



COMPANY PROFILE

Japan-based Comprehensive Property Management Firm

A SUBSIDIARY OF FMI GROUP

Chief of Homes (COH) was founded in **2022** as a professional property management company focusing on Japan's real estate market, under the recognized integrated property investment group, **FMI Group**.

Located in Osaka's vibrant **Shinsaibashi** district, COH offers a comprehensive, one-stop range of services, including property leasing and management, specialized B&B operations, and custom furnishing and design solutions.

Backed by a multicultural team of over **40 professionals** from around the world, and supported by its Osaka-based sister company, **FMI Osaka** — a member of the Osaka Takken Association (一般社団法人 大阪府宅地建物取引業協会) — COH ensures its operations remain efficient and fully compliant with local regulations, for the benefit of investors, homeowners, and travellers alike.

To further enhance its offerings, COH has introduced its own brand, **"OKINI,"** which provides comprehensive accommodation solutions across Japan for travellers, international students, business travellers, families, and corporate clients. Under this brand, COH operates **"OKINI Home,"** a proprietary one-stop B&B and hotel booking platform.

COH also works hand-in-hand with its professional cleaning and operations partner, **"Pika Pika,"** which supports daily cleaning and on-site maintenance for B&B and accommodation properties across Japan.

With deep roots in the Japanese real estate market, COH is committed to delivering professional, top-quality service — making it the ideal partner for your property investments in Japan.

Every detail matters in effective property management. Our expert team covers the entire property lifecycle — from handover to steady rental income.

 Pre-Delivery Property Inspection	 Interior Design & Furnishing	 Leasing & Tenant Management
 Professional Photography	 Minpaku License Application	 Regular Inspections & Legal Compliance
 Cleaning & Maintenance	 Rent Collection & Financial Management	 Listing on Rental Platforms

600+

GLOBAL INVESTORS SINCE 2022

CURRENTLY MANAGING

50+

PROJECTS

700+

ACCOMMODATIONS

UPCOMING BY END OF 2026

15+

NEW PROJECTS

400+

NEW ACCOMMODATIONS



EXCLUSIVE BOOKING PORTAL

✓ Developed & Operated by COH

Focused on premium vacation rentals in the Osaka and Kyoto area.

✓ Curated Portfolio

Serving both discerning travellers and property owners.

✓ Effortless Booking

A streamlined reservation experience for a seamless stay.

Flagship "The Peak Series" — meticulously designed by FMI Japan, combining prime locations with high-quality design.



DEDICATED APP FOR PROPERTY OWNERS

🕒 Automated Rental Income Distribution

Efficient and transparent financial processing.

📄 Monthly Reports

Detailed insights into property performance and occupancy.

🔔 Important Notice Notifications

Real-time updates on regulations and property status.

🎧 Owner Support Hotline

Direct access to our professional management team.

Tailored specifically for FMI Japan properties, enabling owners to efficiently handle all aspects of their property with smart tools.



Professional Cleaning Company — founded **2025**; a dedicated, self-operated cleaning provider and trusted partner of COH.

Features a professional cleaning centre in Osaka equipped with industrial-grade washers, dryers, and disinfection systems.

CORE SERVICES

-  Room Cleaning & Disinfection
-  Public Space Maintenance
-  Bedding & Fabric Care
-  Daily Necessities Provision & Management

QUALITY COMMITMENT

-  In-house quality control team inspects every space before handover to clients.
-  Carefully selected, customized consumables; self-operated team with stringent training protocols and premium cleaning products.
-  Serving both short-term stays and long-term property maintenance with unmatched hygiene standards.



Comprehensive Professional Services

Full-suite management (inspections, guest services, cleaning & maintenance, financial reporting) that raises occupancy in Osaka's highly competitive market; owners enjoy effortless profitability.



Smart Pricing System

Proprietary data-driven pricing built on Osaka-area market data and real operational insights. Our expert team adjusts rates in real time for seasons, peak travel, and major events to maximize returns.



Exclusive Booking Platform

Our self-developed platform, OKINI Home, streamlines reservations and boosts property visibility, effectively attracting more bookings and increasing your rental income.

Professional Cleaning Team

Partnership with Pika Pika and their industry-leading equipment ensures strict quality control, the highest living standards, and an excellent reputation for your property.

Recognition Across the World's Leading **Travel** **Platforms**



Booking.com Traveller Review Awards 2025

Managed properties recognized,
highlighted by The Peak Chiyozaki–
Osaka Dome's outstanding **9.0 rating**.



Trip.com Group Rising Star 2025

Honoured by Ctrip Group for
exceptional performance on the global
travel platform Trip.com.



Airbnb Superhost

Prestigious "Superhost" status with an
exceptional **4.8/5** guest satisfaction
rating and a perfect **100%** response
rate.



Hong Kong Service Awards 2026

OKINI Home won the Japanese BNB
Management and Booking Platform
Service Award.



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