

# The Daibiru Group Briefing Session Material for Fiscal 2015

May 17, 2016  
DAIBIRU CORPORATION  
President Executive Officer  
Katsumi Tamai

|      |   |     |
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<Note>

Information in this document, including opinions, forecasts, and projections, were prepared based on the Company's own analyses at the time of compilation of this document.

We do not guarantee their accuracy. Please bear in mind that future business performance may differ from the information in this document due to a variety of factors including market conditions.

# I. Operating Results for Fiscal 2015

# Operating Results for Fiscal 2015 - Highlight DAIBIRU CORPORATION

|   | Fiscal 2014       | Fiscal 2015       | Difference        |       | Key points  |
|---|-------------------|-------------------|-------------------|-------|---|
|   | (Millions of yen) | (Millions of yen) | (Millions of yen) | (%)   |   |
| Revenue   | 35,773            | 37,344            | 1571              | 4.4   | <ul style="list-style-type: none"> <li>Increases in full-year contributions from the Shin-Daibiru Building and the CornerStone Building, etc.</li> </ul>  |
| Operating income                                | 9,447             | 9,114             | (333)             | (3.5) | <ul style="list-style-type: none"> <li>Increases in depreciation and administration expense of the Shin-Daibiru building, etc.</li> </ul>   |
| Ordinary income                                 | 8,250             | 7,985             | (264)             | (3.2) |   |
| Net income attributable to owners of the parent | 5,165             | 5,276             | 110               | 2.1   | <p>&lt; Fiscal2015 &gt;</p> <ul style="list-style-type: none"> <li>Extraordinary income ¥ 125 million<br/>Gain on sales of investment securities</li> <li>Extraordinary loss ¥ 46 million<br/>Loss on disposal of fixed assets ¥ 16million,etc.</li> </ul> <p>&lt;Fiscal2014&gt;</p> <ul style="list-style-type: none"> <li>Extraordinary income ¥ 1,563 million<br/>Gain on sales of investment securities ¥ 63 million<br/>Penalty income ¥ 1,500 million</li> <li>Extraordinary loss ¥ 1,640 million<br/>Loss on building reconstruction ¥ 1,588 million<br/>Loss on disposal of fixed assets ¥ 32 million,etc.</li> </ul> |

Record-high revenue for three consecutive years

# Operating Results for Fiscal 2015 -By Segment-

|                     | Fiscal 2014                 | Fiscal 2015                 | Difference                 |            | Key points   |
|---------------------|-----------------------------|-----------------------------|----------------------------|------------|--|
|                     | (Millions of yen)<br>35,773 | (Millions of yen)<br>37,344 | (Millions of yen)<br>1,571 | (%)<br>4.4 |  |
| Revenue             |                             |                             |                            |            |  |
| Leasing             | 27,215                      | 28,656                      | 1,441                      | 5.3        | · Full-year contributions from the Shin-Daibiru Building and the CornerStone Building, etc.        |
| Facility Management | 10,210                      | 10,380                      | 169                        | 1.7        |  |
| Other Businesses    | 427                         | 595                         | 168                        | 39.5       | · Increases in administration expense of construction and construction subcontracting values ,etc. |
| Adjustment          | (2,080)                     | (2,288)                     | (208)                      | —          |  |
| Operating income    | 9,447                       | 9,114                       | (333)                      | (3.5)      |  |
| Leasing             | 9,893                       | 9,554                       | (338)                      | (3.4)      | · Occurrence depreciation and administration expense of the Shin-Daibiru Building,etc.             |
| Facility Management | 644                         | 663                         | 19                         | 3.0        |  |
| Other Businesses    | 166                         | 245                         | 79                         | 47.9       |  |
| Adjustment          | (1,256)                     | (1,349)                     | (93)                       | —          |  |

# Operating Results for Fiscal 2015 -Balance Sheets- DAIBIRU CORPORATION

|                                  | Fiscal 2014                  | Fiscal 2015                  | Difference                   | Key points  |
|----------------------------------|------------------------------|------------------------------|------------------------------|---|
| Noncurrent assets                | (Millions of yen)<br>351,917 | (Millions of yen)<br>343,728 | (Millions of yen)<br>(8,188) | <ul style="list-style-type: none"> <li>· A decrease in depreciation</li> <li>· A decrease in investment securities of the appraised value etc.</li> </ul>   |
| Current assets                   | 10,785                       | 8,082                        | (2,703)                      |   |
| Total assets                     | 362,702                      | 351,810                      | (10,891)                     |   |
| Long-term liabilities            | 189,846                      | 176,483                      | (13,363)                     | <ul style="list-style-type: none"> <li>· Accrued construction cost of the Shin-Daibirun Building.<br/>- ¥10,380 million</li> <li>· A decrease in interest-bearing debt<br/>(Balance at the end of Fiscal 2014: ¥158,468 million)<br/>(Balance at the end of Fiscal 2015: ¥157,442 million), etc.</li> </ul> |
| Current liabilities              | 30,711                       | 31,041                       | 329                          |   |
| Total liabilities                | 220,558                      | 207,524                      | (13,034)                     |   |
| Capital                          | 12,227                       | 12,227                       | —                            | <ul style="list-style-type: none"> <li>· Retained earnings +¥3,643 million</li> <li>· Net unrealized holding gains on securities<br/>-¥1,818 million, etc.</li> </ul>   |
| Total net assets                 | 142,144                      | 144,286                      | 2,142                        |   |
| Total liabilities and net assets | 362,702                      | 351,810                      | (10,891)                     |   |

Unrealized gain of ¥146,737million in owned properties at the time of disclosure of the market prices of leasing properties. Net assets per share based on market price taking into consideration of unrealized gain after tax were ¥2,095. (Net assets per share based on book value were ¥1,224.)

|  | Fiscal 2014                 | Fiscal 2015                 | Difference                 | Key points   |
|--|-----------------------------|-----------------------------|----------------------------|--|
| Net cash provided by (used in) operating activities  | (Millions of yen)<br>11,487 | (Millions of yen)<br>14,516 | (Millions of yen)<br>3,029 | <Fiscal 2015><br>• Increases in depreciation and accrued consumption tax, etc. |
| Net cash provided by (used in) investing activities  | (26,269)                    | (13,758)                    | 12,510                     | <Fiscal 2015><br>• Construction of the Shin-Daibiru Building, etc.             |
| Net cash provided by (used in) financing activities  | 14,286                      | (2,661)                     | (16,948)                   | <Fiscal 2015><br>• Repayment of interest-bearing debt, etc.                    |
| Net increase (decrease) in cash and cash equivalents | (432)                       | (1,854)                     | (1,422)                    |  |
| Cash and cash equivalents at beginning of year       | 7,832                       | 7,399                       | (432)                      |  |
| Cash and cash equivalents at end of year             | 7,399                       | 5,545                       | (1,854)                    |  |

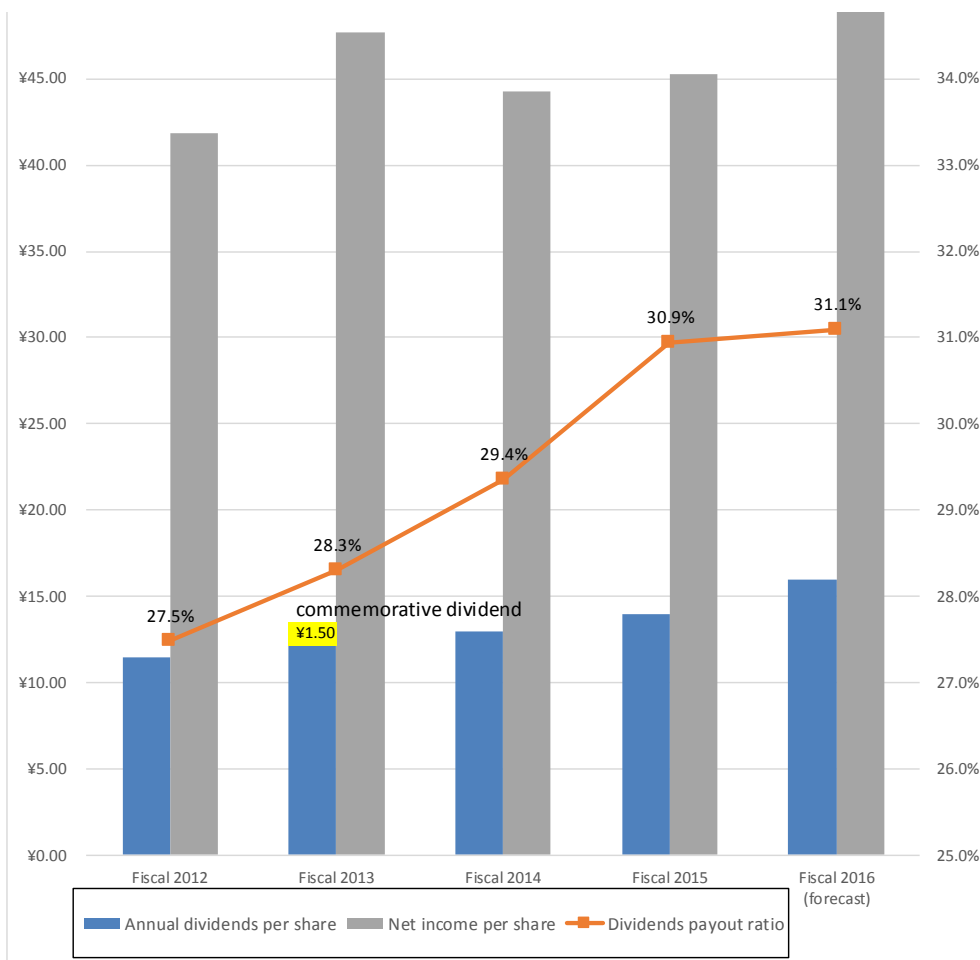
## II. Forecasts for Fiscal 2016



|   | Fiscal 2015       | Fiscal 2016       | Difference        |      | Key points  |
|---|-------------------|-------------------|-------------------|------|---|
|   | (Millions of yen) | (Millions of yen) | (Millions of yen) | (%)  |   |
| Revenue   | 37,344            | 39,000            | 1,655             | 4.4  | <ul style="list-style-type: none"> <li>Revenue contributions from the Shin-Daibiru Building and the CornerStone Building, etc.</li> <li>Record-high for four consecutive years</li> </ul> |
| Operating income                                | 9,114             | 10,000            | 885               | 9.7  | <ul style="list-style-type: none"> <li>Fixed asset tax (Building) of the Shin-Daibiru Building, etc.</li> </ul>   |
| Ordinary income                                 | 7,985             | 9,000             | 1,014             | 12.7 |   |
| Net income attributable to owners of the parent | 5,276             | 6,000             | 723               | 13.7 | <ul style="list-style-type: none"> <li>Record-high ( Fiscal 2013 : ¥ 5,563 million )</li> </ul>   |

# Forecasts for Fiscal 2016 -By Segment-

|                         | Fiscal 2015       | Fiscal 2016       | Difference        |            | Key points  |
|-------------------------|-------------------|-------------------|-------------------|------------|---|
|                         | (Millions of yen) | (Millions of yen) | (Millions of yen) | (%)        |   |
| <b>Revenue</b>          | <b>37,344</b>     | <b>39,000</b>     | <b>1,655</b>      | <b>4.4</b> |   |
| Leasing                 | 28,656            | 30,400            | 1,743             | 6.1        | · Revenue contributions from the Shin-Daibiru Building, the CornerStone Building and the Kojimachi Daibiru Building, etc. |
| Facility Management     | 10,380            | 10,500            | 119               | 1.2        |   |
| Other Businesses        | 595               | 400               | (195)             | (32.9)     | · Decreases in administration expense of construction and construction subcontracting values ,etc.                        |
| Adjustment              | (2,288)           | (2,300)           | (11)              | —          |   |
| <b>Operating income</b> | <b>9,114</b>      | <b>10,000</b>     | <b>885</b>        | <b>9.7</b> |   |
| Leasing                 | 9,554             | 10,800            | 1,245             | 13.0       | · Fixed asset tax (Building)of the Shin-Daibiru Building,etc.   |
| Facility Management     | 663               | 600               | (63)              | (9.6)      |   |
| Other Businesses        | 245               | 100               | (145)             | (59.3)     |   |
| Adjustment              | (1,349)           | (1,500)           | (150)             | —          |   |



|                        | Annual dividends per share | Net income per share | Dividends payout ratio |
|------------------------|----------------------------|----------------------|------------------------|
| Fiscal 2012            | ¥11.50                     | ¥41.84               | 27.5%                  |
| Fiscal 2013            | ¥13.50*                    | ¥47.70               | 28.3%                  |
| Fiscal 2014            | ¥13.00                     | ¥44.29               | 29.4%                  |
| Fiscal 2015            | ¥14.00                     | ¥45.24               | 30.9%                  |
| Fiscal 2016 (forecast) | ¥16.00                     | ¥51.45               | 31.1%                  |

\*Includes commemorative dividend of ¥1.50.

**<Future dividend policy>**  
 Stable dividends targeting a dividends payout ratio exceeding 30%

## III. References

(1) Medium-term Management Plan [“**Design 100**” Project Phase-I]

(2013~2017)

**“Daibiru Excellence”**

towards

**Sustainable, Innovative & Global Next 100 (Century)**

<Overview and Major Progress>

➤ Profit level progressed in general as planned.

(Previous fiscal year) (Current fiscal year)

(Billions of yen)

|                         | Fiscal 2013 |        | Fiscal 2014 |        | Fiscal 2015 |        | Fiscal 2016 |          | Fiscal 2017 |               |
|-------------------------|-------------|--------|-------------|--------|-------------|--------|-------------|----------|-------------|---------------|
|                         | Plan        | Result | Plan        | Result | Plan        | Result | Plan        | Forecast | Plan        | Prospect<br>s |
| Revenue from operations | 35.5        | 35.6   | 36.5        | 35.7   | 38.5        | 37.3   | 40.0        | 39.0     | 42.0        | 40.0          |
| Operating income        | 9.9         | 10.0   | 9.2         | 9.4    | 9.7         | 9.1    | 11.0        | 10.0     | 13.0        | 11.0          |
| Ordinary income         | 8.6         | 8.7    | 7.4         | 8.2    | 8.0         | 8.0    | 9.5         | 9.0      | 10.5        | 10.0          |
| Net income              | 5.1         | 5.6    | 4.0         | 5.1    | 5.0         | 5.3    | 6.0         | 6.0      | 6.5         | 6.5           |
| EBITDA                  | 16.5        | 16.7   | 16.0        | 16.0   | 18.0        | 17.3   | 19.0        | 17.0     | 21.5        | 19.0          |
| Operating cash flows    | 13.0        | 13.0   | 10.5        | 11.5   | 15.0        | 14.5   | 16.0        | 13.0     | 16.0        | 15.0          |
| D/E Ratio               | 1.1         | 1.1    | 1.2         | 1.1    | 1.1         | 1.1    | 1.0         | 1.0      | 0.9         | 0.9           |

\*EBITDA: Ordinary income + Interest expense + Depreciation and amortization

\*Excludes the ¥40.0 billion investment for three Wards in the central district of Tokyo from the total planned investment of ¥100.0 billion.

➤ Investment plan: Progressing mostly as planned

|                           | Fiscal 2013  | Fiscal 2014 | Fiscal 2015 | Fiscal 2016   | Fiscal 2017 |
|---------------------------|--|-------------|-------------|---|-------------|
| Investment (Initial Plan) | <ul style="list-style-type: none"> <li>➤ Expand assets in senior residences (Total of ¥8.0 billion)</li> <li>➤ Develop high quality office buildings in Vietnam (Total of ¥16.0 billion)</li> <li>➤ Complete reconstruction of the Shin-Daibiru Building (¥28.0 billion)</li> <li>➤ Enhance competitiveness of existing buildings through renewal investment (5 buildings, ¥10.0 billion in scope)</li> </ul> <p style="text-align: right;">Total of ¥60.0 billion</p> |             |             |   |             |
| Investment (Progress)     | <ul style="list-style-type: none"> <li>➤ Aria Ebisu Minami: ¥1.3 billion</li> <li>➤ CornerStone Building: About ¥10.0 billion</li> <li>➤ Shin-Daibiru Building: About ¥28.0 billion</li> <li>➤ Renewal: ¥6.4 billion</li> </ul> <p style="text-align: right;">Total of ¥45.0 billion</p>   |             |             | <p style="text-align: center;">Amount of planned investment : About ¥15.0 billion</p> |             |

\*Excludes the ¥40.0 billion investment for three Wards in the central district of Tokyo from the total planned investment of ¥100.0 billion.

**“Design 100”** Project Phase-I

*Expansion of portfolio to strengthen business base*

- [Domestic] ➤ Investment in high quality assets centered around three Wards in the central district of Tokyo (¥40.0 billion in scope)
  - Expand assets in senior residences (Total of ¥8.0 billion)
- [Overseas] ➤ Develop high quality office buildings 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)

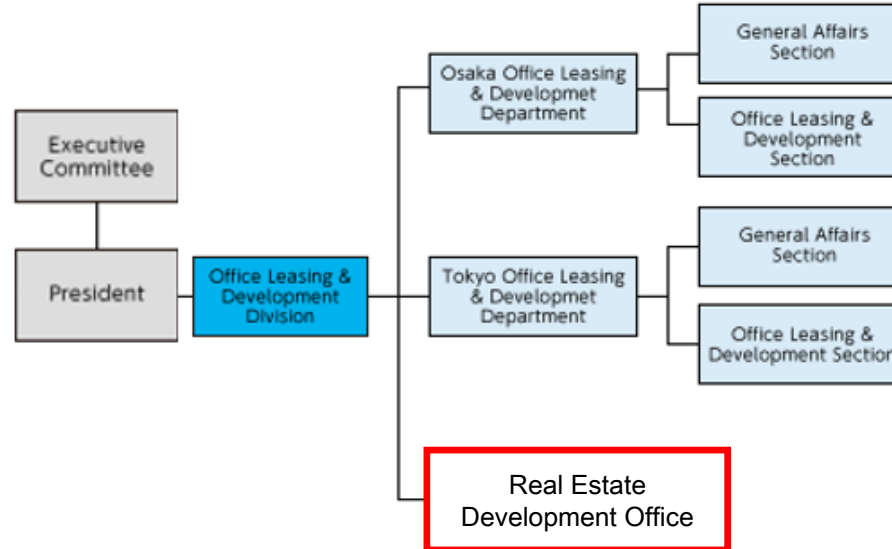
## *Expansion of portfolio to strengthen business base*

➤ Investment in high quality assets centered around three Wards in the central district of Tokyo

### April 2016 Set up New Organization“Real Estate Development Office”

- Driving for investment in high quality assets centered around three Wards in the central district of Tokyo.
- Quick decision-making by dedicated team members.

Organizational Chart  
(abridgment)





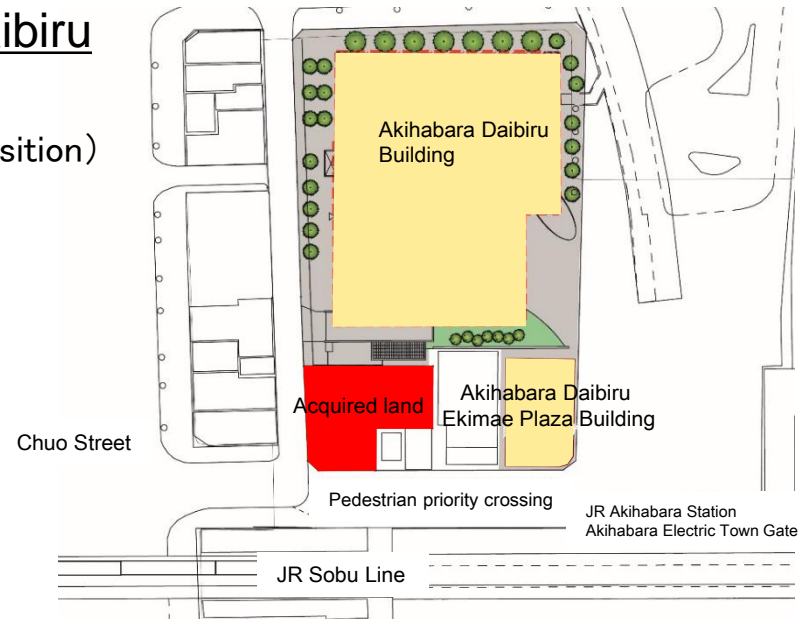
## Expansion of portfolio to strengthen business base

➤ Investment in high quality assets centered around three Wards in the central district of Tokyo

### Acquisition of land adjacent to the Akihabara Daibiru Building : Total 522m<sup>2</sup> ¥8.0 billion

(March 2016: additional acquisition)

- Near the vibrant, high-profile Akihabara Station
- High-potential for various use of the land (not only retail use)
- Aiming to enhance the value of asset portfolio over the long-term



➤ Expand assets in senior residences

|                  | Clara Saginuma      | Granda Shakujii-koen | Aria Ebisu Minami   |
|------------------|---------------------|----------------------|---------------------|
| Acquisition date | December 2011       | August 2012          | February 2014       |
| Completion       | December 1991       | June 2007            | January 2001        |
| Gross floor area | 2,696m <sup>2</sup> | 2,319m <sup>2</sup>  | 1,872m <sup>2</sup> |

## Expansion of portfolio to strengthen business base

➤ Acquire and develop high quality office buildings in Vietnam

### <CornerStone Building revenue>

During full occupancy:  
About ¥1.2 billion

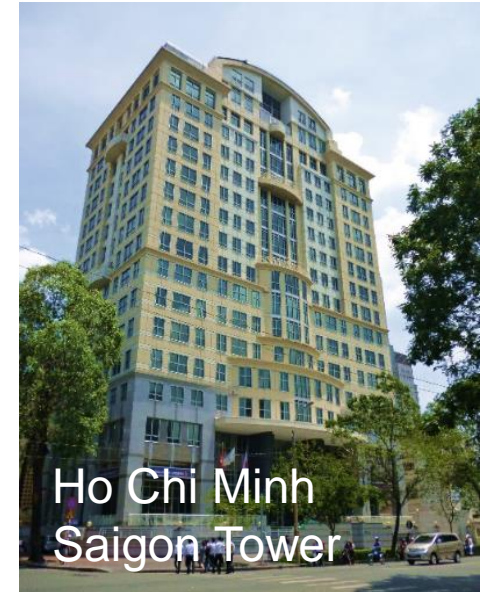


Lot area : 4,942m<sup>2</sup>  
Gross floor area : 48,494m<sup>2</sup>  
Completion : June 2013  
Size : 14 floors above ground,  
3 floors below ground



### <Saigon Tower revenue>

During full occupancy:  
About ¥0.7 billion



Lot area : 1,930m<sup>2</sup>  
Gross floor area : 17,986m<sup>2</sup>  
Completion : December 1996  
Size : 18 floors above ground,  
2 floors below ground

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

## ➤ Complete reconstruction of the Shin-Daibiru Building

“Shin-Daibiru Building” (completed in March 2015)  
tentative tenant occupancy rate of 100%



Tenants include Hitachi, Ltd., Marubeni Corporation  
High BCP performance with emergency power generator, etc.



Lot area: 8,426m<sup>2</sup>  
Gross floor area: 77,388m<sup>2</sup>  
Size: 31 floors above ground, 2 floors  
below ground, 3-floor penthouse



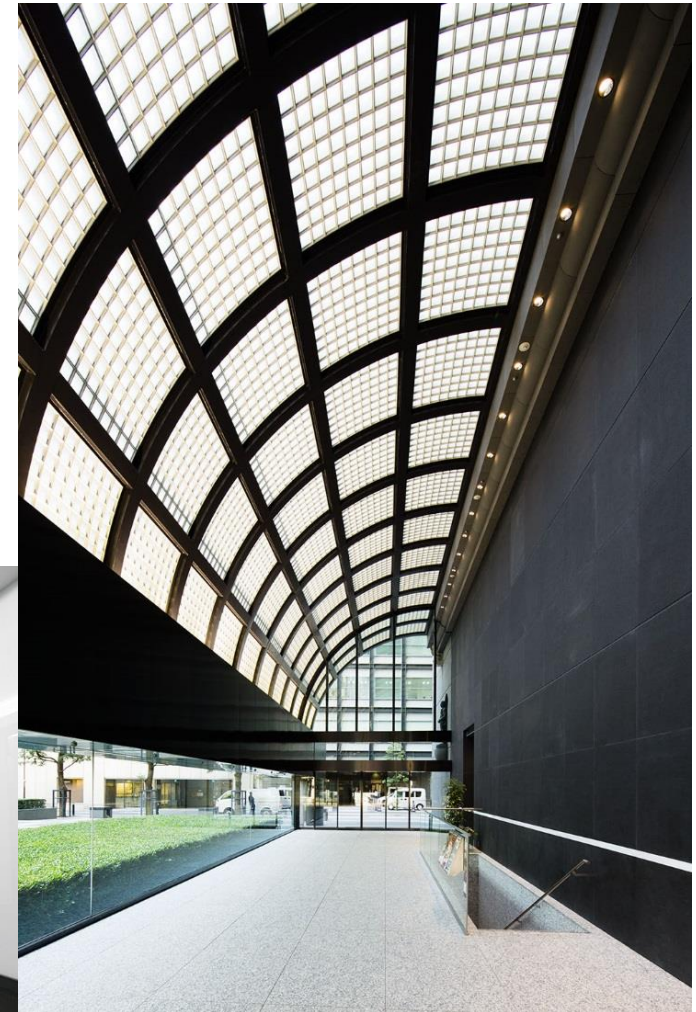
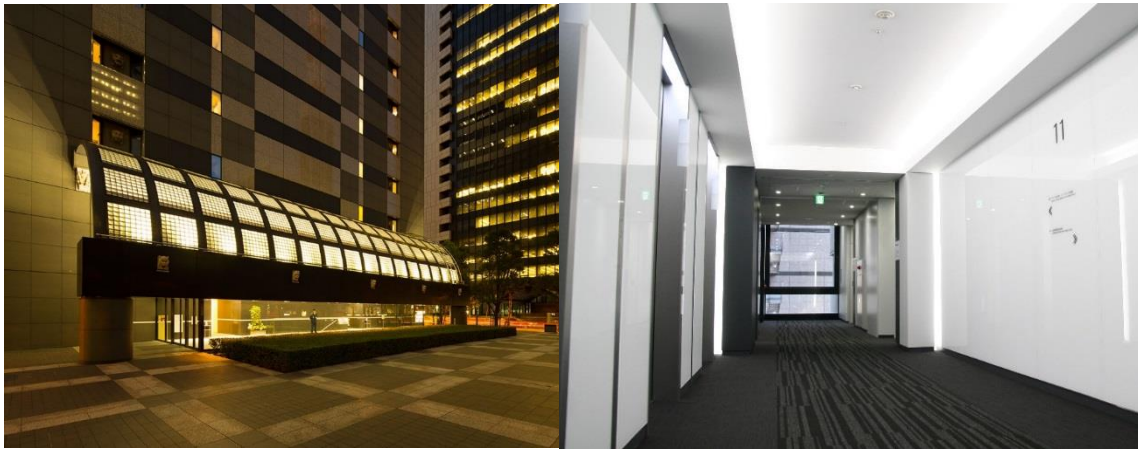
*Enhancement of competitiveness of existing assets / Improvement of environmental quality / BCP aspect*

➤ Enhance competitiveness of existing buildings through renewal investment

## Renovations in Fiscal 2015

### (Hibiya Daibiru Building)

- ✓ Renovation and decoration of lavatory
- ✓ Renewal of power receiving and transforming equipment / emergency power generators
- ✓ Renewal of elevators
- ✓ Renewal of disaster prevention equipment
- ✓ Renewal of leased room equipment



## “Design 100” Project Phase-I

### *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*

## *Take office building service to the next level*

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

Provide a high-grade office building in both hard and soft aspects through building management by the Group as a whole





## Increase brand recognition by implementing corporate branding strategy

Won the Division Excellence Award in the construction and real estate sector at the “63rd Nikkei Advertising Awards”

|   |  |   |  |
|---|--|---|--|
| <p><b>001</b> ACHABARA DAIBIRU BUILDING<br/>                     東京都千代田区神田1-18-1のダイビル。<br/>                     ©ダイビル株式会社</p> <p>ビルはビルでもダイビルです。</p> | <p><b>002</b> HIBIYA DAIBIRU BUILDING<br/>                     東京都千代田区内幸町1-2-1のダイビル。<br/>                     ©ダイビル株式会社</p> <p>ビルはビルでもダイビルです。</p>  | <p><b>003</b> DAIBIRU MONKAN<br/>                     大阪市北区中之島3-6-52のダイビル。<br/>                     ©ダイビル株式会社</p> <p>ビルはビルでもダイビルです。</p>   | <p><b>004</b> TORANOMON DAIBIRU BUILDING (SHOWBU NETSUI BUILDING)<br/>                     東京都港区港南1-1-1のダイビル。<br/>                     ©ダイビル株式会社</p> <p>ビルはビルでもダイビルです。</p> |
| <p><b>005</b> YAESU DAIBIRU BUILDING<br/>                     東京都中央区京橋1-1-1のダイビル。<br/>                     ©ダイビル株式会社</p> <p>ビルはビルでもダイビルです。</p>      | <p><b>006</b> CORNERSTONE BUILDING<br/>                     16 Phra Chu Throb Street, Hoan Kien District, Hanoi, Vietnam のダイビル。<br/>                     ©ダイビル株式会社</p> <p>ビルはビルでもダイビルです。</p> | <p><b>007</b> SAIGON TOWER<br/>                     39 Le Duan Boulevard, District 1, Ho Chi Minh City, Vietnam のダイビル。<br/>                     ©ダイビル株式会社</p> <p>ビルはビルでもダイビルです。</p> | <p><b>008</b> SHIN-DAIBIRU BUILDING<br/>                     大阪市北区豊崎1-2-1のダイビル。<br/>                     ©ダイビル株式会社</p> <p>7月11日 新ダイビルオープン!</p> <p>ビルはビルでもダイビルです。</p>       |

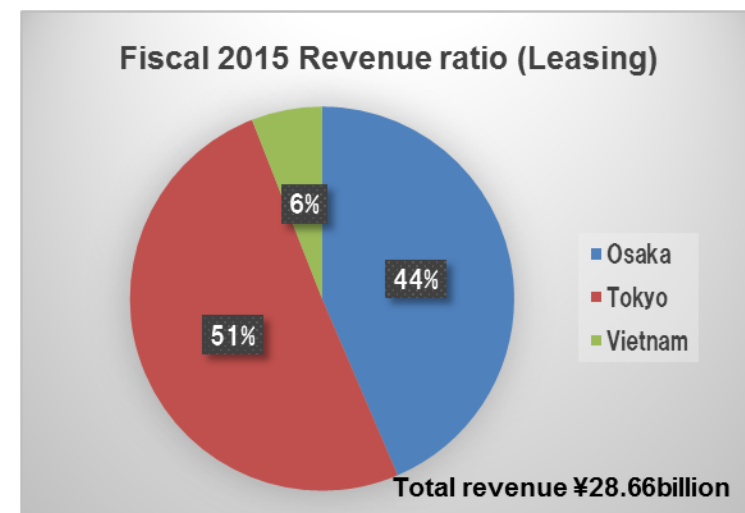
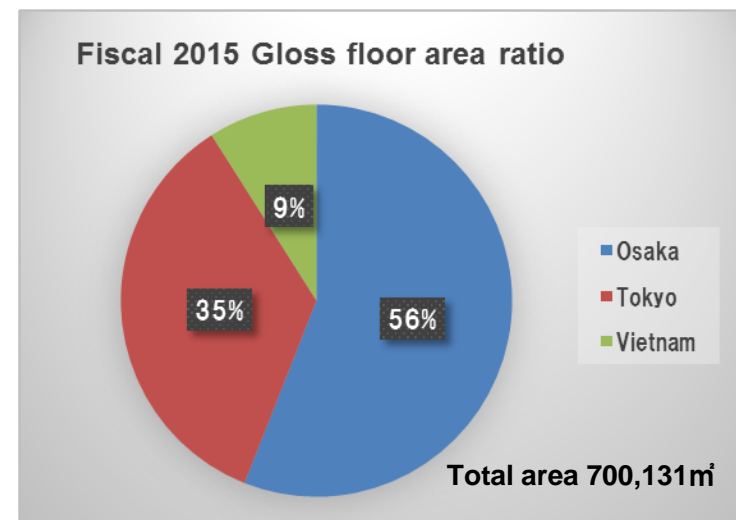
### III. References

#### (2) Commercial Property, Vacancy Rates, and Others



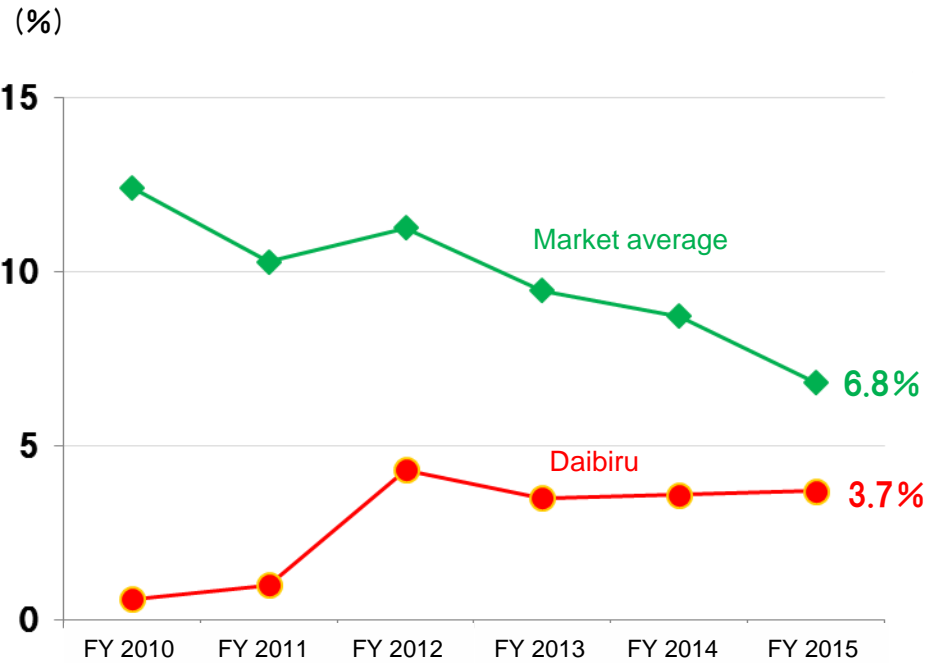
|                      |            | Number of properties | Gross floor area       |
|----------------------|------------|----------------------|------------------------|
| Office buildings     | Osaka area | 12                   | 378,879 m <sup>2</sup> |
|                      | Tokyo area | 12                   | 215,437 m <sup>2</sup> |
| Commercial buildings | Vietnam    | 2                    | 66,480 m <sup>2</sup>  |
|                      | Subtotal   | 26                   | 660,796 m <sup>2</sup> |
| <hr/>                |            |                      |                        |
| Residences           | Osaka area | 2                    | 13,184 m <sup>2</sup>  |
|                      | Tokyo area | 13                   | 26,151 m <sup>2</sup>  |
|                      | Subtotal   | 15                   | 39,335 m <sup>2</sup>  |
| <hr/>                |            |                      |                        |
| Total                |            | 41                   | 700,131 m <sup>2</sup> |

\*Properties in operation as of May 17, 2016. As to the co-owned properties, our share is stated.

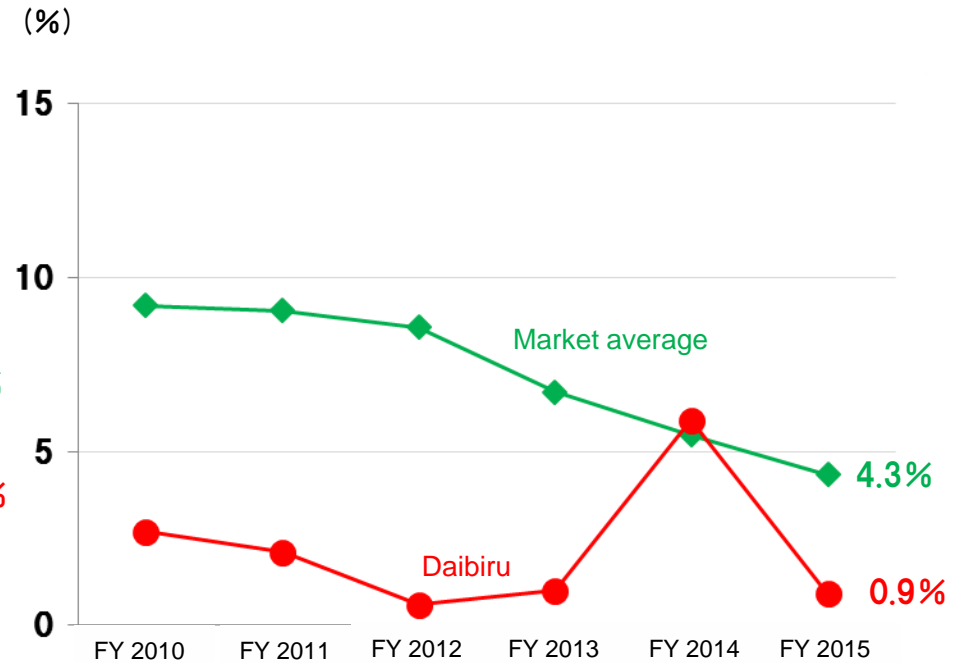


\* Before the elimination of intersegment amounts

## Osaka area



## Tokyo area



Source: Miki Shoji Co., Ltd. OFFICE MARKET DATA

| Vacancy rates for the whole Company | FY2010 | FY2011 | FY2012 | FY2013 | FY2014 | FY2015 |
|-------------------------------------|--------|--------|--------|--------|--------|--------|
|                                     | 1.6%   | 1.5%   | 2.8%   | 2.4%   | 4.4%   | 2.6%   |

### 【Factors for low vacancy rate】

- ① Good location & High-quality specs
- ② Relations of trust with our clients
- ③ High-quality property management service

# Building Locations

## OSAKA AREA



## TOKYO AREA





# List of Our Properties -Osaka-

**Daibiru-Honkan Building**



Gross floor area: 48,198m<sup>2</sup>  
Size : 22 floors above ground,  
2 floors below ground  
Completion: Feb. 2013

**Nakanoshima Daibiru Building**



Gross floor area: 79,543m<sup>2</sup>  
Size: 35 floors above  
ground, 2 floors below  
ground  
Completion: Mar. 2009

**Shin-Daibiru Building**



Gross floor area: 77,388m<sup>2</sup>  
Size: 31 floors above ground,  
2 floors below ground  
Completion: Mar. 2015

**Dojima Daibiru Building (ANA Crowne Plaza Osaka)**



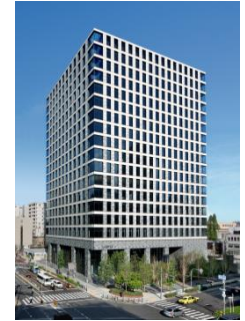
Gross floor area: 44,770m<sup>2</sup>  
Size: 23 floors above ground,  
3 floors below ground  
Completion: Sep.1984

**Umeda Daibiru Building**



Gross floor area: 42,363m<sup>2</sup>  
Size: 23 floors above  
ground, 3 floors  
below ground  
Completion: May 2000

**Tosabori Daibiru building**



Gross floor area: 37,497m<sup>2</sup>  
Size: 17 floors above  
ground, 1 floor below  
ground  
Completion: Jul. 2009

**Midosuji Daibiru Building**



Gross floor area:13,399m<sup>2</sup>  
Size: 8 floors above  
ground, 3 floors below  
ground  
Completion: Sep.1964

**Yodoyabashi Daibiru Building**



Gross floor area: 11,273m<sup>2</sup>  
Size: 14 floors above  
ground, 2 floors below  
ground  
Completion: Feb.1997

**Awajimachi Daibiru Building**



Gross floor area: 10,344m<sup>2</sup>  
Size: 8 floors above ground,  
1 floor below ground  
Completion: May 1986

**Dokita Daibiru Building**



Gross floor area: 4,283m<sup>2</sup>  
Size: 7 floors above  
ground, 1 floor  
below ground  
Completion: Mar. 1986

**Kita-Umeda Daibiru Building**



Gross floor area: 4,185m<sup>2</sup>  
Size: 8 floors above ground,  
1 floor below ground  
Completion: Jan. 1997

**Estate Tosabori Building**



Gross floor area: 5,635m<sup>2</sup>  
Size: 5 floors above ground,  
1 floor below ground  
Completion: Oct. 1997

# List of Our Properties -Tokyo-

**Hibiya Daibiru Building**



Gross floor area: 29,961m<sup>2</sup>  
Size: 21 floors above ground, 3 floors below ground  
Completion: Oct. 1989

**Akihabara Daibiru Building (Toranomon Daibiru Building)**



Gross floor area: 50,290m<sup>2</sup>  
Size: 31 floors above ground, 2 floors below ground  
Completion: Mar. 2005

**Shosen Mitsui Building (Toranomon Daibiru Building)**



Gross floor area: 34,655m<sup>2</sup>  
Size: 16 floors above ground, 3 floors below ground  
Completion: Nov. 1979

**Yaesu Daibiru Building**



Gross floor area: 26,723m<sup>2</sup>  
Size: 9 floors above ground, 5 floors below ground  
Completion: Jun. 1968

**Aoyama Rise Square**



Gross floor area: 25,011m<sup>2</sup>  
Size: 16 floors above ground, 2 floors below ground  
Completion: Apr. 2003

**Kojimachi Daibiru Building**



Gross floor area: 11,610m<sup>2</sup>  
Size: 7 floors above ground, 2 floors below ground  
Completion: Sep. 1976

**Shinjuku Daibiru Building (Shinjuku ALTA)**



Gross floor area: 11,255m<sup>2</sup>  
Size: 8 floors above ground, 3 floors below ground  
Completion: Apr. 1980

**Shiba Daibiru Building**



Gross floor area: 10,833m<sup>2</sup>  
Size: 10 floors above ground, 1 floor below ground  
Completion: Jun. 1989

**Uchisaiwaicho Daibiru Building**



Gross floor area: 10,122m<sup>2</sup>  
Size: 9 floors above ground, 2 floors below ground  
Completion: Jan. 1983

**Mita Nitto Daibiru Building**



Gross floor area: 10,008m<sup>2</sup>  
Size: 8 floors above ground, 1 floor below ground  
Completion: Sep. 1986

**Akihabara Daibiru Ekimae Plaza Building**



Gross floor area: 3,201m<sup>2</sup>  
Size: 9 floors above ground, 1 floor below ground  
Completion: Mar. 2005

**Estate Shiba Building**



Gross floor area: 499m<sup>2</sup>  
Size: 5 floors above ground  
Completion: Dec. 1987

## Management Policy

**Constructing buildings, creating towns — pioneering the new era**

## Mission Statement

- 1. Provide office spaces and environments that can win the trust and attachment of customers.**
- 2. Increase enterprise value together with our tenants.**
- 3. Create beautiful cityscapes and stylish spaces.**



As part of our social obligation to contribute towards the sustainable development of society, the Daibiru Group is proactive in reducing the environmental impact of its activities and seeks to create cityscapes that harmonize with the natural landscape. Furthermore, the Daibiru Group works with all its stakeholders, including customers, local communities, and business partners, to ensure that its activities compliment and harmonize with the natural environment.

## **1. Coexisting With the Natural Environment**

Strive to minimize the environmental impact at every business stage—from planning to design, construction, operation, and demolition—with the aim of creating natural and environmentally friendly urban environments.

## **2. Contribute to Global Warming Countermeasures and the Creation of a Recycling-based Society**

Work to prevent global warming by conserving resources and energy and utilizing renewable energy in order to curb the generation of greenhouse gases, and contribute to the development of a recycling based society by reducing waste and reusing/recycling resources.

## **3. Establish Frameworks for Environmental Conservation**

Set goals and guidelines and establish frameworks for environmental conservation.

## **4. Improve Awareness of Environmental Conservation**

Through environmental education and awareness activities, strive to enhance Group employees' awareness of environmental conservation.

## **5. Cooperate With Stakeholders**

Work closely with our stakeholders, including customers, local communities and business partners, to promote coexistence with the natural environment.

## **6. Comply With Environmental Laws and Regulations**

Comply with environmental laws and regulations to ensure our activities harmonize with the natural environment.