



Yotsuya Real Estate Consulting

Operated by Tokyo Alliance Advisory Co., Ltd.
License No. (1) 111162, Governor of Tokyo

Company Name

Yotsuya Real Estate Consulting

Operated By

Tokyo Alliance Advisory Co., Ltd.
Licensed by the Tokyo Metropolitan Government
(License No. 111162)

President & CEO

Katsutoshi Higuchi

Founded

May 2008

Head Office

Room 402, West Wing, Moriyama Building 3-7 Saneicho,
Yotsuya, Shinjuku-ku, Tokyo, Japan

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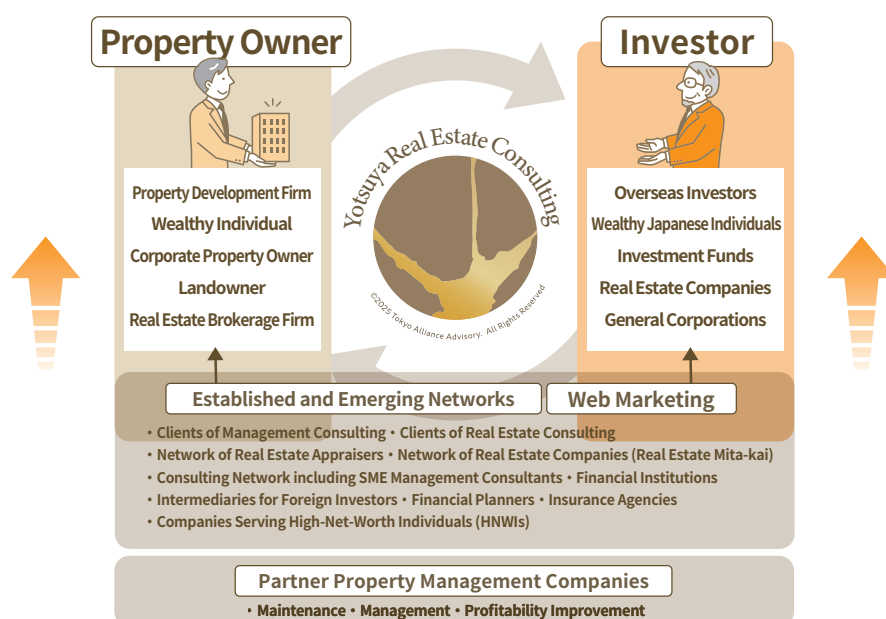
Fax

+81-3-6273-2763

Accreditations & Registrations

- Real Estate Transaction Business: Tokyo Governor (1) No. 111162
- Certified Business Innovation Support Organization: Ministry of Economy, Trade and Industry / Small and Medium Enterprise Agency (registered under the representative's name)
- M&A Support Organization: Small and Medium Enterprise Agency

“Our Company’s Real Estate Brokerage Business Model”



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Features

1. A Robust Investor Network Built on Extensive Fundraising Support Experience

Our CEO has been engaged in management and financial consulting for over a quarter of a century, with a particular focus on fundraising support.

Through this experience, we have built a strong and extensive network with both domestic and international investors, as well as various financial institutions. These relationships continue to deepen through ongoing real-world projects.

2. Access to High-Quality Off-Market Real Estate Opportunities Through Partnerships with Real Estate Firms

Through our involvement in resolving complex real estate issues—such as leasehold rights, land with leasehold interests (sokochi), and co-ownership properties—we have built long-standing, trusted relationships with reliable real estate firms and landowners.

3. Direct Access to High-Net-Worth Individuals through a Network of Certified SME Management Consultants

As a Certified SME Management Consultant, our CEO maintains numerous connections with business owners and also collaborates extensively with a highly credible clientele that includes physicians, lawyers, and certified public accountants—individuals with substantial asset backgrounds.

4. Flexible Scheme Design and Trusted Network Building That Encourage Investor Referrals

We offer flexible referral fees to those who introduce investors, with terms tailored to the nature and conditions of each project.

This system has resulted in a steady stream of referrals from lawyers, accountants, financial professionals, various licensed specialists, and existing clients. Through these trusted networks, we continue to expand our reach to new segments of the investor community.

樋口 力哉

Katsutoshi HIGUCHI



Born in May 1972. Graduated from the Faculty of Economics, Keio University in 1997. After working in the Finance Department of Sumitomo Corporation and other positions, co-founded a consulting firm in 2000 with partners from Accenture. Established the company in 2008 and assumed the position of President and CEO.

Qualifications

Certified Real Estate Transaction Agent

Certified Management Consultant (SMEs)

(Passed the Real Estate Consulting Skills Examination)

Certified Industrial Psychologist

Certified Inheritance Consultant

Organization

Tokyo Real Estate Transaction Association *

Tokyo Small and Medium Enterprise Management Consultants Association/
Shinjuku SME Management Consultants Society

(Family Business Study Group / Real Estate Consulting Study Group /
Housing Business Study Group)

SME Management Consultant Mita-kai
(Keio University Alumni Association)

Japan Association of Industrial Counselors/
Association of M&A Support Organizations *

※ Registered at the company ※ As of July 1, 2025

- Education -

- 1993.3 • Graduated from Saitama Prefectural Omiya High School
- 1993.4 • Entered Keio University, Faculty of Economics
Studied abroad at the Department of Economics, Lancaster University, UK, until March 1996
- 1997.3 • Graduated from Keio University, Faculty of Economics
- 2022.4 • Entered Musashino University, Faculty of Human Sciences, Department of Human Sciences, Major in Psychology
- 2024.3 • Graduated from Musashino University, Faculty of Human Sciences, Department of Human Sciences, Major in Psychology

- Career -

- 1997.4 • Joined Sumitomo Corporation (Finance Department)
- 2000.4 • Left Sumitomo Corporation
- 2000.5 • Founded and Joined Vovis Co., Ltd.
(Management Consulting Association)
- 2006.4 • Appointed as Director of Vovis Co., Ltd.
- 2008.4 • Resigned as Director and Left Vovis Co., Ltd.
- 2008.5 • Founded Tokyo Alliance Advisory Co., Ltd.
and Assumed the Position of CEO

The Origin of Our Career and Our Company's Characteristics

Started his career in the Finance Department at Sumitomo Corporation. In 2000, co-founded a consulting firm with Mr. Keisuke Morita, a former partner at Accenture. The firm supported large corporations, family-owned businesses, and venture companies, primarily leading business restructuring and M&A initiatives. In 2008, established the current company and assumed the role of President and CEO.

In recent years, he has gained experience in real estate consulting—an important asset for both corporations and families—and is now engaged in providing comprehensive consulting services that incorporate psychology and counseling, addressing both tangible assets and emotional challenges. His approach goes beyond short-term problem solving, aiming to work closely with clients over the long term to explore and resolve not only explicit issues but also those that are latent or difficult to confront, ultimately helping clients shape their ideal outcomes through a process of shared trial and error.

- Licenses and Qualifications -

- 2022.3 • **Registration as a Real Estate Transaction Agent**
Licensed as a Real Estate Broker by the Governor of Tokyo
: License No. (1)–111162 ※
- 2024.4 • **Registered Management Consultant**
- 2024.8 • **Certified Support Organization for Business Innovation**
- 2024.10 • **Registered M&A Support Organization ※**
- 2025.1 • **Passed the Real Estate Consulting Skills Examination**

※ Registered at the company