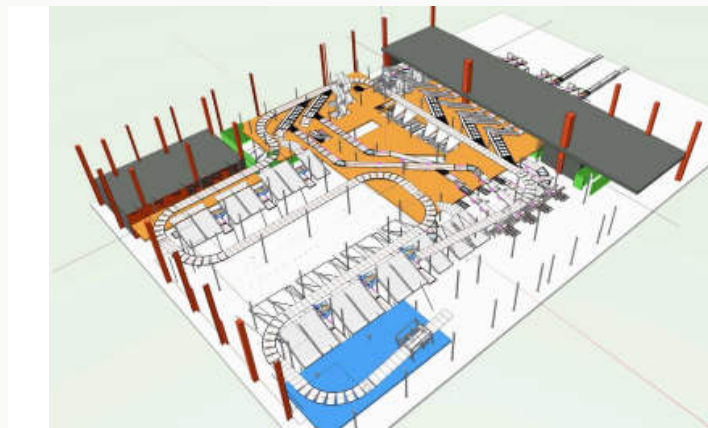
COORDINATION MODEL – SORTER, CONVEYOR LINES AND CHUTES SET OUT AGAINST THE STRUCTURAL GRID OF THE EXISTING CARGO BUILDING

An airport gateway is not a warehouse with a runway next to it. The building exists to serve a sorting system, and the sorting system is designed before the building around it.

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, and the interface that decides the programme is between the building contractor and the materials handling vendor: setting-out, floor tolerance and structural support for conveyor runs.

FACILITY	Airport logistics gateway expansion
LOCATION	Narita International Airport
ROLE	Project management
STATUS	Current
HELD BY	Futaba Consultants

The building is set out around the machine



SORTER WITHIN THE STRUCTURAL ENVELOPE · LONG SECTION THROUGH THE CONVEYOR HALL · INSTALLED SORTING EQUIPMENT

Structure to conveyor

Support points for conveyor runs and chutes carried by the frame, coordinated with the vendor before the grid is fixed.

Floor and pits

ULD lifter and container lift pits formed in the slab, with flatness and level tolerance set by the equipment rather than by the building code.

Envelope penetrations

Conveyor slide gates through the external wall, automatic card-reader gates and security fencing integrated with the building line.

Release to install

The point at which the building is handed to the equipment installer is a programme milestone, agreed and tracked rather than assumed.

Materials handling technology is supplied and integrated by the appointed specialist vendor. The role held is coordination of the building, its interfaces and the construction programme around the equipment installation.

Public, Healthcare and Defence

Hospitals, schools, childcare and visitor centres, Ministry of Defense facilities and government buildings — work carried out while the building stays in use.



Buildings that cannot stop operating while work proceeds

A hospital roof, a school in term time and a public visitor centre share one condition: the building stays in use. Access, noise, dust, temporary weatherproofing and the phasing of handover are set by the operation, not by the programme.



TOTTORI SAND DUNES VISITOR CENTRE · INSTITUTIONAL RECEPTION AND CONFERENCE INTERIORS

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 under a three-party joint venture with Mikasa Technics, Links and Daitai Construction.

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

CIVIC AND PUBLIC

Tottori Sand Dunes Visitor Centre — new construction under Yawata Corporation. 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

Work within controlled environments

Selected government and defence-related projects have been delivered within controlled environments and under client-specific security and technical requirements. Project details are selectively disclosed in accordance with confidentiality and security obligations.

MINISTRY OF DEFENSE

4

Projects delivered for the Ministry of Defense across base infrastructure, government buildings and training facilities, spanning base infrastructure, government buildings and training facilities.

STRUCTURAL REQUIREMENTS

Operational continuity

Specialised government facilities designed on seismic isolation foundations with precast concrete roof structures — specified where a building must remain operational through an earthquake rather than merely survive one.

OVERSEAS BASE FACILITIES

Allied base facilities

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

FACILITY TYPES

Base tank assembly · government administration buildings · training facilities · command and control centres · base warehousing · secure perimeter and access infrastructure

What this experience carries

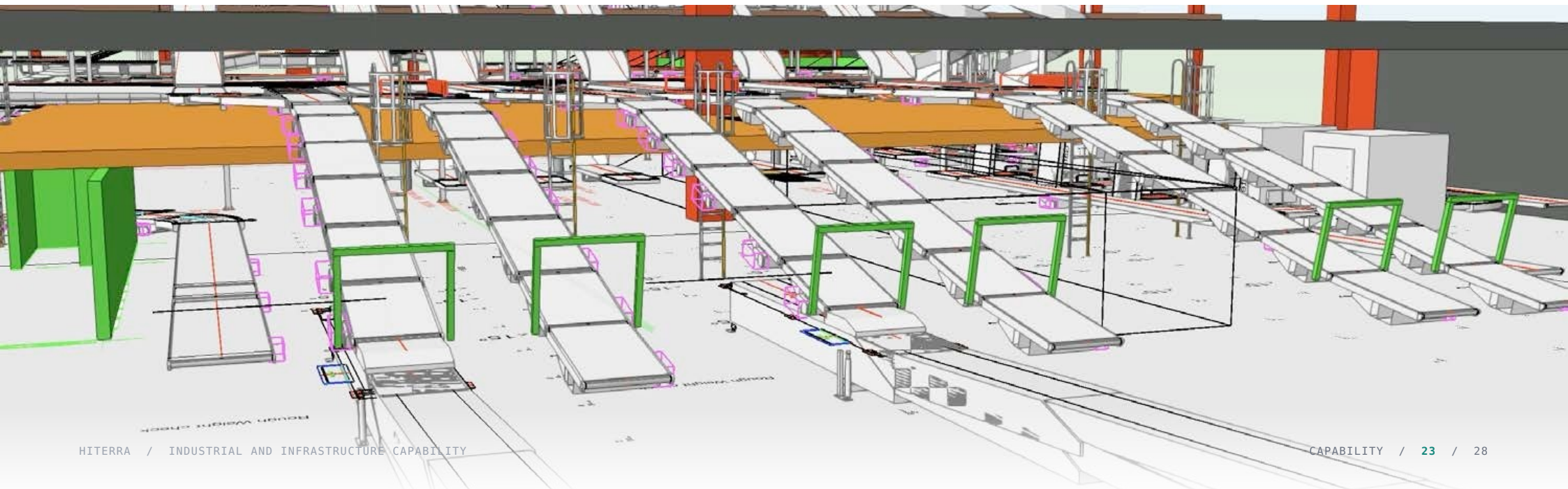
Defence procurement runs its own route, documentation standard, site access regime and inspection regime. A contractor working on a base is cleared, escorted and audited differently from one working on a commercial site, and the record has to satisfy a government auditor rather than a client's surveyor.

How this work is evidenced

Drawings, layouts and facility identifiers are held under the security and confidentiality terms of each appointment. Evidence is provided directly to an assessing authority on request, under those terms.

How the Work Is Controlled

Structural design, fabrication, erection, and the engineering control that runs alongside them.



Building the works, and controlling what arrives on site



Shop drawings resolve connections, plates and setting-out before anything is cut. Through production, mill certificates, welding procedure and dimensional control are recorded, and members are inspected before despatch rather than discovered on site.

Steel then arrives in the order it goes up. Consignments are sequenced against the erection plan rather than the shipping schedule, so members are not double-handled and the crane is not waiting.

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 held in the same scope

Where a client already has contractors

CLIENT REQUIREMENT	WHAT HITERRA HOLDS	CONTROL ACTIVITY	WHAT THE CLIENT RECEIVES
Confidence that design information is complete and coordinated before it is used.	Review and coordination of engineering information across disciplines and packages.	Design review, deliverable tracking, technical query management, interface closure.	Design status, review comments, outstanding actions, package release position.

INTERFACE REGISTER · EXTRACT

INTERFACE	RESPONSIBLE PARTY	REQUIRED ACTION	DUE	CLOSURE EVIDENCE	STATUS
Equipment support / primary frame	Structural contractor	Load and fixing calculation for review	W12	Calculation reviewed, released	Closed
Equipment foundation / slab	Civil contractor	Setting-out and levels to be agreed	W14	—	Open
Conveyor support / roof structure	Materials handling vendor	Support point schedule for structural review	W15	—	Open
Temporary works / permanent works	Main contractor	Temporary works design submission	W11	Design reviewed and accepted	Closed

FORMAT ILLUSTRATIVE. REGISTER STRUCTURE AGREED WITH THE CLIENT AT MOBILISATION.

The appointed specialist contractor performs the physical inspection and testing within its contractual scope. Hiterra manages the technical requirements, readiness, inspection points, documentation and acceptance process on the client's behalf.

Three positions, depending on what is already in place

DESIGN AND BUILD

The building

Structural design and calculation, fabrication, erection, roofing and cladding, and coordination of the trades that complete it. One contract, one accountable party.

PACKAGE DELIVERY

Structure and envelope

A defined package inside a main contractor's programme. Most of the Japanese record was delivered this way, under national contractors.

ENGINEERING MANAGEMENT

Owner-side control

Where contractors are appointed and the client needs an independent technical position: engineering review, procurement, interfaces, inspection and handover.

Interfacing with process technology

We deliver complete building envelopes, heavy structural frames and the coordination that lets them receive process plant — engineered to interface with international equipment vendors. Equipment loads, foundations, penetrations and setting-out are resolved with the vendor before the frame is fixed, so the building is ready when the plant arrives.

WHAT EACH POSITION MEANS IN PRACTICE

	DESIGN AND BUILD	PACKAGE DELIVERY	ENGINEERING MANAGEMENT
Who holds the design	Hiterra	The main contractor's designer; Hiterra for the structure and envelope	The appointed designer, reviewed by Hiterra
Who holds the client contract	Hiterra	The main contractor	Each contractor, direct to the client
What Hiterra is accountable for	The finished building	The package, to the main contractor's programme	That what is built matches what was specified
Where it fits	No contractor appointed yet	A main contractor is already in place	Contractors appointed, no owner's engineer in place

What this means for a project in the Kingdom

A Japanese industrial investor building in Saudi Arabia has two problems that are usually solved by two different organisations. We hold both.

The first is technical: the facility has to be engineered, procured and built to the standard the parent company expects, with documentation the parent's engineers can read. The second is local: the contract has to be held by a registered Saudi company that can run a site, employ under Saudization, clear the authorities and hand over.

Japanese engineering, construction and project management on one side. A fully registered Saudi contracting entity on the other — commercial registration, tax and VAT registration, municipal licence and social insurance registration, employing under Saudization and carrying local content obligations.

The facilities in this document — power, manufacturing, food production, cold chain, distribution, airport logistics, defence and government — are the classes of project the Kingdom is currently building.

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

WHERE WE CAN BE BROUGHT IN

FEASIBILITY	A structural approach and an order of cost, before the design is fixed
DESIGN AND BUILD	Structure, envelope and the trades that complete the building
PACKAGE DELIVERY	Structure and envelope inside a main contractor's programme
STRUCTURAL STEELWORK	Engineered, fabricated and certified steel against your erection programme
OWNER-SIDE CONTROL	Engineering management, procurement, interfaces, inspection and handover





HITERRA

APPOINTMENT

We take responsibility for the finished facility.

Engineering, procurement, construction and handover of industrial and infrastructure facilities — through a Japanese engineering and construction platform and a registered Saudi contracting entity.

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

ENQUIRIES

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JAPAN

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KINGDOM OF SAUDI
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