

Financial Highlights for Fiscal 2013 (Unaudited)
(Apr. 1, 2013 – Mar. 31, 2014)

DAIBIRU CORPORATION

(Unaudited Translation of 'Kessan Tanshin,' Provided for Reference Only)

Apr. 30, 2014

Name of the Company: DAIBIRU CORPORATION
 Listing of Stock: First Section of Tokyo Stock Exchange
 Securities Code: 8806
 Head Office: 3-6-32 Nakanoshima, Kita-ku, Osaka, Japan
 URL: <http://www.daibiru.co.jp/english>
 Representative: Takehiko Yamamoto, Representative Director, President Executive Officer
 Scheduled Date of the Annual Shareholders' Meeting: June 25, 2014
 Scheduled Date of Commencing Dividend Payments: June 26, 2014
 Scheduled Date of the Annual Securities Report: June 26, 2014

(Figures are rounded down to the nearest million yen)

1. Consolidated Results for Fiscal 2013 (Apr. 1, 2013 to Mar. 31, 2014)

(i) Consolidated Results (% indicates changes from the previous corresponding period)

	Revenue		Operating income		Ordinary income		Net income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Fiscal 2013	35,566	4.0	10,022	2.0	8,725	2.6	5,563	14.0
Fiscal 2012	34,205	1.6	9,827	(3.3)	8,507	(4.5)	4,880	3.0

Note: Comprehensive income
 Mar. 31, 2014: ¥8,441 million (10.8%) Mar. 31, 2013: ¥7,616 million (23.8%)

	Net income per share	Diluted net income per share	Rate of return to shareholders' equity	Ratio of ordinary income to assets	Operating income margin ratio
	Yen	Yen	%	%	%
Fiscal 2013	47.70	-	4.3	2.8	28.2
Fiscal 2012	41.84	-	4.0	2.8	28.7

Reference: Equity in earnings (losses) of affiliates
 Mar. 31, 2014: ¥- million Mar. 31, 2013: ¥- million

(ii) Consolidated Financial Position

	Total assets	Net assets	Equity ratio	Net assets per share
	Millions of yen	Millions of yen	%	Yen
Fiscal 2013	321,254	133,141	41.0	1,130.47
Fiscal 2012	312,613	126,391	40.0	1,071.37

Reference: Equity
 Mar. 31, 2014: ¥131,846 million Mar. 31, 2013: ¥124,955 million

(iii) Consolidated Cash Flows

	Cash flows from operating activities	Cash flows from investing activities	Cash flows from financing activities	Cash and cash equivalents at end of year
	Millions of yen	Millions of yen	Millions of yen	Millions of yen
Fiscal 2013	12,960	(8,098)	(1,532)	7,832
Fiscal 2012	10,121	(18,652)	7,904	4,474

2. Dividends

	Dividends per share					Total dividends paid (annual)	Dividends payout ratio (consolidated)	Dividends ratio to shareholder's equity (consolidated)
	1Q	2Q	3Q	4Q	Annual			
	Yen	Yen	Yen	Yen	Yen	Millions of yen	%	%
Fiscal 2012	-	5.50	-	6.00	11.50	1,341	27.5	1.1
Fiscal 2013	-	6.00	-	7.50	13.50	1,574	28.3	1.2
Fiscal 2014 (forecast)	-	6.00	-	6.00	12.00		32.5	

Note: Detail of 4Q Fiscal 2013 : 6.00 Yen of ordinary dividend and 1.50 Yen of commemorative dividend for the 90th anniversary.

3. Forecast of Consolidated Results for Fiscal 2014 (Apr. 1, 2014 to Mar. 31, 2015)

(% indicates changes from the previous corresponding period)

	Revenue		Operating income		Ordinary income		Net income		Net income per share
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
Fiscal 2014	36,000	1.2	9,300	(7.2)	7,600	(12.9)	4,300	(22.7)	36.87

* Notes

(i) Significant changes of subsidiaries during the period under review (affecting specified subsidiaries which result in changes in scope of consolidation): None

(ii) Changes in accounting policies, changes in accounting estimates and corrections of errors

- 1) Changes in accounting policies due to the revision of accounting standards: None
- 2) Changes in accounting policies other than 1) above: None
- 3) Changes in accounting estimates: None
- 4) Corrections of errors: None

(iii) Total number of issued shares (common stock)

1) Number of shares issued and outstanding at the end of the period (including treasury stock)

Fiscal 2013	116,851,049 shares
Fiscal 2012	116,851,049 shares

2) Number of treasury stock at the end of the period

Fiscal 2013	220,965 shares
Fiscal 2012	219,493 shares

3) Average number of shares issued and outstanding during the period

Fiscal 2013	116,630,868 shares
Fiscal 2012	116,632,007 shares

(Reference) Summary of Non-consolidated Results

1. Non-consolidated Results for Fiscal 2013 (Apr. 1, 2013 to Mar. 31, 2014)

(i) Non-consolidated Results (% indicates changes from the previous corresponding period)

	Revenue		Operating income		Ordinary income		Net income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Fiscal 2013	25,894	3.8	9,464	2.3	8,729	6.8	5,596	14.2
Fiscal 2012	24,945	(1.6)	9,248	(6.0)	8,171	(4.4)	4,902	5.7

	Net income per share	Diluted net income per share
	Yen	Yen
Fiscal 2013	47.98	-
Fiscal 2012	42.03	-

(ii) Non-consolidated Financial Position

	Total assets	Net assets	Equity ratio	Net assets per share
	Millions of yen	Millions of yen	%	Yen
Fiscal 2013	314,219	129,616	41.3	1,111.35
Fiscal 2012	306,812	123,947	40.4	1,062.73

Reference: Equity

Mar. 31, 2014: ¥129,616 million

Mar. 31, 2013: ¥123,947 million

* Presentation regarding the Implementation Status of the Audit Procedure

These Financial Highlights are out of the scope of the audit procedure stipulated in the Financial Instruments and Exchange Act. At the time of the disclosure of these Financial Highlights, the financial statement audit procedures are still under review.

* Explanation of the Proper Use of Performance Forecast and Other Notes

Information described in this document, such as projections, was prepared based on available information at the time of the release of this document and certain assumptions that the Company judged as rational. Actual results may be significantly different due to various factors. For the notes regarding the assumed conditions for the financial result forecast and the usage of the forecast, please refer to "1. Analysis of Results of Operations and Financial Position (1) Analysis of Results of Operations" on page 2 of Attached Reference.

Table of Contents of Attached Reference

1. Analysis of Results of Operations and Financial Position.....	2
(1) Analysis of Results of Operations.....	2
(2) Analysis of Financial Position.....	3
(3) Fundamental Policy of Profit Allocations and Dividend Payment for Fiscal 2013 and 2014.....	4
2. Status of Corporate Group.....	5
3. Management Policy.....	6
(1) Basic Policies for Management.....	6
(2) Targeted Management Indicators.....	6
(3) Medium and Long-term Management Strategies and Challenges.....	6
4. Consolidated Financial Statements.....	8
(1) Consolidated Balance Sheets.....	8
(2) Consolidated Statements of Income and Comprehensive Income.....	10
(3) Consolidated Statements of Changes in Net Assets.....	12
(4) Consolidated Statements of Cash Flows.....	14
Investment and Rental Properties.....	16
Segment Information, etc.	17

1. Analysis of Results of Operations and Financial Position

(1) Analysis of Results of Operations

Overview of Fiscal 2013

In fiscal 2013, the Japanese economy was on a moderate recovery trend, due to factors including progress in the correction of the yen appreciation and recovery in stock prices from various government policies, and increases in corporate earnings and consumer consumption.

Vacancy rates of leased buildings in the central business districts of Tokyo and Osaka, the main business domain of the Company, showed signs of moderate improvement and signs of the market bottoming out could be seen, such as from an increase in rent rates in certain areas.

Amid such environment, the Daibiru Group has taken a proactive approach to expand business, and sought to offer tenant services with “Daibiru Excellence” by promoting activities that improve building management quality and thus differentiate Daibiru properties from competitors’ buildings. These efforts have helped in maintaining high overall occupancy rates.

In May 2013, we announced the new midterm management plan, “Design 100” Project Phase-I. Growth strategies were established backed by a total investment of ¥100.0 billion over five years to expand the business portfolio in selected fields including high-end office properties in Tokyo’s central business district (CBD) and development of Class-A office buildings in Vietnam. Under the plan, the Company acquired Aria Ebisu Minami (Shibuya-ku, Tokyo, 5 floor above around, gross floor area of 1,872 m²), and renewal projects began at the Hibiya Daibiru and Mita Nitto Daibiru buildings to enhance the competitiveness of owned assets. In addition, public relations, advertising, and sales promotion functions were integrated into the newly formed Public Relations Office in June 2013 to create a more unified, strategic approach to these activities.

The Daibiru-Honkan Building marked the grand opening of its commercial zone in July of the previous year, and concerning the Shin Daibiru Building, construction is progressing steadily toward completion of construction scheduled in March of next year, and negotiations with prospective tenants are moving ahead steadily. In addition, the Company moved its headquarters to the Daibiru-Honkan Building in August of the previous year, and was able to celebrate its 90th anniversary in the place where it was founded.

Operating results by segment were as follows.

1) Leasing

Due to full-year contributions from the Daibiru-Honkan Building, revenue from operations increased ¥923 million or 3.5% year on year to ¥26,993 million in fiscal 2013. Regarding expenses, although items such as depreciation on the Daibiru-Honkan Building increased, operating income increased ¥165 million, or 1.6%, to ¥10,502 million.

2) Facility Management

Due to revenue contributions from Tanshin Building Services Co., Ltd., which was made into a subsidiary in the previous fiscal year, revenue from operations increased ¥625 million, or 8.2%, to ¥8,230 million, and operating income increased ¥6 million, or 1.0%, to ¥649 million.

3) Other Businesses

Due primarily to a decrease in construction subcontracting values, revenue from operations in this segment decreased ¥188 million, or 35.5%, to ¥342 million. However, operating income increased ¥34 million, or 28.7%, to ¥154 million, due primarily to an increase in construction management fees.

As a result, regarding the operating results of fiscal 2013, revenue from operations increased ¥1,360 million, or 4.0%, to ¥35,566 million, and operating income increased ¥194 million, or 2.0%, to ¥10,022 million.

As for non-operating income and expenses, there was an increase in “Other” in non-operating income, and as a result, ordinary income increased ¥218 million, or 2.6%, to ¥8,725 million.

Regarding extraordinary income and loss, the Company recorded extraordinary income totaling ¥248 million from gain on sales of investment securities in the previous fiscal year, and for the current fiscal year, recorded a gain on sales of fixed assets totaling ¥167 million. Additionally, the Company recorded ¥648 million for loss on building reconstruction as an extraordinary loss in the previous year, and for the current fiscal year, recorded an extraordinary loss of ¥70 million due to loss on building reconstruction and loss on disposal of fixed assets.

All in all, net income increased ¥683 million, or 14.0%, to ¥5,563 million.

Outlook for Fiscal 2014

Revenue from operations is projected to rise 1.2% to ¥36.0 billion due to contributions of Daibiru-Honkan Building. Operating income and ordinary income will decrease by 7.2% and 12.9% to ¥9.3 billion and ¥7.6 billion, respectively, due to temporary expenses of taxes on acquisition of real estate accompanying final completion of the Shin Daibiru Building. Due to increase of an extraordinary loss from a loss on building reconstruction, net income is expected to decrease by 22.7% to ¥4.3 billion.

(2) Analysis of Financial Position

Overview of Fiscal 2013

1) Changes in Financial Position

Total assets at the end of the year were ¥321,254 million, an increase of ¥8,640 million from the end of the previous year. This is primarily due to an increase in cash and cash equivalents and an increase in construction in progress resulting from construction of the Shin Daibiru Building.

Liabilities were ¥188,112 million, an increase of ¥1,890 million from the end of the previous fiscal year. This is primarily due to increases in accrued consumption taxes and deferred tax liabilities. Interest-bearing debt increased by ¥244 million compared to the end of the previous year.

Net assets were ¥133,141 million, an increase of ¥6,750 million from the end of the previous year, mainly owing to an increase in retained earnings.

2) Cash Flows

Cash and cash equivalents at the end of fiscal 2013 was increased to ¥7,832 million by ¥3,358 million from the end of the previous year. Changes in cash flows and their causes are explained below:

Net cash provided by operating activities was ¥12,960 million, larger by ¥2,839 million from the end of the previous year. This is mainly due to an increase in net income before income taxes of ¥715 million, and an increase in accrued consumption taxes.

Net cash used in investing activities was ¥8,098 million, smaller by ¥10,553 million from the end of the previous year. This is mainly due to the purchases of tangible assets associated with reconstruction of the Shin Daibiru Building.

Net cash used in financing activities was ¥1,532 million, while the Company saw net cash provided by financing activities of ¥7,904 million in the previous year. This is mainly due to proceeds from issuance of bonds.

(Reference) Changes in cash flows-related indicators

	Fiscal 2009	Fiscal 2010	Fiscal 2011	Fiscal 2012	Fiscal 2013
Equity ratio (%)	42.8	39.1	40.1	40.0	41.0
Equity ratio on a market value basis (%)	34.7	28.8	24.5	41.0	39.9

Ratio of interest-bearing debt to operating cash flows	6.7	10.2	10.3	13.7	10.7
Interest coverage ratio	11.8	8.5	7.8	6.3	8.0

Notes: Equity ratio: Shareholder's equity / Total assets

Equity ratio on a market value basis: Total market capitalization / Total assets

Ratio of interest-bearing debt to operating cash flows: Interest-bearing debt / Operating cash

Interest coverage ratio: Operating cash flows / Interest paid

(Supplementary information)

1. All indicators are calculated using consolidated financial results.
2. Total market capitalization is calculated by multiplying the share price at the end of the fiscal year by the total number of shares issued and outstanding at the end of the period (excluding treasury stock).
3. Operating cash flows refer to net cash provided by (used in) operating activities on the Consolidated Statements of Cash Flows.
4. Interest-bearing debt refers to all liabilities on the Consolidated Balance Sheets for which interest is paid. Interest paid refers to interest expense on the Consolidated Statements of Cash Flows.

(3) Fundamental Policy of Profit Allocations and Dividend Payment for Fiscal 2013 and 2014

With regard to profit allocations, our fundamental policy is to implement stable dividend distribution with business performance taken into account while strengthening our balance sheet and enhancing internal reserves for future business development.

For fiscal 2013, the full-year revenue contribution of the Daibiru-Honkan Building led to record consolidated revenue from operations and consolidated net income, and increases in operating income and ordinary income. Although profit will drop due to temporary expenses associated with final completion of the Shin Daibiru Building during fiscal 2014 it is believed that from a longer perspective, the Company has entered a stage where investments in recent years begin to produce results. In addition, the Company celebrated its 90th anniversary of its founding in October of the previous year.

This being the case, the year-end dividend for fiscal 2013 is expected to be ¥7.5 per share, which includes an ordinary dividend of ¥6.0 and a commemorative dividend of ¥1.5. As a result, the annual dividend per share is expected to be ¥13.5 (an interim dividend of ¥6.0 and year-end dividend of ¥7.5). Also, the annual dividend for fiscal 2014 is expected to be ¥12.0 (an interim dividend of ¥6.0 and year-end dividend of ¥6.0), assuming that current profit forecasts for fiscal 2014 are met.

2. Status of Corporate Group

The description of the Daibiru Group's main businesses and the operational positioning of each affiliate are as follows.

(As of March 31, 2014)

<Leasing>

DAIBIRU CORPORATION (the Company) leases office buildings, hotels, apartments and others owned by the Company, and Saigon Tower Co., Ltd. Furthermore, Mitsui O.S.K. Kosan Co., Ltd. rents buildings etc. from Mitsui O.S.K. Lines, Ltd. and the company to lease the buildings to others (Jentower Limited is a holding company of Saigon Tower Co., Ltd.).

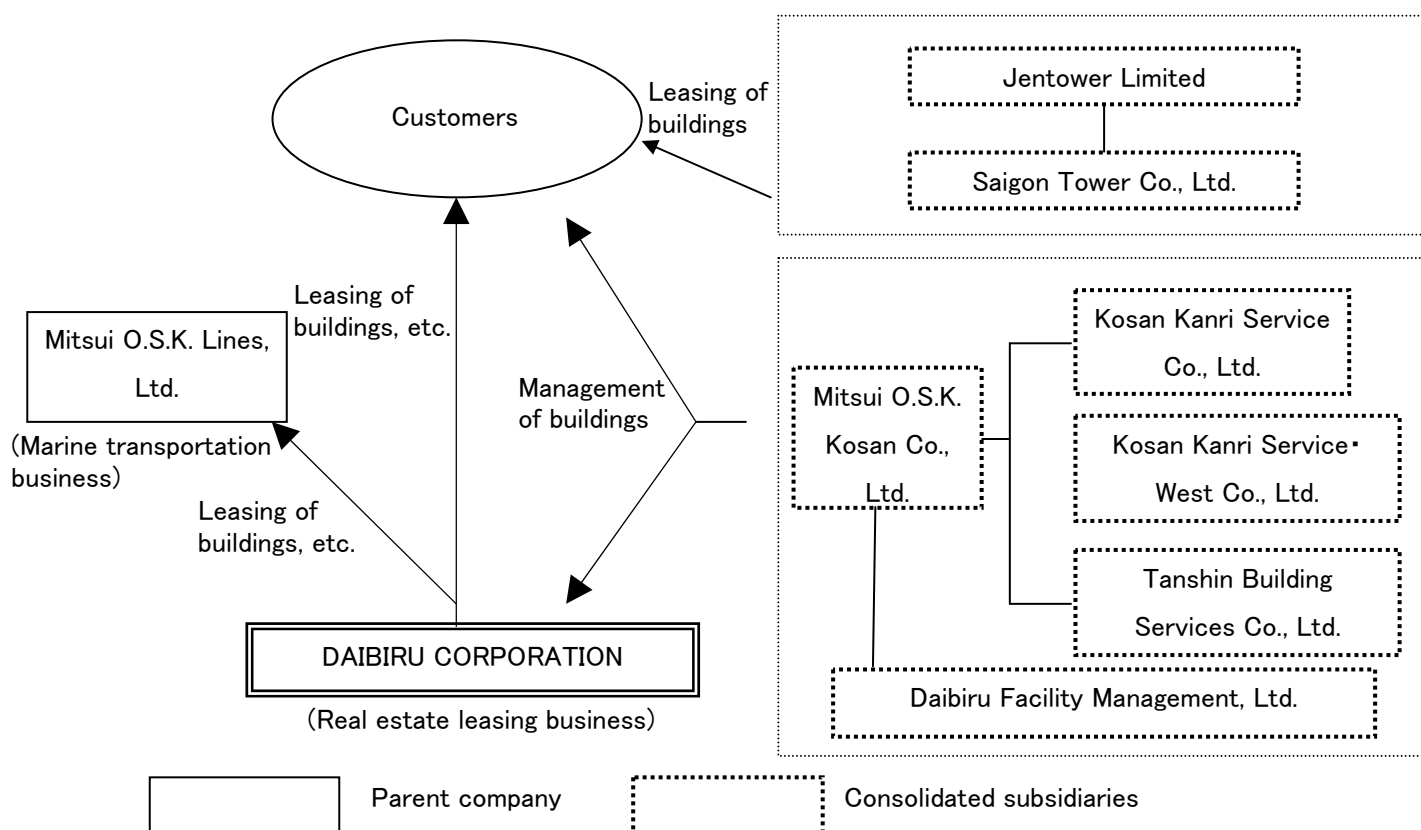
<Facility Management>

Mitsui O.S.K. Kosan Co., Ltd. as center, Kosan Kanri Service Co., Ltd., Kosan Kanri Service*West Co., Ltd., Tanshin Building Services Co., Ltd., and Daibiru Facility Management, Ltd. provide facility management services for buildings owned by the Company and others.

<Other Businesses>

The Company, Mitsui O.S.K. Kosan Co., Ltd., and Daibiru Facility Management, Ltd. engage in construction, design of facilities, supervision and contract work, and construction management.

The following business diagram illustrates the description above.



3. Management Policy

(1) Basic Policies for Management

The Daibiru Group, with office-leasing as its major business, under the management policy of “Constructing Buildings, Creating Towns, — Pioneering a New Era,” is offering customer-oriented high quality office spaces and is aiming to increase profitability and increase our corporate value, as well as to contribute to the development of economic society. Toward the embodiment of the above policy, we have established “Mission Statement” and the “Group Code of Conduct” to clearly define the mission and conduct guidelines to all employees of the Group.

(2) Targeted Management Indicators

Given the characteristics of the real estate leasing business, we are aiming to further increase business performance with due considerations to ensure the safety of financial assets, through an improvement of asset efficiency, and an expansion of cash flows based on medium and long-term perspectives.

(3) Medium and Long term Management Strategies and Challenges

The Daibiru Group commenced a new medium-term management plan in fiscal 2013 (announced on May 22, 2013), the “Design 100” Project Phase-I (fiscal 2013 – fiscal 2017). Under the medium-term management plan, the Daibiru Group will aim for further growth, and has set forth the following action plans to realize this end.

Priority Investment Areas (¥100.0 billion over five years)

Expansion of portfolio to strengthen business base

 <Domestic> Investment in high quality assets centered around three Wards in the central district of Tokyo (About ¥40.0 billion in scope)

 Expand assets in senior residences (Total of ¥8.0 billion)

 <Overseas> Develop high quality office building in Vietnam (Total of ¥16.0 billion)

Enhancement of competitiveness of existing assets / Improvement of environmental quality / BCP aspect

 Complete reconstruction of the Shin Daibiru Building (¥28.0 billion)

 Enhance competitiveness of existing buildings through renewal investment (5 buildings, ¥10.0 billion in scope)

Measures to Support Competitiveness of Assets

Take office building service to the next level

 Standardization and adherence to office building service quality control standards across the entire Group

Organizational measures concerning human resources development

 Foster human resources to take charge of on-site building management

 Foster global human resources and core personnel for overseas operational hub

Increase brand recognition by implementing corporate branding strategy

With the aim of balanced long-term expansion, the Company will continue to focus on central district of Tokyo for new investments where solid tenant demand is expected, and strengthen and expand the business model, while ensuring financial strength. At the same time, ongoing promotion of proactive approaches to investing in growing cities overseas, especially in rapidly developing Asian countries, and developing and acquiring facilities for the elderly with the prospect of an increase in demands emerging from an aging society with fewer children. Taking changes in the business environment and social structure as a favorable opportunity for growth, the Company will aim for sustainable growth as a corporation.

Furthermore, as a challenge for the immediate future, construction of and attracting tenants to the Shin Daibiru Building (Dojimahama 1-chome, Kita-ku, Osaka), scheduled for completion in March 2015 are moving ahead steadily. For existing buildings, remodeling works will be implemented sequentially and the Company will continue to improve environmental performance endeavor to seek customer satisfaction by achieving high-grade office spaces which respond to tenants' needs.

4. Consolidated Financial Statements

(1) Consolidated Balance Sheets

(Millions of yen, figures are rounded down to the nearest million yen)

	Previous Fiscal Year As of March 31, 2013	Current Fiscal Year As of March 31, 2014
Assets		
Current assets		
Cash and cash equivalents	4,757	8,278
Accounts receivable—trade	874	928
Inventories	44	44
Deferred tax assets	413	281
Other current assets	1,183	1,138
Allowance for doubtful accounts	(7)	(8)
Total current assets	7,266	10,661
Noncurrent assets		
Property and equipment		
Buildings and structures	184,756	186,468
Accumulated depreciation	(85,701)	(91,163)
Buildings and structures, net	99,055	95,305
Land	148,738	149,195
Land in trust	31,231	31,231
Construction in progress	1,290	5,804
Other	3,584	3,720
Accumulated depreciation	(2,998)	(3,165)
Other, net	585	555
Net property and equipment	280,901	282,091
Intangible assets		
Goodwill	1,390	1,540
Other	5,301	6,228
Total intangible assets	6,692	7,769
Investments and other assets		
Investment securities	16,007	18,274
Long-term loans receivable	128	91
Defined benefit assets	–	414
Deferred tax assets	90	156
Other	1,542	1,812
Allowance for doubtful accounts	(17)	(17)
Total investments and other assets	17,751	20,731
Total noncurrent assets	305,346	310,592
Total assets	312,613	321,254

(Millions of yen, figures are rounded down to the nearest million yen)

	Previous Fiscal Year As of March 31, 2013	Current Fiscal Year As of March 31, 2014
Liabilities		
Current liabilities		
Current portion of long-term debt	22,755	12,557
Current portion of bonds	10,000	15,000
Commercial paper	2,000	-
Accrued income and enterprise taxes	1,555	1,624
Accrued consumption taxes	65	905
Accrued bonuses for directors and statutory auditors	43	46
Other current liabilities	4,315	4,031
Total current liabilities	40,735	34,165
Long-term liabilities		
Bonds payable	70,000	70,000
Long-term debt	33,557	41,000
Guarantee deposits received	26,302	26,131
Deferred tax liabilities	5,136	6,086
Deferred tax liabilities for land revaluation	9,338	9,338
Employees' severance and retirement benefits	529	-
Retirement benefits for directors and statutory auditors	431	358
Defined benefit liabilities	-	822
Other long-term liabilities	191	208
Total long-term liabilities	145,486	153,946
Total liabilities	186,222	188,112
Net assets		
Shareholders' equity		
Common stock	12,227	12,227
Capital surplus	13,852	13,852
Retained earnings	80,951	85,118
Treasury stock	(142)	(144)
Total shareholders' equity	106,890	111,054
Accumulated other comprehensive income		
Net unrealized holding gains on securities	6,615	8,090
Land revaluation reserve	10,879	10,879
Foreign currency translation adjustment	570	1,821
Total accumulated other comprehensive income	18,065	20,791
Minority interests	1,435	1,295
Total net assets	126,391	133,141
Total liabilities and net assets	312,613	321,254

(2) Consolidated Statements of Income and Comprehensive Income

Consolidated Statements of Income

(Millions of yen, figures are rounded down to the nearest million yen)

	Previous Fiscal Year (From Apr. 1, 2012 to Mar. 31, 2013)	Current Fiscal Year (From Apr. 1, 2013 to Mar. 31, 2014)
Revenue from operations	34,205	35,566
Cost of revenue from operations	21,522	22,463
Operating gross profit	12,683	13,102
Selling, general and administrative expenses	2,855	3,080
Operating income	9,827	10,022
Non-operating income		
Interest income	53	41
Dividend income	361	366
Other	28	54
Total non-operating income	443	462
Non-operating expenses		
Interest expense	1,600	1,605
Other	162	152
Total non-operating expenses	1,763	1,758
Ordinary income	8,507	8,725
Extraordinary income		
Gain on sales of fixed assets	-	167
Gain on sales of investment securities	248	-
Total extraordinary income	248	167
Extraordinary loss		
Loss on disposal of fixed assets	29	65
Loss on building reconstruction	468	5
Write-down of investment in securities	120	-
Other	30	-
Total extraordinary losses	648	70
Income before income taxes and minority interests	8,107	8,822
Income taxes-current	3,197	3,138
Income taxes-deferred	(84)	(31)
Total income taxes	3,113	3,106
Income before minority interests	4,993	5,715
Minority interests in income	113	151
Net income	4,880	5,563

Consolidated Statements of Comprehensive Income

(Millions of yen, figures are rounded down to the nearest million yen)

	Previous Fiscal Year (From Apr. 1, 2012 to Mar. 31, 2013)	Current Fiscal Year (From Apr. 1, 2013 to Mar. 31, 2014)
Income before minority interests	4,993	5,715
Other comprehensive income		
Net unrealized holding gains on securities	2,051	1,474
Foreign currency translation adjustment	570	1,251
Total other comprehensive income	2,622	2,725
Comprehensive income	7,616	8,441
(Comprehensive income attributable to)		
Comprehensive income attributable to owners of the parent	7,502	8,289
Comprehensive income attributable to minority interests	113	151

(3) Consolidated Statements of Changes in Net Assets
 Previous Fiscal Year (From Apr. 1, 2012 to Mar. 31, 2013)

(Millions of yen, figures are rounded down to the nearest million yen)

	Shareholders' equity				
	Common stock	Capital surplus	Retained earnings	Treasury stock	Total shareholders' equity
Net assets at April 1, 2012	12,227	13,852	77,354	(141)	103,293
Changes of items during the period					
Cash dividends			(1,282)		(1,282)
Net income			4,880		4,880
Acquisition of treasury stock				(0)	(0)
Net changes of items other than shareholders' equity					
Total changes of items during the period	-	-	3,597	(0)	3,596
Balance at March 31, 2013	12,227	13,852	80,951	(142)	106,890

	accumulated other comprehensive income				Minority interests	Total net assets
	Net unrealized holding gains on securities	Land revaluation reserve	Foreign currency translation adjustment	Total accumulated other comprehensive income		
Net assets at April 1, 2012	4,564	10,879	-	15,443	1,321	120,058
Changes of items during the period						
Cash dividends						(1,282)
Net income						4,880
Acquisition of treasury stock						(0)
Net changes of items other than shareholders' equity	2,051	-	570	2,622	113	2,735
Total changes of items during the period	2,051	-	570	2,622	113	6,332
Balance at March 31, 2013	6,615	10,879	570	18,065	1,435	126,391

Current Fiscal Year (From Apr. 1, 2013 to Mar. 31, 2014)

(Millions of yen, figures are rounded down to the nearest million yen)

	Shareholders' equity				
	Common stock	Capital surplus	Retained earnings	Treasury stock	Total shareholders' equity
Net assets at April 1, 2013	12,227	13,852	80,951	(142)	106,890
Changes of items during the period					
Cash dividends			(1,399)		(1,399)
Net income			5,563		5,563
Acquisition of treasury stock				(1)	(1)
Increase due to merger of an unconsolidated subsidiary by a consolidated subsidiary			2		2
Net changes of items other than shareholders' equity					
Total changes of items during the period	-	-	4,166	(1)	4,164
Balance at March 31, 2014	12,227	13,852	85,118	(144)	111,054

	accumulated other comprehensive income				Minority interests	Total net assets
	Net unrealized holding gains on securities	Land revaluation reserve	Foreign currency translation adjustment	Total accumulated other comprehensive income		
Net assets at April 1, 2013	6,615	10,879	570	18,065	1,435	126,391
Changes of items during the period						
Cash dividends						(1,399)
Net income						5,563
Acquisition of treasury stock						(1)
Increase due to merger of an unconsolidated subsidiary by a consolidated subsidiary						2
Net changes of items other than shareholders' equity	1,474	-	1,251	2,725	(140)	2,585
Total changes of items during the period	1,474	-	1,251	2,725	(140)	6,750
Balance at March 31, 2014	8,090	10,879	1,821	20,791	1,295	133,141

(4) Consolidated Statements of Cash Flows

(Millions of yen, figures are rounded down to the nearest million yen)

	Previous Fiscal Year (From Apr. 1, 2012 to Mar. 31, 2013)	Current Fiscal Year (From Apr. 1, 2013 to Mar. 31, 2014)
Net cash provided by (used in) operating activities		
Income before income taxes and minority interests	8,107	8,822
Depreciation and amortization	5,745	6,367
Amortization of goodwill	59	106
Increase (decrease) in accrued bonuses for directors and statutory auditors	(1)	3
Increase (decrease) in employees' severance and retirement benefits	(157)	(529)
Increase (decrease) in Defined benefit liabilities	-	822
Decrease (increase) in Defined benefit assets	-	(414)
Increase (decrease) in retirement benefits for directors and statutory auditors	45	(73)
Interest and dividend income	(415)	(408)
Interest expense	1,600	1,605
Loss (gain) on sales of investment securities	(234)	-
Loss on building reconstruction	468	5
Loss (gain) on write-down of investment securities	120	-
Loss (gain) on sales of fixed assets	-	(167)
Loss on disposal of fixed assets	29	65
Increase (decrease) in guarantee deposits received	200	(191)
Decrease (increase) in guarantee deposits	1	4
Decrease (increase) in accounts receivable-trade	(69)	(51)
Decrease (increase) in inventories	(0)	0
Increase (decrease) in accounts payable-trade	48	60
Increase (decrease) in accrued taxes on purchase of real estate	290	(284)
Decrease (increase) in accrued consumption taxes	(1,098)	1,581
Other, net	248	(84)
Subtotal	14,986	17,243
Interest and dividends received	415	408
Interest paid	(1,597)	(1,616)
Income taxes paid	(3,683)	(3,074)
Net cash provided by (used in) operating activities	10,121	12,960
Net cash provided by (used in) investing activities		
Purchases of property and equipment	(17,764)	(7,929)
Proceeds from sales of property and equipment	-	826
Payments of expense for building reconstruction	(468)	(5)
Proceeds from sales of investment securities	370	-
Payments into time deposits	(427)	(415)
Proceeds from withdrawal of time deposits	159	321
Purchases of investments in subsidiaries resulting in change in scope of consolidation	(246)	-
Long-term loans receivable advanced	(5)	-
Collections of long-term loans receivable	25	37
Other, net	(297)	(932)
Net cash provided by (used in) investing activities	(18,652)	(8,098)

(Millions of yen, figures are rounded down to the nearest million yen)

	Previous Fiscal Year (From Apr. 1, 2012 to Mar. 31, 2013)	Current Fiscal Year (From Apr. 1, 2013 to Mar. 31, 2014)
Net cash provided by (used in) financing activities		
Net increase (decrease) in commercial paper	(3,000)	(2,000)
Proceeds from long-term debt	5,000	20,000
Repayment of long-term debt	(2,755)	(22,755)
Proceeds from issuance of bonds	10,000	15,000
Redemption of bonds	-	(10,000)
Purchases of treasury stock	(0)	(1)
Dividends paid	(1,282)	(1,399)
Repayments to minority shareholders	-	(293)
Other, net	(57)	(81)
Net cash provided by (used in) financing activities	7,904	(1,532)
Effect of exchange rate change on cash and cash equivalents	13	18
Net increase (decrease) in cash and cash equivalents	(613)	3,348
Cash and cash equivalents at beginning of year	5,087	4,474
Increase in cash and cash equivalents resulting from merger of an unconsolidated subsidiary by a consolidated subsidiary	-	9
Cash and cash equivalents at end of year	4,474	7,832

Investment and Rental Properties

The Company and some subsidiaries are leasing land, office and commercial buildings and apartments as lessors in Osaka, Tokyo, Ho Chi Minh City (Vietnam) and other locations of Japan.

The fair values and book values were as follows:

(Millions of yen)

Book value	Previous fiscal year (From Apr. 1, 2012 to Mar. 31, 2013)	Current fiscal year (From Apr. 1, 2013 to Mar. 31, 2014)
As of the previous fiscal year	271,061	284,302
Net increase through the current fiscal year	13,240	1,515
As of the current fiscal year	284,302	285,818
Fair value of the current fiscal year	379,493	394,491

- Notes:
- The consolidated balance sheets amounts refer to the acquisition amount after the deduction of accumulated depreciation.
 - The main factors contributing to the increase in book value of investment and rental property through the year ended March 31, 2013, were the increase from the completion of construction of Daibiru-Honkan Building in the amount of ¥14,630 million and the decrease from depreciation in the amount of ¥5,562 million.
The main factors contributing to the increase in book value of investment and rental property through the year ended March 21, 2014, were the increase from the construction of Shin Daibiru Building in the amount of ¥4,763 million and the decrease from depreciation in the amount of ¥6,130 million.
 - The fair values of major properties as of the year ended March 31, 2013 and 2014 are based on appraisal reports by external real estate appraisers. Minor land values are based on adjusted values with indexes linked to market prices, and other values are based on book value. The values of properties newly acquired during the periods were based on book value, as the fluctuations in fair value were thought to be minimal.

Gain and loss from leasing properties were as follows:

(Millions of yen)

	Previous fiscal year (From Apr. 1, 2012 to Mar. 31, 2013)	Current fiscal year (From Apr. 1, 2013 to Mar. 31, 2014)
Revenue from operations	25,474	26,411
Cost of revenue from operations	14,494	15,187
Operating gross profit	10,979	11,224
Other income (expenses)	(498)	137

- Notes:
- Revenue from operations and cost of revenue from operations refer to rent income of real estate and expenses corresponding thereto (depreciation and amortization, repairing expenses, utilities expenses, cleaning expenses, personnel expenses, taxes and dues, etc.)
 - “Other income (expenses)” of previous fiscal year primarily included loss on building reconstruction of ¥468 million listed under “Extraordinary loss.”
“Other income (expenses)” of current fiscal year primarily included gain on sales of fixed assets of ¥167 million listed under “Extraordinary income.”

Segment Information, etc.

(Segment Information)

1. Outline of reportable segments

The Company's reportable segments provide individual financial information, and the Board of Directors conducts periodical reviews of the information to make decisions on the allocation of management resources and to evaluate business results.

The businesses of the Daibiru Group comprise segments classified by the services they provide. For the years under review, there are two reportable segments, "Leasing" and "Facility Management."

As for "Leasing," we primarily engage in the leasing of buildings, including office buildings, land and parking spaces, and conduct janitorial services, facility management and security control for "Facility Management."

2. Method of calculation for revenue, income, assets and other items by reportable segment

Income by reportable segment is stated based on operating income. Intersegment amounts are based on market values.

3. Information on the amount of revenue, income, assets, and other items by reportable segment

Previous fiscal year (Apr. 1, 2012 to Mar. 31, 2013)

(Millions of yen, figures are rounded down to the nearest million yen)

	Reportable segment			Other (Note 1)	Total	Adjustment (Note 2)	Consolidated (Note 3)
	Leasing	Facility Management	Total				
Revenue:							
Outside customers	26,069	7,605	33,674	530	34,205	—	34,205
Intersegment	97	1,773	1,870	0	1,871	(1,871)	—
Total Sales	26,167	9,378	35,545	531	36,077	(1,871)	34,205
Segment income	10,336	642	10,979	120	11,099	(1,271)	9,827
Assets	288,935	2,907	291,842	37	291,880	20,732	312,613
Depreciation and amortization	5,730	14	5,745	—	5,745	—	5,745
Increase in property and equipment and intangible assets	17,851	1	17,853	—	17,853	—	17,853

Notes: 1. "Other" is a business segment that is not included in the reportable segments and refers to construction and real estate agency, etc.

2. The amount of adjustment is as follows:

(1) The adjustment was minus ¥1,271 million for segment income is mainly the corporate expense of ¥1,279 million that has not been allocated to reportable segments. Corporate expense is primarily expense related to administrative departments, including the Human Resources and General Affairs Department at headquarters, that does not belong to the reportable segment.

(2) The adjustment to segment assets was ¥20,732 million consisting of corporate assets of ¥20,732 million that has not been allocated to reportable segments. Corporate assets are primarily cash and cash equivalents, investment securities, and deferred tax assets, etc.

3. Segment income is adjusted to operating income on Consolidated Statements of Income.

Current fiscal year (Apr. 1, 2013 to Mar. 31, 2014)

(Millions of yen, figures are rounded down to the nearest million yen)

	Reportable segment			Other (Note 1)	Total	Adjustment (Note 2)	Consolidated (Note 3)
	Leasing	Facility Management	Total				
Revenue:							
Outside customers	26,993	8,230	35,223	342	35,566	—	35,566
Intersegment	102	1,976	2,079	0	2,079	(2,079)	—
Total Sales	27,096	10,207	37,303	342	37,645	(2,079)	35,566
Segment income	10,502	649	11,151	154	11,306	(1,284)	10,022
Assets	291,640	3,008	294,649	36	294,686	26,568	321,254
Depreciation and amortization	6,349	17	6,367	—	6,367	—	6,367
Increase in property and equipment and intangible assets	7,909	25	7,935	—	7,935	—	7,935

Notes: 1. "Other" is a business segment that is not included in the reportable segments and refers to construction and real estate agency, etc.

2. The amount of adjustment is as follows:

(1) The adjustment was minus ¥1,284million for segment income is mainly the corporate expense of ¥1,307 million that has not been allocated to reportable segments. Corporate expense is primarily expense related to administrative departments, including the Human Resources and General Affairs Department at headquarters, that does not belong to the reportable segment.

(2) The adjustment to segment assets was ¥26,568 million consisting of corporate assets of ¥26,568 million that has not been allocated to reportable segments. Corporate assets are primarily cash and cash equivalents, investment securities, and deferred tax assets, etc.

3. Segment income is adjusted to operating income on Consolidated Statements of Income.

(Related Information)

Previous fiscal year (Apr. 1, 2012 to Mar. 31, 2013)

1. Information by product and service

The information is omitted because similar information is listed in "Segment Information."

2. Geographical information

(1) Revenue

The information is omitted because the amount of sales to outside customers domestic exceeds 90% of the amount of Revenue from operations listed in the Consolidated Statements of Income.

(2) Property and equipment

The information is omitted because the amount of property and equipment that the Company owns domestically exceeds 90% of the amount of property and equipment listed in the Consolidated Balance Sheets.

3. Information by major customer

Not applicable because there is no outside customer who represent 10% or more of the revenue on the Consolidated Statements of Income.

Current fiscal year (Apr. 1, 2013 to Mar. 31, 2014)

1. Information by product and service

The information is omitted because similar information is listed in "Segment Information."

2. Geographical information

(1) Revenue

The information is omitted because the amount of sales to outside customers domestic exceeds 90% of the amount of Revenue from operations listed in the Consolidated Statements of Income.

(2) Property and equipment

The information is omitted because the amount of property and equipment that the Company owns domestically exceeds 90% of the amount of property and equipment listed in the Consolidated Balance Sheets.

3. Information by major customer

Not applicable because there is no outside customer who represent 10% or more of the revenue on the Consolidated Statements of Income.

(Information regarding Impairment Loss on Fixed Assets by Reportable Segment)

Not applicable.

(Information regarding Goodwill Depreciation Amount and the Balance of Undepreciated Cost by Reportable Segment)

Previous fiscal year (Apr. 1, 2012 to Mar. 31, 2013)

(Millions of yen, figures are rounded down to the nearest million yen)

	Reportable segment			Other	Adjustment	Consolidated
	Leasing	Facility Management	Total			
Depreciation in the current period	58	0	59	-	-	59
Balance of undepreciated cost	1,210	180	1,390	-	-	1,390

Current fiscal year (Apr. 1, 2013 to Mar. 31, 2014)

(Millions of yen, figures are rounded down to the nearest million yen)

	Reportable segment			Other	Adjustment	Consolidated
	Leasing	Facility Management	Total			
Depreciation in the current period	70	35	106	-	-	106
Balance of undepreciated cost	1,396	143	1,540	-	-	1,540

(Information regarding Gain on Negative Goodwill by Reportable Segment)

Not applicable.