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(Securities Code 8806)
June 8, 2016

To Shareholders with Voting Rights:

Katsumi Tamai
Representative Director
President Chief Executive Officer
6-32, Nakanoshima 3-chome, Kita-ku,
Osaka
DAIBIRU CORPORATION

**NOTICE OF
THE 144TH ANNUAL GENERAL MEETING OF SHAREHOLDERS**

Dear Shareholders:

We would like to express our appreciation for your continued support and patronage.

You are cordially invited to attend the 144th Annual General Meeting of Shareholders of DAIBIRU CORPORATION (the "Company"). The meeting will be held for the purposes as described below.

If you are unable to attend the meeting, you may exercise your voting rights in writing by submitting the voting rights exercise form, or via electromagnetic means (via the Internet).

Please review the attached reference documents, follow the "Guide on Exercising Your Voting Rights" on the next page and exercise your voting right by no later than 5:00 p.m. on Monday, June 27, 2016 (Japan Standard Time).

I. Date and Time: Tuesday, June 28, 2016 at 10:00 a.m. Japan time

II. Place: Heian-no-ma Hall, fourth Floor of ANA CROWNE PLAZA OSAKA
3-1 Dojimahama 1-chome, Kita-ku, Osaka

III. Meeting Agenda:

- Matters to be reported:**
1. Report on business activities, consolidated financial results for fiscal year 2015 (from April 1, 2015 to March 31, 2016) and results of audits of the consolidated financial statements for fiscal year 2015 (from April 1, 2015 to March 31, 2016) by the accounting auditor and the Audit & Supervisory Board
 2. Reports on the non-consolidated financial results for fiscal year 2015 (from April 1, 2015 to March 31, 2016)

Proposals to be resolved:

- Proposal 1:** Appropriation of Surplus
Proposal 2: Election of Seven (7) Directors
Proposal 3: Election of One (1) Auditor & Supervisory Board Member
Proposal 4: Payment of Bonuses to Directors

- When attending the meeting, please submit the enclosed Voting Rights Exercise Form at the reception desk.
- Should the Reference Documents for the General Meeting of Shareholders, the report on business activities, non-consolidated financial results, consolidated financial results require revisions, the revised versions will be posted on the Company's website (<http://www.daibiru.co.jp/>).

Guide on Exercising Your Voting Rights

1. Exercise of voting rights in writing

Please indicate your votes for or against the proposals on the enclosed voting right exercise form and send it to us so that it arrives by 5:00 p.m. on Monday, June 27, 2016.

2. Exercise of voting rights via electromagnetic means (via the Internet)

- (1) You can only exercise your voting rights via the Internet by accessing the Company's designated website. You may also use a mobile phone to access the website via the Internet
Website for exercising voting rights: <http://www.web54.net>
- (2) If you exercise your voting right via the Internet, access the above website using the voting right exercise code and password shown on the enclosed voting rights exercise form and follow the on-screen instructions to enter your vote for or against the proposals.
- (3) If you exercise your voting rights both in writing and via the Internet, only the vote placed via the Internet will be treated as valid.
- (4) If you exercise your voting rights more than once via the Internet, or exercise your voting rights using both a mobile phone and a personal computer, the most recent vote will be treated as valid.
- (5) Any connection fees or communication fees incurred (such as for the use of a telephone line) when using the website for exercising voting rights shall be borne by the shareholder.
- (6) System requirement for accessing the website for exercising voting rights are as follows:
 - (i) You must have access to the Internet.
 - (ii) If using a personal computer to exercise your voting rights, it must have Microsoft® Internet Explorer Ver. 5.01 SP2 or later software installed as a Web browser. As a hardware requirement, the personal computer used must be able to run the above Web browser software.
 - (iii) If using a mobile phone to exercise your voting rights, the device must support 128 bit SSL encryption. (For security purposes, only devices that support 128 bit SSL encryption can be used, and therefore some devices cannot be used. Smartphones installed with a browser function can be used to exercise your voting rights; however, some devices may be excluded.
 - (iv) (Microsoft is a registered trademark of the Microsoft Corporation of America and other countries.)

<Inquiries regarding the Exercise of Voting Rights via the Internet>

For further details regarding the exercise of voting rights via the Internet, please contact the following number.

| | |
|-----------------------------|---|
| Stock administration agency | Sumitomo Mitsui Trust Bank, Limited Stock Transfer Agency Services Direct Line: 0120-652-031 (9:00 a.m. to 9:00 p.m.) |
|-----------------------------|---|

<Inquiries related to matters other than exercise of voting rights>

0120-782-031 (9:00 a.m. to 5:00 p.m.)

Reference Documents for the General Meeting of Shareholders

Proposals and References

Proposal 1: Appropriation of Surplus

The Company's basic management policies are to continuously provide stable dividends to shareholders reflecting its business performance, while building up internal reserves necessary to reinforce financial strength and fund future business development. In addition, it sets a payout ratio level (consolidated) of 30% or more over the medium and long term.

In fiscal 2015, businesses in Japan expanded steadily with the Shin-Daibiru Building operating at a high occupancy rate from the first year and tenant attraction having shown progress at the CornerStone Building. As a result, profit attributable to owners of the parent exceeded the forecast at the beginning of the year, on a consolidated basis. In addition, for fiscal 2016 (year ending March 31, 2017), we forecast revenue from operations to post new records for the fourth consecutive year, and profit attributable to owners of the parent to achieve a record high.

In light of the above, we plan to pay the year-end dividend and appropriate surplus as follows.

1. Matters concerning year-end dividends

(1) Type of dividend property

Cash

(2) Assignment of dividend property and total amount thereof

¥7.00 per share of common stock of the Company

Total: ¥816,398,191

(Note) The annual dividends per share, including the interim dividends, was ¥14 per share. (The ordinary dividend was increased by ¥1.00 from the previous year.)

(3) Effective date of distribution of surplus

June 29, 2016

2. Other appropriation of surplus

(1) Item to be increased and its amount

General reserves: ¥3,000,000,000

(2) Item to be decreased and its amount

Retained earnings brought forward: ¥3,000,000,000

Proposal 2: Election of Seven (7) Directors

The terms of office of all six (6) Directors will expire at the conclusion of this Annual General Meeting of Shareholders. Accordingly, in order to further strengthen corporate governance, the Company decided to increase the number of Directors by one (1), and therefore requests the election of a total of seven (7) Directors.

The candidates for Directors are as follows:

| No. | Name (Date of birth) | Career summary, positions, responsibilities and significant concurrent positions | Number of shares of the Company held |
|--|---|--|--|
| 1 | Takehiko Yamamoto (September 29, 1952) | April 1975 Joined Mitsui O.S.K. Lines, Ltd. June 2002 General Manager, Associated Business Division of Mitsui O.S.K. Lines, Ltd. June 2003 General Manager, Group Business Division June 2005 Executive Officer, in charge of Group Business Division, Kansai Area Outside Director of the Company June 2007 Managing Executive Officer, in charge of Group Business Division, Kansai Area of Mitsui O.S.K. Lines, Ltd. June 2009 Director, Senior Managing Executive Officer, in charge of Group Business Division, Kansai Area June 2010 Resigned from Director and Senior Managing Executive Officer of Mitsui O.S.K. Lines, Ltd. Representative Director, Executive Vice President, Assistant to President of the Company June 2011 Representative Director, President Chief Executive Officer of the Company April 2016 Representative Director, Chairman (to present) | 40,100 |
| [Reason for nomination] Mr. Takehiko Yamamoto possesses a wealth of experience and stable track records as the Representative Director, President Chief Executive Officer of the Company. In addition, he also possesses a broad range of knowledge concerning corporate governance, and has therefore been nominated for Director. | | | |

| No. | Name (Date of birth) | Career summary, positions, responsibilities and significant concurrent positions | Number of shares of the Company held |
|---|--|---|--|
| 2 | Katsumi Tamai (November 7, 1952) | <p>April 1975 Joined Sumitomo Bank, Limited (currently Sumitomo Mitsui Banking Corporation)</p> <p>June 2002 Executive Officer, commissioned as General Manager, Branch Operation Department of Sumitomo Mitsui Banking Corporation</p> <p>June 2003 Resigned from Executive Officer of Sumitomo Mitsui Banking Corporation Director, commissioned as General Manager, Tokyo Office Leasing Department of the Company</p> <p>June 2007 Resigned from Director of the Company Managing Executive Officer, Deputy Director General of Office Leasing and Development Division, and commissioned as General Manager of Tokyo Office Leasing and Development Department</p> <p>June 2009 Director, Managing Executive Officer, Deputy Director General of Office Leasing and Development Division, and commissioned as General Manager of Tokyo Office Leasing and Development Department</p> <p>June 2013 Director, Senior Managing Executive Officer, and Director General of Office Leasing and Development Division</p> <p>April 2016 Representative Director, President Chief Executive Officer, Director General of Office Leasing and Development Division (to present)</p> | 27,600 |
| <p>[Reason for nomination] Mr. Katsumi Tamai has lead the Office Leasing and Development Division at the Company for many years and has a wealth of experience and a high level of insight regarding the real estate industry as a whole. We therefore nominate him for Director.</p> | | | |

| No. | Name (Date of birth) | Career summary, positions, responsibilities and significant concurrent positions | Number of shares of the Company held |
|---|------------------------------------|---|---|
| 3 | Junichi Narita (April 27, 1958) | <p>April 1981 Joined Mitsui O.S.K. Lines, Ltd.</p> <p>June 2006 Executive Director of MOL (Europe) B.V.</p> <p>June 2008 General Manager, Logistics Business Division of Mitsui O.S.K. Lines, Ltd.</p> <p>June 2009 Full-time Corporate Auditor</p> <p>June 2011 Outside Audit & Supervisory Board Member of the Company</p> <p> Outside Audit & Supervisory Board Member of Utoc Corporation</p> <p>June 2013 Resigned from Full-time Corporate Auditor of Mitsui O.S.K. Lines, Ltd.</p> <p> Resigned from Outside Audit & Supervisory Board Member of the Company</p> <p> Resigned from Outside Audit & Supervisory Board Member of Utoc Corporation</p> <p> Director, Managing Executive Officer, Director General, Administration Division, and commissioned as General Manager, Corporate Planning & Strategic Business Office of the Company</p> <p>June 2014 In charge of Internal Audit Office (to present)</p> <p>April 2016 Director, Senior Managing Executive Officer, Director General, Administration Division, in charge of IR (Investor Relations) (to present)</p> | 11,400 |
| <p>[Reason for nomination]</p> <p>Mr. Junichi Narita possesses thorough knowledge of administration, group management and overseas business. Based on his wealth of experience and a high level of insight, we nominate him for Director.</p> | | | |

| No. | Name (Date of birth) | Career summary, positions, responsibilities and significant concurrent positions | Number of shares of the Company held |
|---|---------------------------------|--|---|
| 4 | Takeo Yada (January 7, 1957) | <p>April 1982 Joined the Company</p> <p>April 2006 General Manager, Tokyo Office Leasing Department</p> <p>June 2007 Executive Officer, Deputy Director General of Construction Planning Division, Deputy Director General of Office Leasing and Development Division, and commissioned as Director General of Construction Planning Department</p> <p>July 2008 Executive Officer, Deputy Director General of Construction Planning Division, Deputy Director General of Office Leasing and Development Division, General Manager of Construction Planning Department, and commissioned as General Manager of Technical Department</p> <p>June 2012 Director, Executive Officer, Director General of Construction Planning Division, General Manager of Construction Planning Department, and commissioned as General Manager of Technical Department</p> <p>June 2013 Director, Managing Executive Officer, in charge of Construction & Technical Management Department, and commissioned as General Manager of Construction & Technical Management Department</p> <p>June 2014 President of Daibiru Facility Management, Ltd. (to present)</p> <p>April 2016 Director, Managing Executive Officer, in charge of Construction & Technical Management Department, and Deputy Director General of Office Leasing and Development Division (to present)</p> <p>Significant concurrent position President of Daibiru Facility Management, Ltd.</p> | 23,400 |
| <p>[Reason for nomination] Mr. Takeo Yada has been involved with the Technical Department, the Office Leasing and Development Division, building management and other areas at the Company for many years and possesses a wealth of experience and a high level of insight regarding the real estate industry as a whole. We therefore nominate him for Director.</p> | | | |

| No. | Name (Date of birth) | Career summary, positions, responsibilities and significant concurrent positions | Number of shares of the Company held |
|-----|---|---|---|
| 5 | Akira Takamatsu (December 21, 1948) | <p>April 1973 Joined Bank of Japan</p> <p>May 1996 Manager of Fukushima Branch</p> <p>September 1999 Auditor</p> <p>June 2004 Standing Statutory Auditor of Nagoya Stock Exchange, Inc.</p> <p>June 2005 Managing Executive Officer</p> <p>June 2008 Managing Director and Executive Officer</p> <p>June 2012 Advisor</p> <p>June 2013 Resigned from Advisor of Nagoya Stock Exchange, Inc.</p> <p> Outside Director of the Company (to present)</p> <p> Outside Audit & Supervisory Board Member of OSAKA Titanium Technologies Co., Ltd.</p> <p>June 2014 Outside Director of OSAKA Titanium Technologies Co., Ltd. (to present)</p> <p> Significant concurrent position</p> <p> Outside Director of OSAKA Titanium Technologies Co., Ltd.</p> | 0 |
| | <p>[Reason for nomination]</p> <p>Mr. Akira Takamatsu has reaped a wealth of experience and insight through his duties at a central bank and a stock exchange which he will apply in the management of the Company. We therefore nominate him for Outside Director.</p> | | |

| No. | Name (Date of birth) | Career summary, positions, responsibilities and significant concurrent positions | Number of shares of the Company held |
|---|--|---|---|
| * 6 | Shinya Hashizume (December 6, 1960) | <p>April 1995 Assistant Professor of Kyoto Seika University Faculty of Humanities (concurrently served in the graduate school)</p> <p>April 1998 Concurrently served as General Manager of the university Research Laboratory</p> <p>April 1999 Assistant Professor of Osaka City University Faculty of Literature and Human Sciences</p> <p>April 2001 Assistant Professor of Graduate School of Literature and Human Sciences</p> <p>April 2006 Professor of Graduate School of Literature and Human Sciences, and Professor of Osaka City University Urban Research Plaza</p> <p>April 2008 Osaka Prefecture University, Distinguished Professor of Research Organization for University-Community Collaborations (Distinguished Professor of Research Organization for the 21st Century since April 2009) and General Manager of Research Institute for the Tourism Industry (to present) President of Hashizume Research Institute (to present)</p> <p>June 2011 Outside Audit & Supervisory Board Member of the Company (to present)</p> <p>Significant concurrently positions Distinguished Professor of Research Organization for the 21st Century and General Manager of Research Institute for the Tourism Industry President of Hashizume Research Institute</p> | 0 |
| [Reason for nomination] Mr. Shinya Hashizume possesses a wealth of scholarship and research achievements regarding urban planning and urban cultural theory which he will utilize in the management of the Company. We therefore nominate him for Outside Director. | | | |
| * 7 | Toshiyuki Sonobe (May 21, 1957) | <p>April 1981 Joined Japan Line, Ltd. (currently Mitsui O.S.K. Lines, Ltd.)</p> <p>June 2009 General Manager of Tanker Division, Mitsui O.S.K. Lines, Ltd.</p> <p>June 2011 Managing Director of Mitsui O.S.K. Bulk Shipping (Asia Oceania) Pte. Ltd. (until March 2016)</p> <p>June 2012 Executive Officer, overseeing South-East Asia, Mitsui O.S.K. Lines, Ltd.</p> <p>June 2015 Executive Officer, Chief Executive Representative for Asia, the Middle East and Oceania</p> <p>April 2016 Managing Executive Officer, Group Business Division, in charge of Kansai Area/Japan Logistics Business Promotion (to present)</p> <p>Significant concurrent positions Managing Executive Officer of Mitsui O.S.K. Lines, Ltd.</p> | 0 |
| [Reason for nomination] Mr. Toshiyuki Sonobe has executed duties at Mitsui O.S.K. Lines, Ltd., our parent company, and possesses through knowledge of group management and overseas business. He also possesses a wealth of experience and broad insight regarding company management in Japan and overseas, and we therefore nominate him for Director. | | | |

(Notes)

- * indicates a new candidate for Director.
 - There are no special interests between each candidate for Director and the Company.
 - Mr. Akira Takamatsu and Mr. Shinya Hashizume are candidates for Outside Directors.
 - Mr. Akira Takamatsu's term of office as Director will be three years at the conclusion of this General Meeting of Shareholders.
- Pursuant to the provisions of Article 427, Paragraph 1 of the Companies Act, the Company has entered into an agreement with Mr. Akira Takamatsu to limit his liability for damages under Article

423, Paragraph 1 of the said Act. Subject to his reelection, the Company intends to continue the above liability limitation agreement with him.

The Company has registered Mr. Akira Takamatsu as an Independent Director as prescribed by the rules of Tokyo Stock Exchange, Inc. and has submitted a notification of the appointment to the same Exchange.

Moreover, on June 17, 2016, Mr. Akira Takamatsu is scheduled to assume the position of Outside Director of CHUCO Co., Ltd.

5. Mr. Shinya Hashizume is currently an Outside Audit & Supervisory Board Member of the Company, but will resign from said position at the conclusion of this General Meeting of Shareholders.

Mr. Shinya Hashizume's term of office as Director will be five years at the conclusion of this General Meeting of Shareholders.

Pursuant to the provisions of Article 427, Paragraph 1 of the Companies Act, the Company has entered into an agreement with Mr. Akira Takamatsu to limit his liability for damages under Article 423, Paragraph 1 of the said Act, but due to his resignation, said agreement will become null and void.

Subject to the approval of the election of Mr. Akira Takamatsu, the Company intends to newly enter into an agreement with him based on Article 427, Paragraph 1 to limit his liability for damages under Article 423, Paragraph 1 of the said Act. The corresponding limitation of liability based on said agreement will be the minimum liability amount provided in laws and regulations.

6. The Company has designated Mr. Akira Takamatsu as an Independent Director as prescribed by the rules of Tokyo Stock Exchange, Inc. and has submitted a notification of the appointment to the same Exchange.

Proposal 3: Election of One (1) Audit & Supervisory Board Member

Audit & Supervisory Board Member Shinya Hashizume will resign at the conclusion of this Annual General Meeting of Shareholders. Accordingly, the election of one (1) Audit and Supervisory Board Member is proposed.

The candidate for Audit & Supervisory Board Member is as follows. The Audit and Supervisory Board has previously given its approval to this proposal.

| Name (Date of birth) | Career summary, positions and significant concurrent positions | Number of shares of the Company held |
|-----------------------------------|---|---|
| Yutaka Yasuda (August 9, 1953) | November 1977 June 1981 August 1981 May 1991 May 1999 July 2007 | 0 |
| | Joined Hiroshi Ito Certified Public Accountant Office Joined Yagi and Asano Audit Corporation Office (currently Ernst & Young ShinNihon LLC) Registered as a Certified Public Accountant Partner of Showa Ota & Co. (currently Ernst & Young ShinNihon LLC) Representative Partner (currently Senior Partner) (to present) General Manager of ShinNihon & Co., (currently Ernst & Young ShinNihon LLC) Nagoya Office (until June 2015) | |
| | [Reason for nomination] Mr. Yutaka Yasuda possesses a broad range of business experience and insight as a certified public accountant, and to have him apply these in auditing the Company, we nominated him as Outside Audit & Supervisory Board Member. Due to the above reasons, it has been determined that Mr. Yutaka Yasuda will be able to perform his duties as an Outside Auditor adequately. | |

(Notes)

1. Mr. Yutaka Yasuda is a new candidate for Audit & Supervisory Board Member.
2. There are no special interests between Mr. Yutaka Yasuda and the Company.
3. Mr. Yutaka Yasuda is a candidate for Outside Audit & Supervisory Board Member.
7. Subject to the approval of Mr. Yutaka Yasuda's election, based on Article 427, Paragraph 1 of the Companies Act, the Company intends to enter into an agreement with Mr. Yutaka Yasuda to limit his liability for damages under Article 423, Paragraph 1 of the said Act. The corresponding limitation of liability based on said agreement will be the minimum liability amount provided in laws and regulations.
4. The Company intends to designate Mr. Yutaka Yasuda as an Independent Auditor as prescribed by the rules of Tokyo Stock Exchange, Inc. and submit a notification of the appointment to the same Exchange.
Moreover, Mr. Yutaka Yasuda intends to resign from Ernst & Young ShinNihon LLC on June 25, 2016 and assume the position of Outside Director of Menicon Co., Ltd. on June 27, 2016.

Proposal 4: Payment of Bonuses to Directors

Taking into consideration the business performance, etc. for the year under review, the Company has decided to pay Directors' bonuses of a total of ¥41,500,000 to the four (4) Directors (excluding two (2) Outside Directors) in office as of the end of the year under review.

Moreover, the decision on the amount to be paid to each Director will be entrusted to the Board of Directors.