

A faint, light blue line-art illustration of a classical building facade. It features a large arched window with a pediment, a statue of a woman holding a staff on a high pedestal, and a smaller structure with a dome to the right.

The Daibiru Group Business Performance For Fiscal 2020

June 8, 2021
DAIBIRU CORPORATION

- 1. Consolidated Operating Results for Fiscal 2020 P.4**
- 2. Forecasts for Fiscal 2021 P.8**
- 3. “Design 100” Project Phase- II Progress P.15**
- 4. References P.30**

Consolidated Operating results for Fiscal 2020

- The third year of the medium-term management plan “Design 100” Project Phase - II (fiscal year 2018 through 2022)
- Revenue from operations and profit at each stage all reached new highs for two consecutive years due to the full-year contributions to income from new buildings including “BiTO AKIBA” (Akihabara), “DAIBIRU PIVOT” (Sapporo) and others.
- Impact of the spread of COVID-19
 - Leasing: Deferring or reducing rents for some commercial tenants while generally limited impact on the office buildings
 - Facility Management: Decrease of operating revenue and profit as some properties suspended
- ROE (return on equity): 5.3% (5.1% in Fiscal 2019)

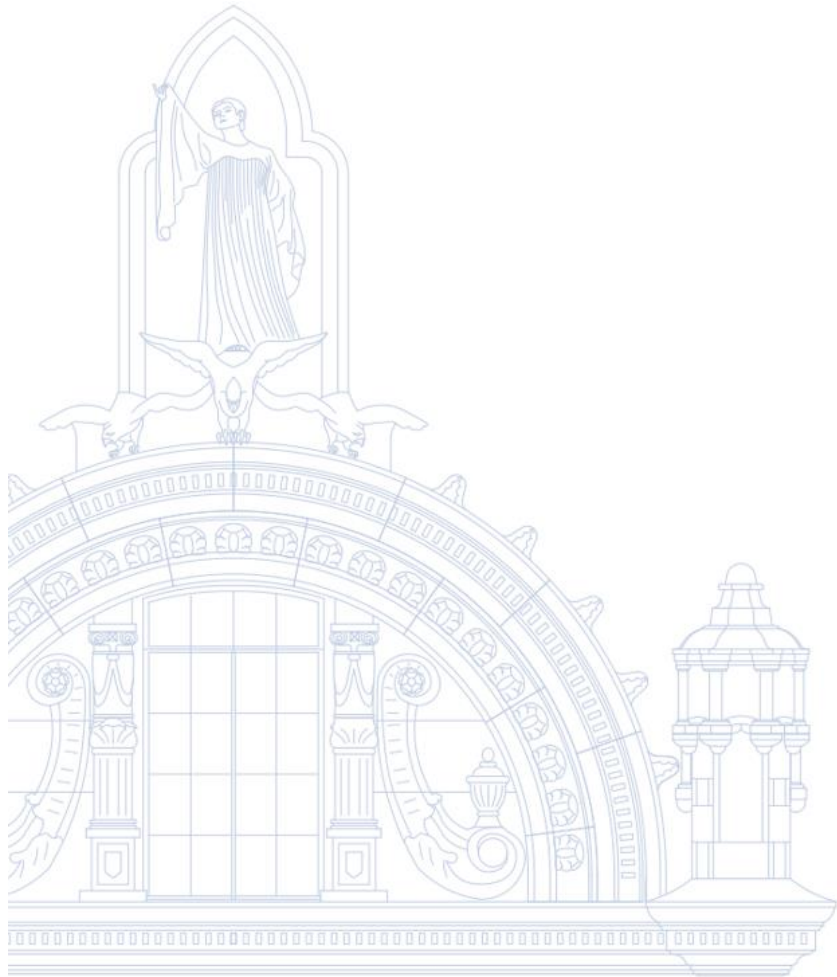
Forecasts for Fiscal 2021

- Despite stable revenue expected from existing buildings, operating revenue and profit are expected to decrease, reflecting the current assumptions regarding a decline in revenue and recognition of loss on building reconstructions resulting from the closure of office buildings scheduled for reconstruction (Midosuji Daibiru Building and Yaesu Daibiru Building) and the impact of the spread of COVID-19.

Capital Policy

- Dividends: The Company’s policy is to pay stable dividends with a dividend payout ratio of 30% to 35%.
- Fiscal 2020
 - Dividends: The Company plans to pay an annual dividend of ¥22.0/share (+¥1.0/share from the previous year) (dividend payout ratio of 30.1%), increasing by ¥1.0/share from the forecast at the beginning of the fiscal year.
 - Share repurchase: The Company repurchased 2,000 thousand treasury shares (¥2,265 million), of which 1,800 thousand shares were cancelled. Total return ratio including dividends and share repurchase is 56.9%.
- For Fiscal 2021, while both revenue and profit are expected to decrease, the Company plans to pay an annual dividend of ¥21.0/share in view of the stable dividend policy (dividend payout ratio of 34.4%).

〈 MEMO 〉



- Revenue from operations and profit at each stage reached new highs for two consecutive years (Record-high operating revenue for eight consecutive years)
- Mostly achieved quantitative targets in the medium-term management plan (Operating Revenue ¥43.0 billion, Operating Profit ¥11.0 billion, Profit attributable to owners of the Parent ¥7.0 billion)

(Millions of yen)

	Fiscal 2019	Fiscal 2020	Difference	Key points
Operating Revenue	42,817	42,909	92 (0.2%)	→ Please refer to page 5 (By Segment).
Operating Profit	11,561	12,101	540 (4.7%)	→ Please refer to page 5 (By Segment).
Ordinary Profit	10,858	11,672	813 (7.5%)	<ul style="list-style-type: none"> • Decrease in dividend income • Decreases in bond issuance costs and interest expenses, etc.
Profit attributable to owners of the Parent	7,932	8,437	505 (6.4%)	<p>Extraordinary income and loss < Fiscal 2020 ></p> <ul style="list-style-type: none"> • Extraordinary income: ¥707 million in total (Gain on sales of investment securities) • Extraordinary loss: ¥139 million in total (Loss on building reconstructions, Loss on retirement of non-current assets) <p>< Fiscal 2019 ></p> <ul style="list-style-type: none"> • Extraordinary income: ¥842 million in total (Gain on sales of investment securities) • Extraordinary loss: ¥231 million in total (Loss on building reconstructions, Loss on retirement of non-current assets)

Consolidated Operating Results for Fiscal 2020 – By Segment –



(Millions of yen)

	Fiscal 2019	Fiscal 2020	Difference		Key points
Operating Revenue	42,817	42,909	92	(0.2%)	
Leasing	32,947	33,659	712	(2.2%)	<ul style="list-style-type: none"> Contributions to income from “BiTO AKIBA” (Akihabara), “DAIBIRU PIVOT” (Sapporo), etc. Deferring or reducing rents for some commercial tenants affected by the spread of COVID-19, etc.
Facility Management	11,547	11,037	△ 509	(△4.4%)	<ul style="list-style-type: none"> Some properties to suspend or reduce hours of business in response to the spread of COVID-19 Acquisition of Nowatec Co., Ltd. (August 2020), etc.
Other Businesses	842	703	△ 138	(△16.4%)	<ul style="list-style-type: none"> Decrease in construction subcontracting values, etc.
Adjustment	△ 2,519	△ 2,491	28	–	
Operating Profit	11,561	12,101	540	(4.7%)	
Leasing	12,629	13,268	638	(5.1%)	<ul style="list-style-type: none"> Increases in repair costs, management commissions, fixed property tax, etc.
Facility Management	531	522	△ 9	(△1.7%)	<ul style="list-style-type: none"> Decrease in costs for facility management because of suspended or reduced hours of business as above.
Other Businesses	186	149	△ 36	(△19.8%)	
Adjustment	△ 1,786	△ 1,839	△ 52	–	

Consolidated Operating Results for Fiscal 2020 – Balance Sheets

	Fiscal 2019	Fiscal 2020	Difference	Key points
Current assets	21,035	21,844	809	<ul style="list-style-type: none"> • Increase in property and equipment associated with the completion of “275 George Street”; office building development project in Sydney, Australia • Increase in investment securities due to rise in stock prices • Depreciation, etc.
Non-current assets	362,390	372,083	9,692	
Total assets	383,426	393,928	10,501	
Current liabilities	31,669	27,625	△ 4,043	<ul style="list-style-type: none"> • Increase in deferred tax liabilities • Decrease in interest-bearing debts (Balance at the end of Fiscal 2020 ¥166,408 million) (Balance at the end of Fiscal 2019 ¥169,732 million), etc.
Non-current liabilities	193,928	198,956	5,027	
Total liabilities	225,598	226,581	983	
Total net assets	157,827	167,346	9,518	<ul style="list-style-type: none"> • Valuation difference on available-for-sale securities +¥5,112 million • Retained earnings +¥4,051 million. etc. • Share repurchase (2.0 million shares) and cancelation (1.8 million shares) in Fiscal 2020
Total liabilities and net assets	383,426	393,928	10,501	
Market price of owned leasing properties at the time of disclosure	570,777	585,892	15,114	
Unrealized gain in above properties	235,415	248,834	13,419	<p><Net assets per share (BPS) at the end of Fiscal 2020></p> <ul style="list-style-type: none"> • based on book value: ¥1,442 • reflecting unrealized gain as shown in left columns less tax: ¥2,948

Consolidated Operating Results for Fiscal 2020 – Cash Flows –

(Millions of yen)

	Fiscal 2019	Fiscal 2020	Difference	Key points
Cash flows from operating activities	14,570	13,659	△ 911	
Cash flows from investing activities	△ 27,303	△ 3,845	23,457	Payments for acquisition of property and equipment < Fiscal 2020 > • Completion of “275 George Street”, etc. < Fiscal 2019 > • Completion of “BiTO AKIBA”, acquisition of “DAIBIRU PIVOT” and others, etc.
Cash flows from financing activities	13,685	△ 8,387	△ 22,072	• Proceeds from long-term borrowings • Redemption of bonds, etc.
Net increase (decrease) in cash and cash equivalents	933	1,552	619	
Cash and cash equivalents at beginning of period	15,403	16,336	933	
Cash and cash equivalents at end of period	16,336	17,889	1,552	

- Despite stable revenue expected from existing buildings, operating revenue and profit are expected to decrease, reflecting the current assumptions regarding a decline in revenue and recognition of loss on building reconstructions resulting from the closure of office buildings scheduled for reconstruction (Midosuji Daibiru Building and Yaesu Daibiru Building) and the impact of the spread of COVID-19.

(Millions of yen)

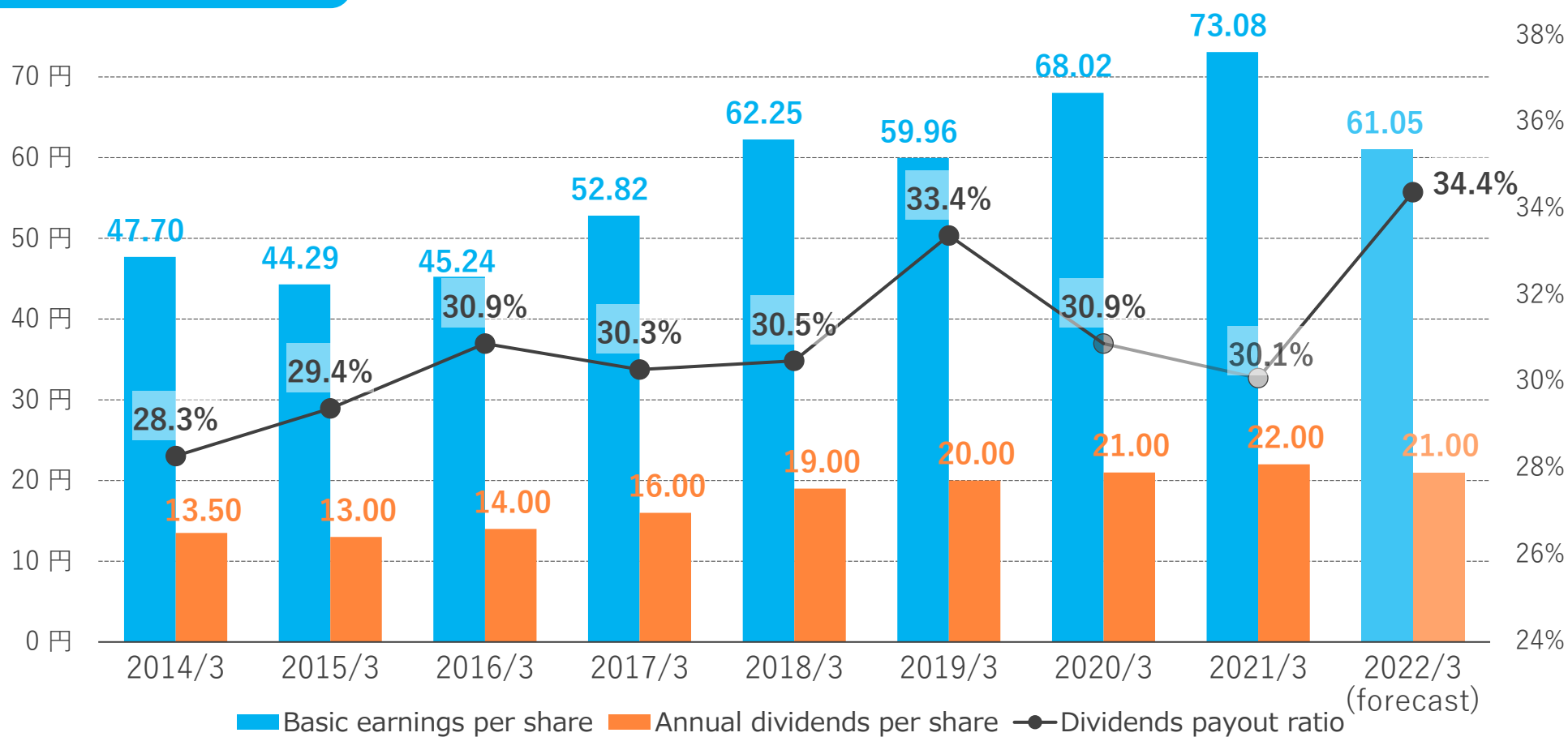
	Fiscal 2020	Fiscal 2021 (forecast)	Difference	Key points
Operating Revenue	42,909	41,500	△ 1,409 (△3.3%)	➔Please refer to page 9 (By Segment).
Operating Profit	12,101	10,500	△ 1,601 (△13.2%)	➔Please refer to page 9 (By Segment).
Ordinary Profit	11,672	10,000	△ 1,672 (△14.3%)	
Profit attributable to owners of the Parent	8,437	7,000	△ 1,437 (△17.0%)	Increase in loss on building reconstructions (extraordinary loss)

Forecasts for Fiscal 2021 – By Segment –

	Fiscal 2020	Fiscal 2021	Difference	Key points
Operating Revenue	42,909	41,500	△ 1,409 (△3.3%)	
Leasing	33,659	32,500	△ 1,159 (△3.4%)	• Decrease in revenue resulting from the closure of Midosuji Daibiru Building and Yaesu Daibiru Building
Facility Management	11,037	11,000	△ 37 (△0.3%)	
Other Businesses	703	500	△ 203 (△29.0%)	• Decrease in construction subcontracting values, etc.
Adjustment	△ 2,491	△ 2,500	△ 8 –	
Operating Profit	12,101	10,500	△ 1,601 (△13.2%)	
Leasing	13,268	12,000	△ 1,268 (△9.6%)	• Increases in repair costs, etc.
Facility Management	522	400	△ 122 (△23.5%)	
Other Businesses	149	100	△ 49 (△33.3%)	
Adjustment	△ 1,839	△ 2,000	△ 160 –	

- **Dividend Policy: Stable dividends with a target dividends payout ratio of 30-35%**
- **Annual dividend will be: Fiscal 2020-¥22.0(expected), Fiscal 2021-¥21.0(forecast)**
- **Dividend payout ratio: Fiscal 2020-30.1%(total return ratio 56.9%), Fiscal 2021-34.4%(forecast)**

Dividend trends



※ For 2014/3, the Company paid a commemorative dividend (+1.5 yen)

Share Repurchase

The total number of shares repurchased and total amount of repurchase price accumulated after the date of resolution at the board of directors meeting held on April 30, 2020

- **Type of shares subject to repurchase: Common shares**
- **Total number of shares repurchased: 2,000,000 shares***
 - *1.71% of the total number of issued shares (excluding treasury shares)
(Reference) Status of treasury shares held as of April 30, 2020
Total number of issued shares (excluding treasury shares): 116,626,274 shares
- **Total amount of repurchase price: ¥2,265,127,138**
- **Period of repurchase: From May 7, 2020 to December 23, 2020**
- **Method of repurchase: Open Market purchase on the Tokyo Stock Exchange**

Cancellation of treasury shares

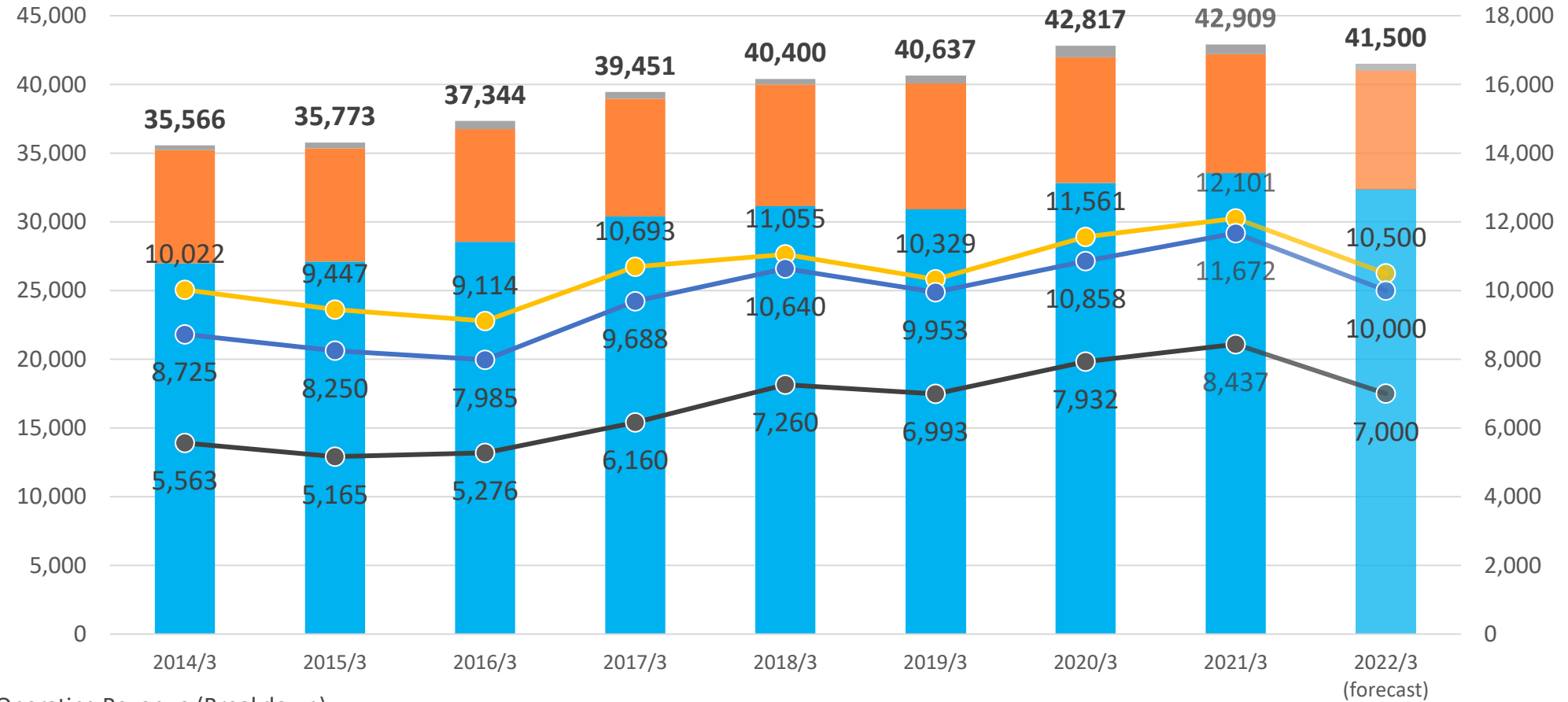
Number of shares cancelled pursuant to the resolution at the board of directors meeting held on March 26, 2021

- **Number of shares canceled: 1,800,000 shares**
- **Date of cancellation: March 31, 2021**
- **The total number of issued shares after the cancellation: 115,051,049 shares**

Operating revenue/Operating profit/Ordinary profit/Profit attributable to owners of the parent

(Millions of yen)

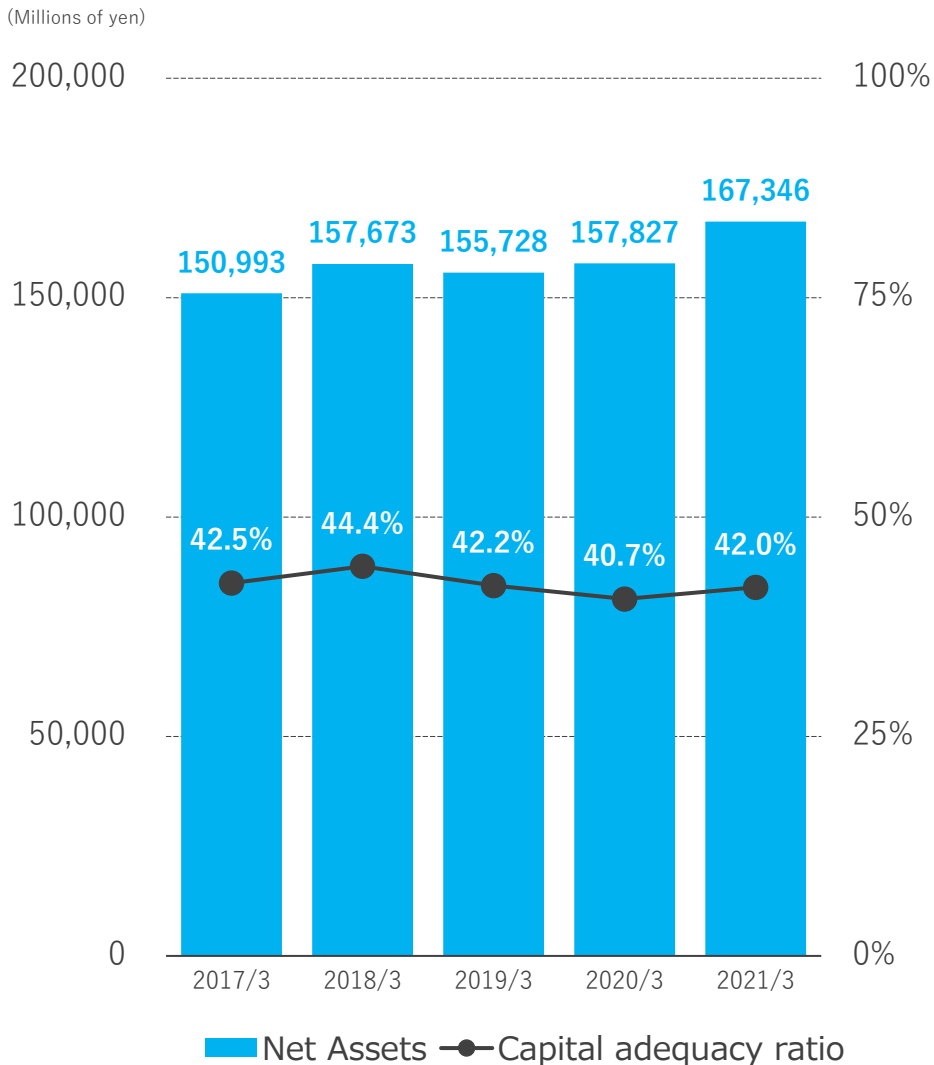
(Millions of yen)



Operating Revenue (Breakdown)

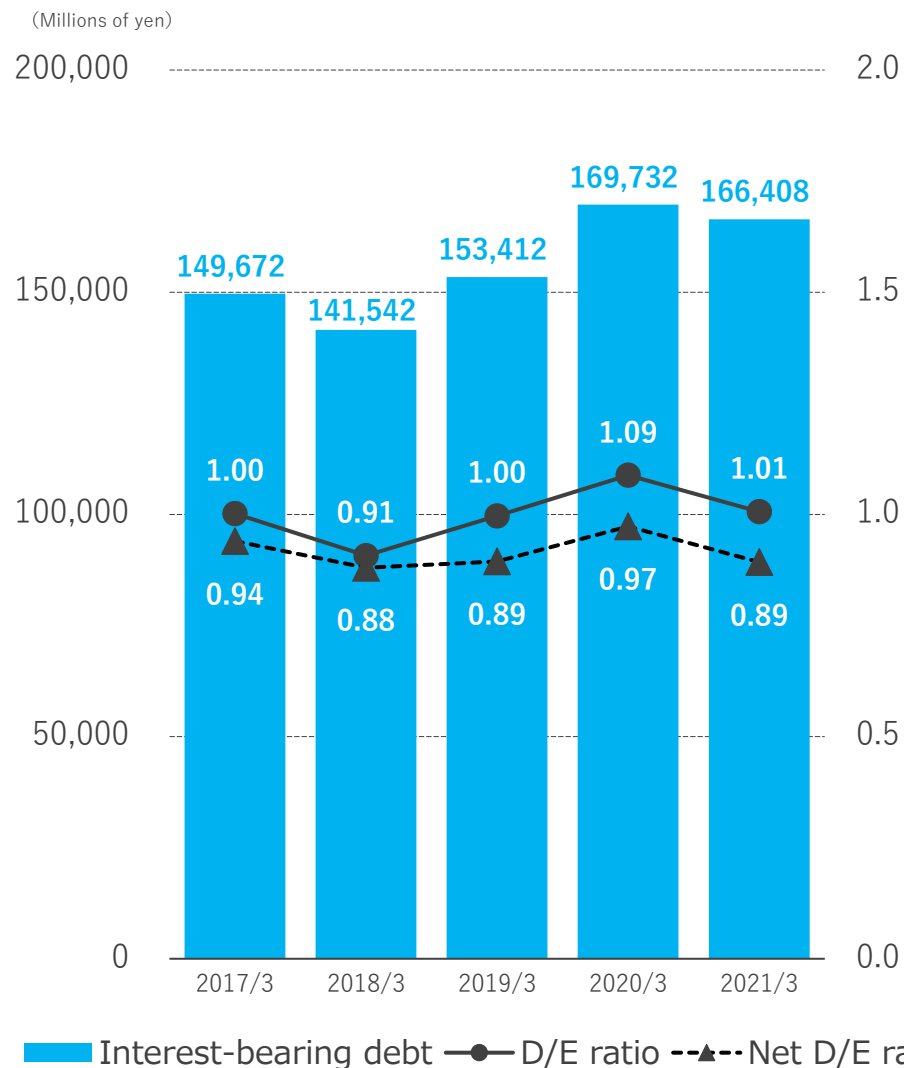
- [Leasing
- [Facility Management
- [Other Businesses]
- Operating Profit
- Ordinary Profit
- Profit attributable to owners of the parent

Net Assets/Capital adequacy ratio



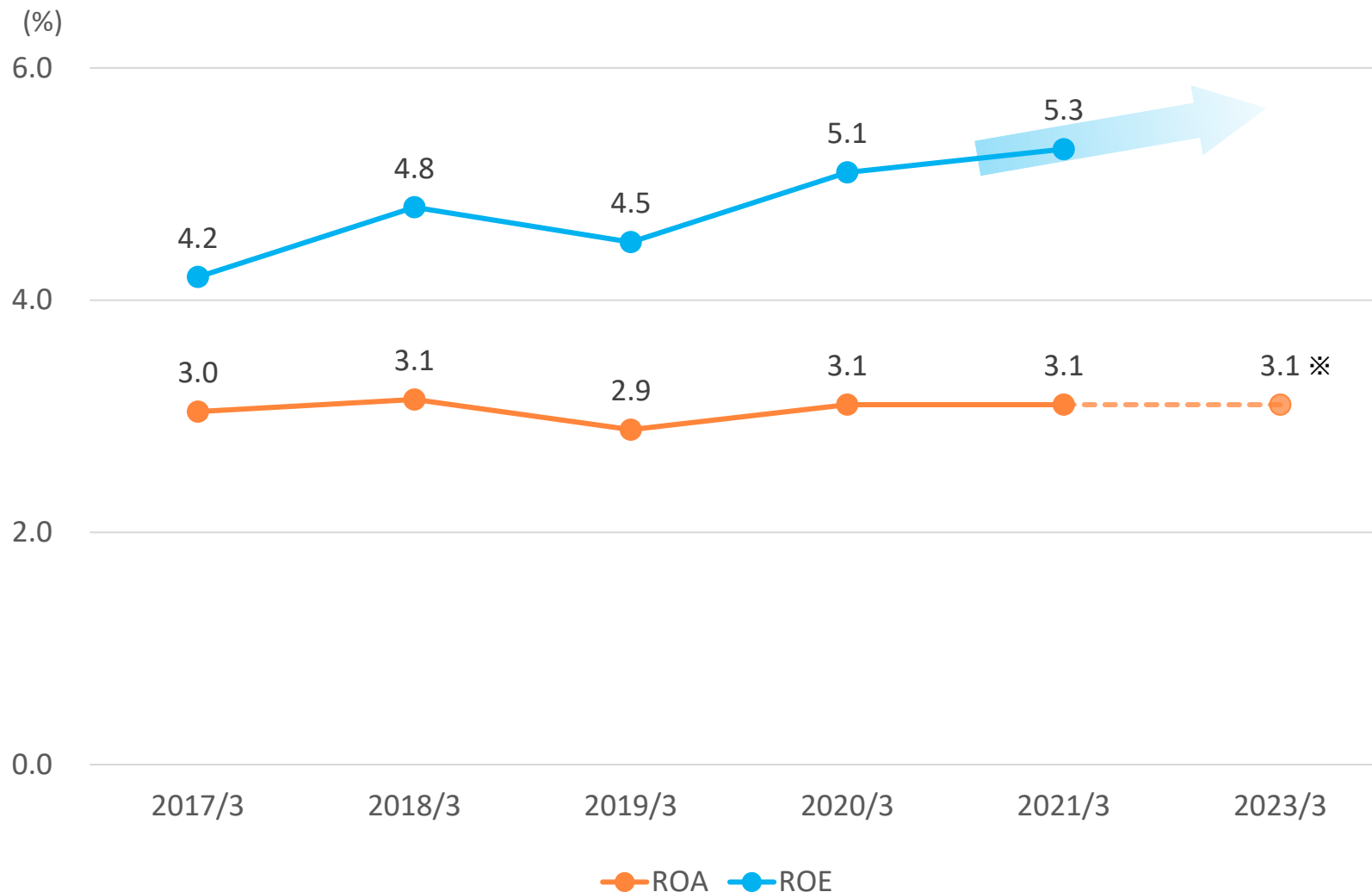
(Note) Capital adequacy ratio=Equity/Total assets

Interest-bearing debt/D/E ratio



(Note) D/E Ratio=Interest-bearing debt/Equity
 Net D/E Ratio = (Interest-bearing debt - Cash)/Equity

ROA / ROE



(Note) ROA = Operating profit/total assets (average of the beginning and end of the term)

ROE = Profit attributable to owners of parent/shareholders' equity (average of the beginning and end of the term)

※The figures for fiscal years 2022 is ideal figures made at the time of formulating the medium-term management plan.

Medium-term Management Plan (Fiscal 2018 – 2022)

”Design 100” Project Phase- II

“Daibiru Excellence” towards Sustainable, Innovative & Global Next 100 (Century)

~ **Return to Corporate Principles** ~

< Progress update as of May 2021 >

➤ Strategies were considered with a focus on **“Return to Corporate Principles”**

Corporate Principles

“Constructing buildings, creating towns, pioneering the new era”

Five Priority Strategies

Development

- 1 Investment in High-end office properties in CBD (CBD: Central Business District)
- 2 Expansion of investment targets (Midsize and small office/commercial properties, provincial cities)

Support society

- 4 (Investment to enhance the competitiveness of existing assets)
 - Enhancement of high-quality property management system
 - Enhancement of relationships with customers
 - Large scale renovations

Reconstruction of existing buildings (Yaesu Daibiru building and Midosuji Daibiru building)

Unique vision

- 3 Improvement of overseas businesses (Expansion of Vietnam businesses; Businesses evolution to Australia, etc.)
- 5 Enhancement and expansion of property maintenance businesses

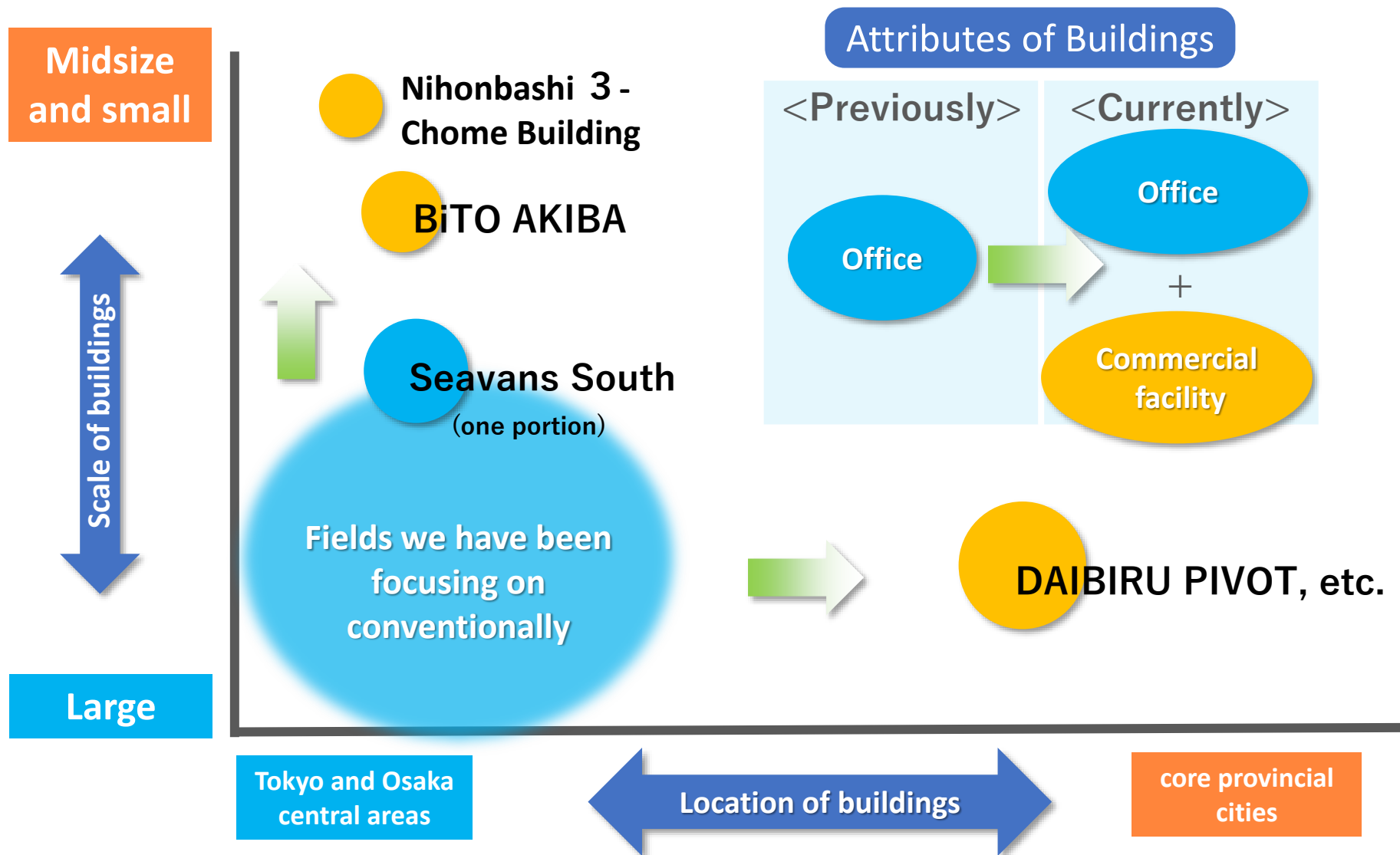
Expansion of investments in technologies

Enhancement of initiatives to promote ESG



Name	Nihonbashi 3-Chome Building	BiTO AKIBA	DAIBIRU PIVOT, etc.	Seavans South
Location	3-2-17 Nihonbashi, Chuo-ku, Tokyo	1-18-19, Sotokanda, Chiyoda-ku, Tokyo	Nishi 4-chome, Chuo-ku, Minami Nijyo, Sapporo, Hokkaido	2-3, Shibaura 1-chome, Minato-ku, Tokyo
Usage	Rental commercial facility	Rental commercial facility	Rental commercial facility	Offices
Site Area	371㎡ (112 Tsubo)	577㎡ (175 Tsubo)	3,113㎡ (942 Tsubo)	
Gross Floor Area	2,305㎡ (697 Tsubo)	4,948㎡ (1,497 Tsubo)	23,595㎡ (7,138 Tsubo)	74,222㎡ (22,452 tsubo) ※ Including portions owned by co-owners
Number of Stories	7 floors above ground, 2 floors below ground	11 floors above ground, 2 floors below ground	9 floors above ground, 3 floors below ground	24 floors above ground, 2 floors below ground
Structure	Steel reinforced concrete construction	Reinforced concrete construction, steel frame construction	Steel frame reinforced concrete construction (partially reinforced concrete construction and steel frame construction)	Steel frame structure (partially steel frame reinforced concrete structure and reinforced concrete structure)
Completion	March 1989	November 2019 (grand opening)	August 1969	January 1991
Acquisition	April 2019	※ developed by the Company	November 2019	November 2019

➤ Extension of investment targets to “small and medium-sized office and commercial buildings in CBD” and “core provincial cities,” in addition to “large-sized office buildings in CBD”



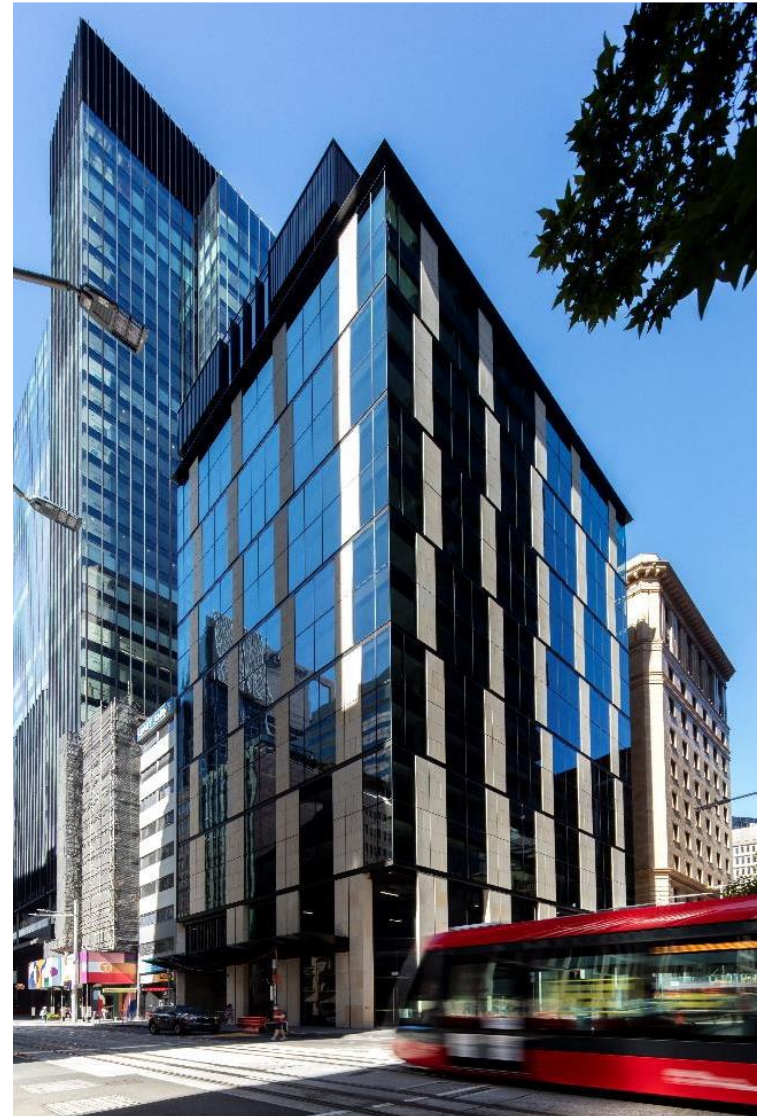
Office building development project in Sydney, Australia
“275 George Street”

Very convenient location in CBD* center

***Central Business District**

- Completed December 10, 2020

Location	275 George Street, Sydney, NSW, Australia
Site Area	634m ² (192 tsubo)
Net leasable area	7,298m ² (2,208 tsubo)
Number of stories	15 floors above ground, 3 floors below
Structure	Reinforced concrete construction
Usage	Office and Retail
Architect	Architectus
Constructor	John Holland Group



Promotion of Reconstruction of Midosuji Daibiru Building

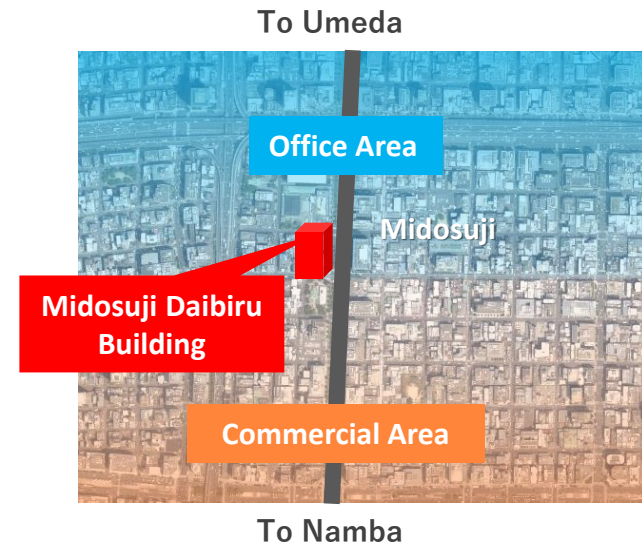
- The location will serve as a node for the office area and the commercial area. In the future, with the abolition of the side roads of Midosuji, it is conceivable that the number of pedestrians and people will increase and the area will be vitalized.



- Completion in 1964
- Closed at the end of December 2020



- Target completion in fiscal 2023



Conceptual drawing of car-free Midosuji street [pedestrian-centric street]
(Source: "Midosuji future vision (proposal)" of Midosuji 80th Anniversary Project Promotion Committee)

Plan for Reconstruction of Midosuji Daibiru Building – Construction of New Office Building

- Concept: “Your Premium, Your Work Place”

Work places that accommodate various work styles in the post-COVID-19 era

- Multiple spaces in the entrance area on 2F, available to workers for selecting the best environment according to their mood and purpose of the moment

“Lounge for Tenants only” (used for meetings and solo-work)

“Green-covered Terrace”, “Cafe” (with a view of the ginkgo trees along Midosuji)

< Outline of planned building >

Location

4-chome Minamikyuhoji-cho, Chuo-ku, Osaka

Site Area

1,483㎡ (449 tsubo)

Gross Floor Area

approx. 20,300㎡ (approx. 6,100 tsubo)

Number of Stories

20 floors above ground,
1 floor below ground

Structure

Steel frame construction (partially steel frame reinforced concrete construction)

Usage

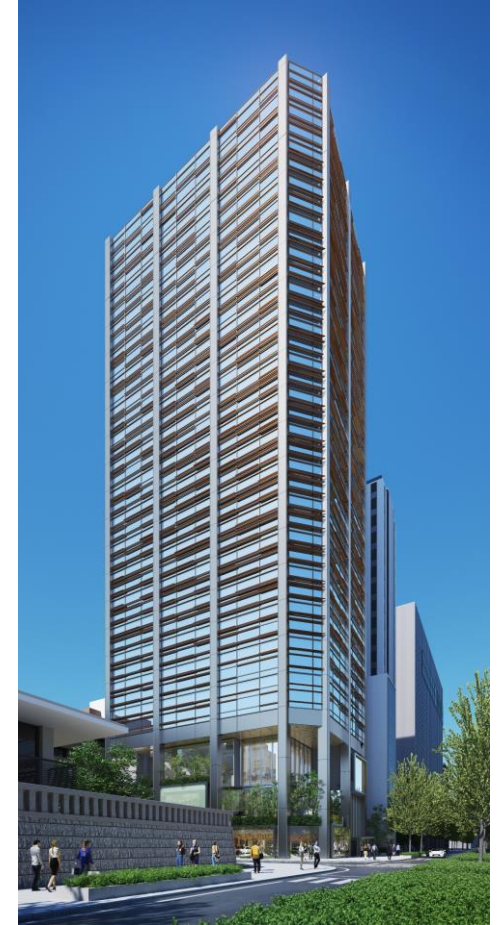
Office and Retail (planned)

Architect

Nikken Sekkei Ltd

Construction

OBAYASHI CORPORATION



“ Your Premium , Your Workplace ”

You can work in the best environment for yourself. Next-generation workplace for such “premium”.

Promotion of Reconstruction of Yaesu Daibiru Building

- Located in the Yaesu area near Tokyo Station, the property is directly connected to the Yaesu underground shopping center and is in a premium location unaffected by a fluctuating office market.



- Completion in 1968 (53 years old)
- Scheduled to be closed at the end of 2021



- Target completion in fiscal 2025

Location	1-1-1 Kyobashi, Chuo-ku, Tokyo
Site Area	1,949㎡ (590 tsubo)
Architect	Nikken Sekkei Ltd

**Acquisition of Nowatec Co., Ltd.
by MOL Kosan Co., Ltd.**

➤ **Aim for further growth toward general property maintenance business by adding technical capabilities to our existing sales capabilities through M&A**

- Acquired all shares on August 4, 2020
- Strength in work on electric equipment, automatic control equipment, etc., utilizing “Instrumentation” technology with little competition
- Enhance collaboration among Group companies and pursue synergy

Main Business

Equipment work and maintenance (electric, automatic control, air conditioning, and disaster prevention equipment)

Share capital

¥20 million

Establishment

July 1993

Headquarters

Fukaya city, Saitama prefecture

Number of Employees

35



Headquarters building, Nowatec Co., Ltd.

<Management Philosophy>

Now, advance a technology and become a valuable company necessary for future.

Now, a technology for future.

Nowatec

Company name is included.

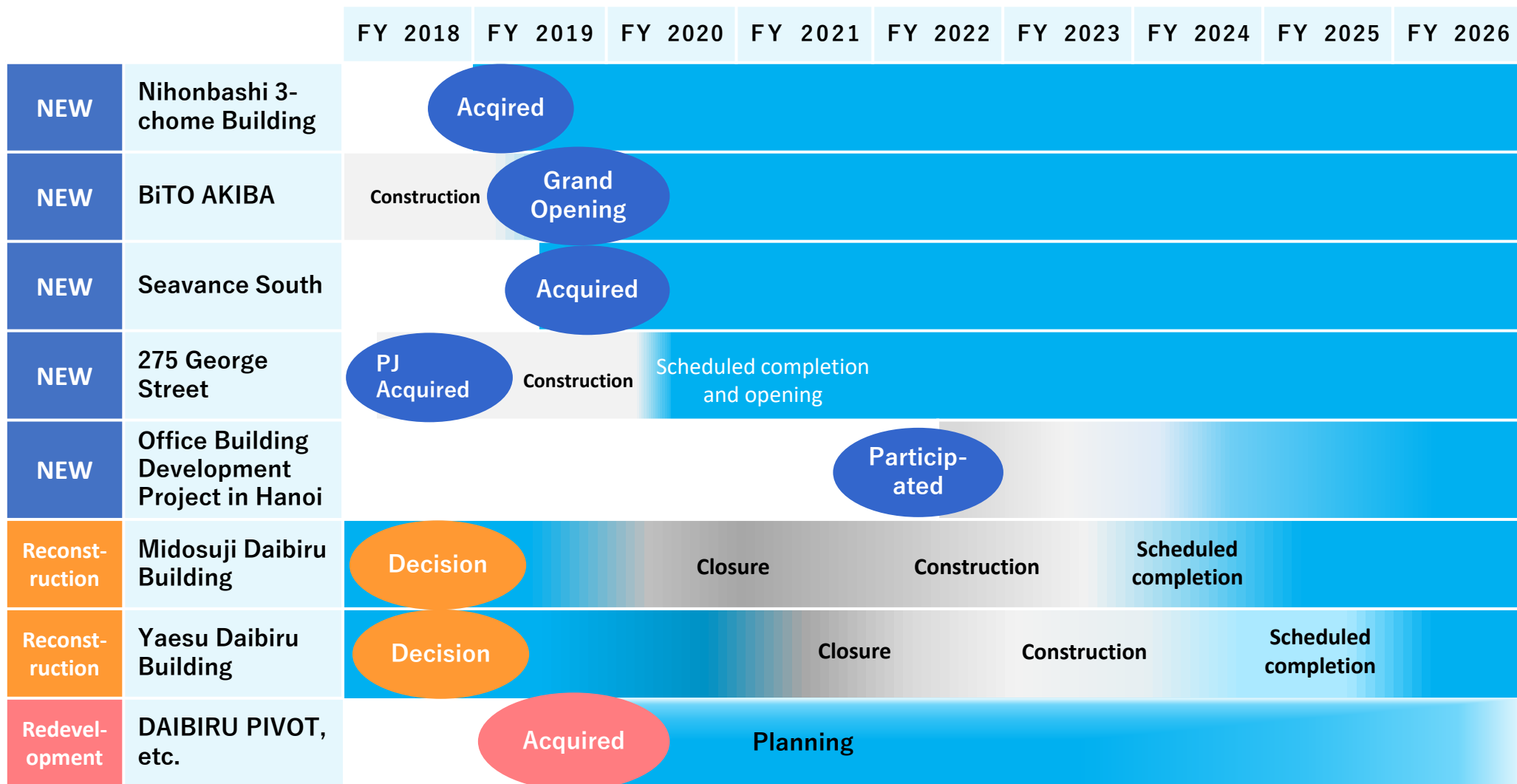
(Billions of yen)

	Fiscal 2018		Fiscal 2019	Fiscal 2020		Fiscal 2021			Fiscal 2022
	Plan	Actual	Actual	Plan	Actual	Forecast			Plan
Operating Revenue	40.5	40.6	42.8	43.0	42.9	41.5			46.0
Operating Profit	10.0	10.3	11.6	11.0	12.1	10.5			13.0
Net Income	6.5	7.0	7.9	7.0	8.4	7.0			8.0
ROA [Operating Profit / Total Assets]	2.8%	2.9%	3.1%		3.1%				3.1%
D/E Ratio	0.9	1.0	1.1		1.0				1.1

- Depending on the impact of the spread of COVID-19, the Company may consider revising the plan for fiscal 2022.

Priority Strategies	Investment Plan (Fiscal 2018 - 2022)	Decided (Payout during period)	Decided (Total investment)
Investment for growth	(Billions of yen)	(Billions of yen)	(Billions of yen)
(1) Investment in high-end office properties in CBD	65.0	About 31.0	About 50.0
(2) Expansion of investment targets			
(3) Improvement of overseas businesses	40.0	About 22.0	About 22.0
Enhancement of business bases			
(4) Investment to enhance the competitiveness of existing assets	15.0	About 13.0	About 34.0
(5) Enhancement and expansion of property maintenance businesses			
Total	<u>120.0</u>	About <u>66.0</u>	About <u>106.0</u>

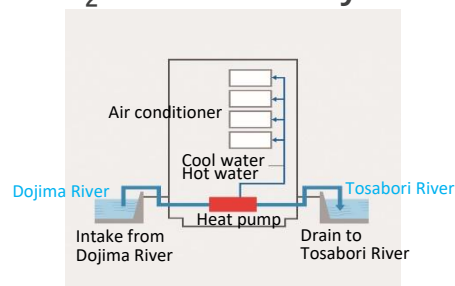
➤ Steady progress on the medium-term investment plans



E – Environmental Activities

To contribute to sustainable development of society, we are engaged in creating environmentally friendly towns full of greenery.

- Adoption of district heating and cooling system (Nakanoshima Daibiru Building, Daibiru-Honkan Building, Hibiya Daibiru Building)
- “Dojima-no-mori”, an eco-friendly green space of approx. 1,000 tsubo, created on the site of Shin-Daibiru Building, acquired “AAA” evaluation, the highest rank in JHEP Certification, as the first recipient in western Japan.
- Shin-Daibiru Building, recognized for its high environmental performance and BCP response capabilities, acquired “five stars”, the highest rank in the DBJ Green Building Certification, and “S”, the highest rank in CASBEE Osaka Mirai.
- “275 George Street”, completed in Dec. 2020, acquired “5 stars” in “Green Star”, a major environmental rating system for buildings in Australia, and is also expected to acquire “5 stars” or above in “NABERS Energy” rating.
- Renewal of air-cooling chiller implemented at “Saigon Tower” in Ho Chi Minh City, Vietnam, was selected for “Financing Programme for the Joint Crediting Mechanism (JCM)” led by the Ministry of the Environment.
- Replacing fluorescent lights and incandescent lamps in existing buildings with highly energy-saving, long-life and environmentally friendly LED lights
- Furthermore, considering utilization of CO₂-free electricity to realize decarbonized society



S - Coexistence with the Local Society: Social Contribution and Support for Culture

Recognizing we are a member of the local society, we pursue coexistence with the local society through corporate activities.

- Conduct Disaster Response Training Concerning Stranded Persons (Akihabara station area)
- Participate in Nakanoshima Litter Cleanup Activities
- Participate in “Living Architecture Museum Festival Osaka (OPEN HOUSE OSAKA)”, an architecture public event
- Promote charity activities in Vietnam

G - Governance

For the sustainable and stable growth and the long-term improvement of corporate value of the Group, we are working on the enhancement of corporate governance.

- Establishment of the Governance Advisory Committee (comprising 2 Independent Outside Directors and President Chief Executive Officer and chaired by an Independent Outside Director)
- Proportion of outside members of the Audit & Supervisory Board (2 out of 3 are Independent Outside Audit & Supervisory Board Members)
- Introduction of the restricted stock compensation plan
- Evaluation of effectiveness of the Board of Directors
- Sales of cross shareholdings

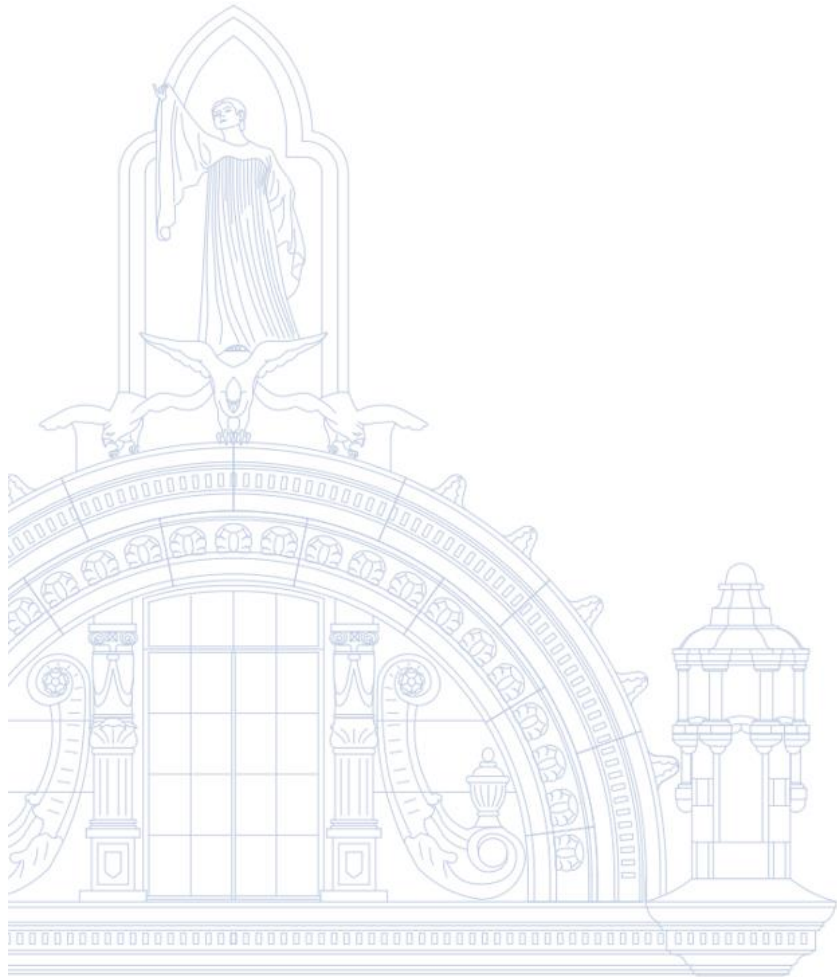
Living Architecture Museum Festival Osaka
Buildings virtually opened to the public (year 2020)



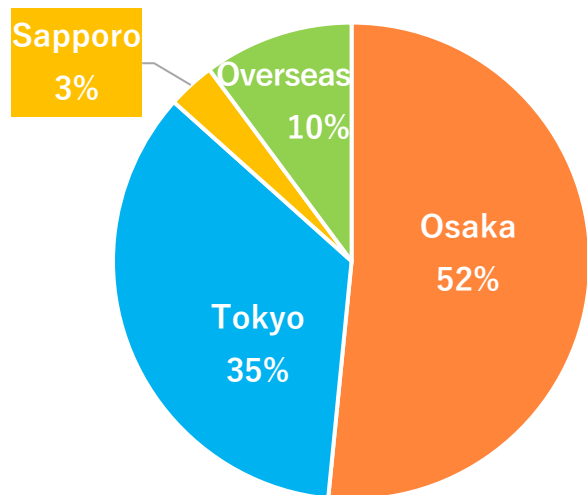
Charity at Hanoi Social Protection Center 3 (year 2019)



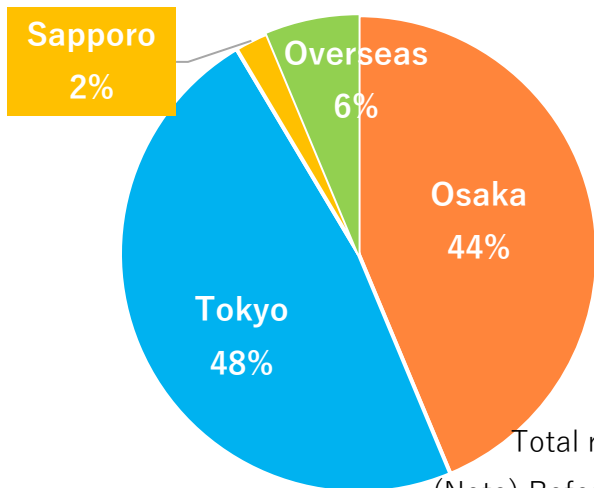
〈 MEMO 〉



Gross floor area ratio



Revenue ratio (Fiscal 2020 Leasing)



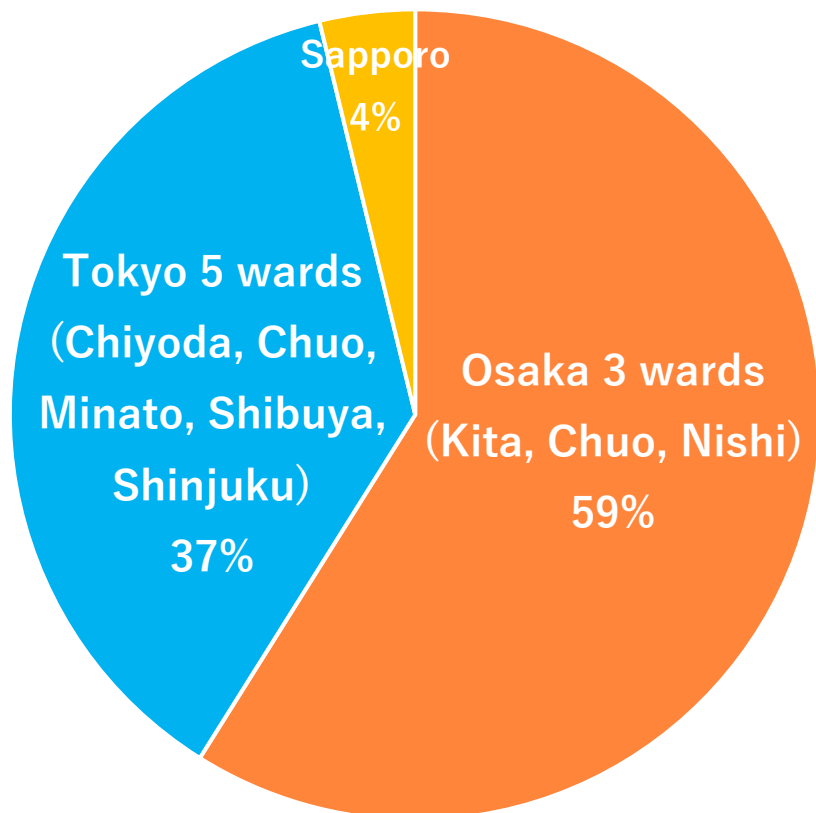
Total revenue ¥33.7 billion

(Note) Before the elimination of intersegment amounts

	Number of properties	Gross floor area	
Office buildings and Commercial buildings	32	694,976m² (210,230tsubo)	
Osaka area	11	365,480m ² (110,558tsubo)	
Tokyo area	15	231,254m ² (69,954tsubo)	
Sapporo area	3	23,595m ² (7,137tsubo)	
Overseas	3	74,647m ² (22,581tsubo)	
Residences	15	39,335m² (11,899subo)	
Osaka area	2	13,184m ² (3,988tsubo)	
Tokyo area	13	26,151m ² (7,911tsubo)	
Total	47	734,311m² (222,129tsubo)	

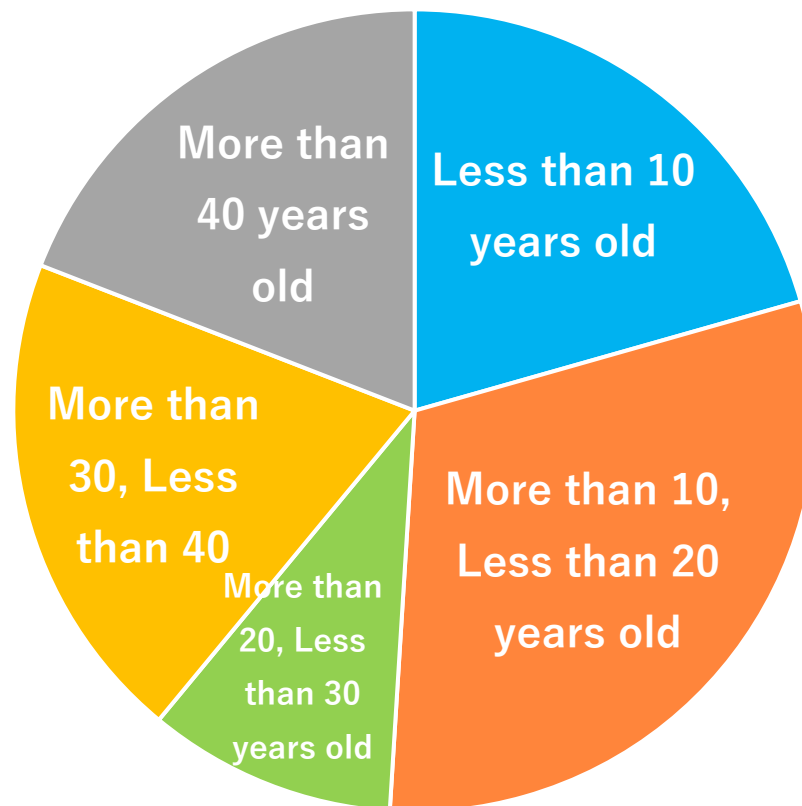
(Note) Properties in operation as of March 31, 2021.
As to the co-owned properties, our share is stated.

Office buildings and Commercial buildings
By location & Gross floor area ratio



Intensively focused on holding in CBD

Office buildings and Commercial buildings
Gross floor area ratio by building age



Well-balanced holding of both new and older buildings

(Note) Properties in operation as of March 31, 2021. As to the co-owned properties, our share is stated.

References -List of Our Properties (Osaka)-

Daibiru-Honkan Building



Gross floor area: 48,198m²
 Size:22 floors above ground,
 2 floors below ground
 Completion: Feb. 2013

Nakanoshima Daibiru Building



Gross floor area: 79,543m²
 Size:35 floors above ground,
 2 floors below ground
 Completion: Mar. 2009

Shin-Daibiru Building



Gross floor area: 77,388m²
 Size:31 floors above ground,
 2 floors below ground
 Completion: Mar. 2015

Umeda Daibiru Building



Gross floor area: 42,363m²
 Size:23 floors above ground,
 3 floors below ground
 Completion: May 2000

Tosabori Daibiru Building



Gross floor area: 37,497m²
 Size:17floors above ground,
 1 floor below ground
 Completion: Jul. 2009

Yodoyabashi Daibiru Building



Gross floor area: 11,273m²
 Size:14 floors above ground,
 2 floors below ground
 Completion: Feb. 1997

Awajimachi Daibiru Building



Gross floor area: 10,344m²
 Size:8 floors above ground,
 1 floor below ground
 Completion: May 1986

Dokita Daibiru Building



Gross floor area: 4,283m²
 Size:7 floors above ground,
 1 floor below ground
 Completion: Mar. 1986

Kita-Umeda Daibiru Building



Gross floor area: 4,185m²
 Size:8 floors above ground,
 1 floor below ground
 Completion: Jan. 1997

Estate Tosabori Building



Gross floor area: 5,635m²
 Size:5 floors above ground,
 1 floor below ground
 Completion: Oct. 1997

Dojima Daibiru Building (ANA Crowne Plaza Osaka)



Gross floor area: 44,770m²
 Size:23 floors above ground,
 3 floors below ground
 Completion: Sep. 1984

Hibiya Daibiru Building



Gross floor area: 29,961m²
 Size:21 floors above ground,
 3 floors below ground
 Completion: Oct. 1989

Akihabara Daibiru Building



Gross floor area: 50,290m²
 Size:31 floors above ground,
 2 floors below ground
 Completion: Mar. 2005

Shosen Mitsui Building (Toranomom Daibiru Building)



Gross floor area: 34,655m²
 Size:16 floors above ground,
 3 floors below ground
 Completion: Nov. 1979

Yaesu Daibiru Building



Gross floor area: 26,723m²
 Size:9 floors above ground,
 5 floors below ground
 Completion: Jun. 1968

Aoyama Rise Square



Gross floor area: 25,011m²
 *Including portions owned by co-owners
 Size:16 floors above ground,
 2 floors below ground
 Completion: Apr. 2003

Kojimachi Daibiru Building



Gross floor area: 11,610m²
 Size:7 floors above ground,
 2 floors below ground
 Completion: Sep. 1976

Shiba Daibiru Building



Gross floor area: 10,833m²
 Size:10 floors above ground,
 1 floor below ground
 Completion: Jun. 1989

Uchisaiwaicho Daibiru Building



Gross floor area: 10,122m²
 *Including portions owned by co-owners
 Size:9 floors above ground,
 2 floors below ground
 Completion: Jan. 1983

**Mita Nitto
Daibiru Building**



Gross floor area: 10,008m²
 *Including portions owned by co-owners
 Size:8 floors above ground,
 1 floor below ground
 Completion: Sep. 1986

**Estate Shiba
Building**



Gross floor area: 499m²
 Size:5 floors above ground
 Completion: Dec. 1987

Seavans South



Gross floor area: 74,222m²
 *Including portions owned by co-owners
 Size:24 floors above ground,
 2 floors below ground
 Completion: Jan. 1991

**Shinjuku Daibiru
Building (Shinjuku ALTA)**



Gross floor area: 11,255m²
 Size:8 floors above ground,
 3 floors below ground
 Completion: Apr. 1980

BiTO AKIBA



Gross floor area: 4,948m²
 Size:11 floors above ground,
 2 floors below ground
 Completion: Jul. 2019

BiTO AKIBA PLAZA



Gross floor area: 3,201m²
 Size:9 floors above ground,
 1 floor below ground
 Completion: Mar. 2005

**Nihonbashi
3-Chome Building**

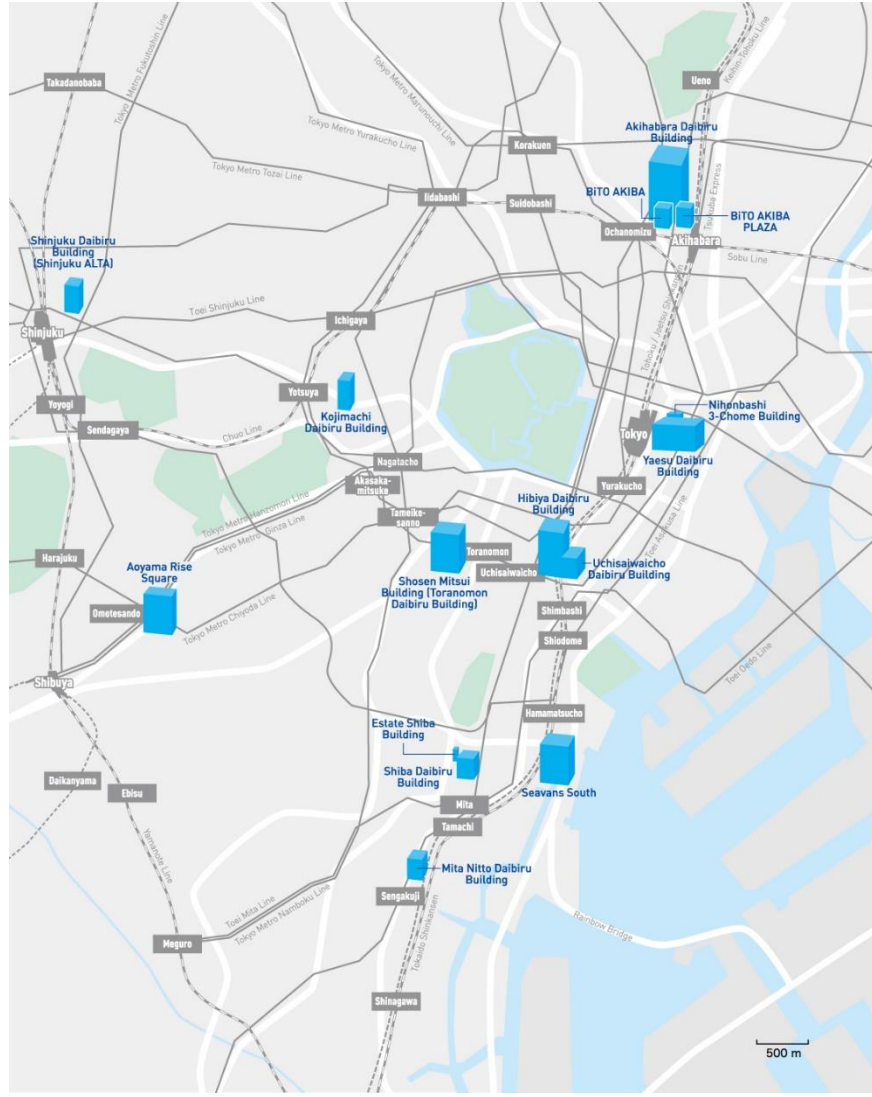


Gross floor area: 2,305m²
 Size:7 floors above ground,
 2 floor below ground
 Completion: Mar. 1989

Osaka area



Tokyo area



DAIBIRU PIVOT



Gross floor area: 20,814m²
 Size: 9 floors above ground, 3 floors below ground
 Completion: Aug. 1969

DAIBIRU PIVOT WEST

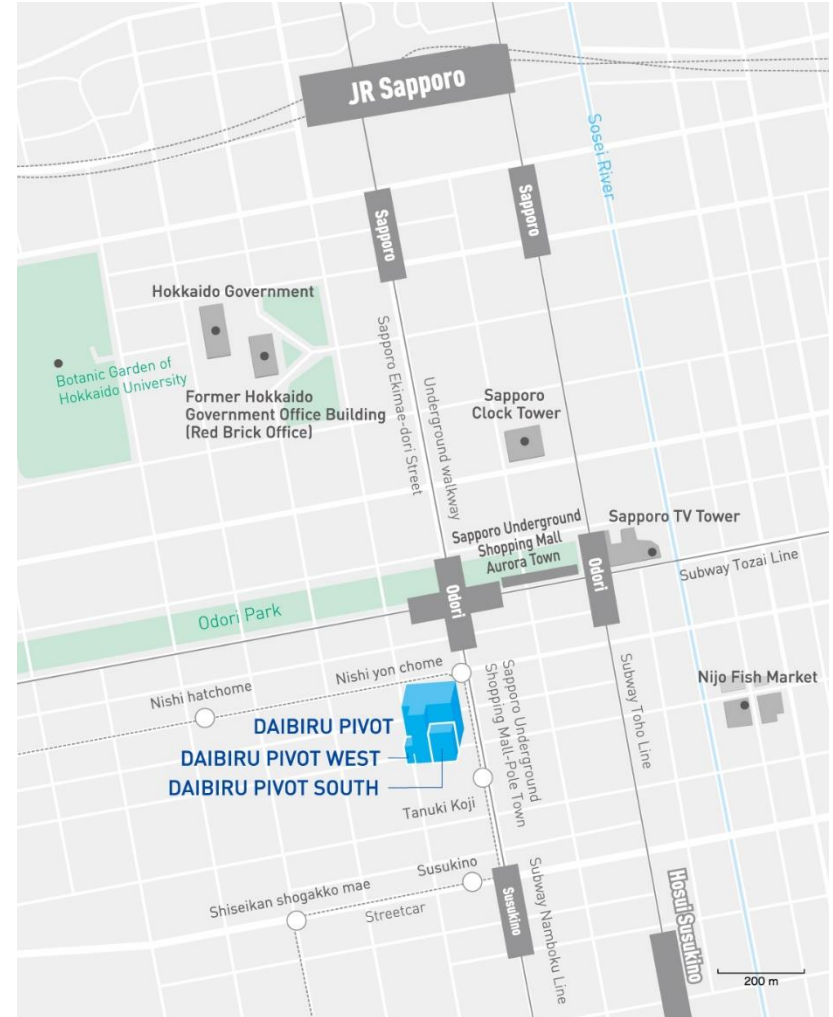


Gross floor area: 214m²
 Size: 3 floors above ground
 Completion: Dec. 1985

DAIBIRU PIVOT SOUTH



Gross floor area: 2,567m²
 Size: 7 floors above ground, 2 floors below ground
 Completion: Aug. 1969



Vietnam

Saigon Tower



Gross floor area: 17,986m²
 Size:18 floors above ground,
 2 floors below ground
 Completion: Dec. 1996

CornerStone Building



Gross floor area: 48,494m²
 Size:14 floors above ground,
 3 floors below ground
 Completion: Jun. 2013

Australia

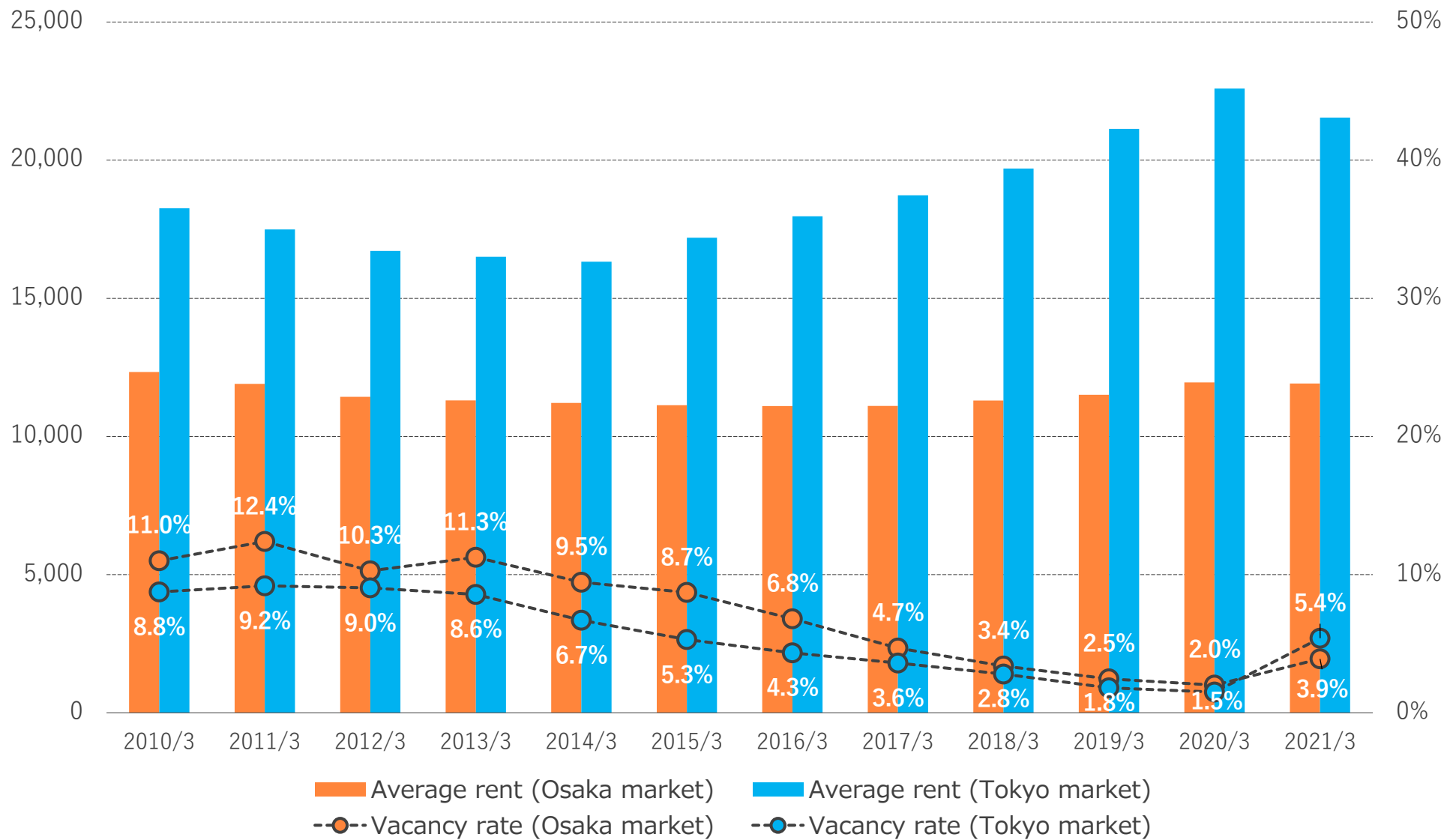
275 George Street



Net leasable area: 7,298m²
 Size:15 floors above ground,
 3 floors below ground
 Completion: Dec. 2020

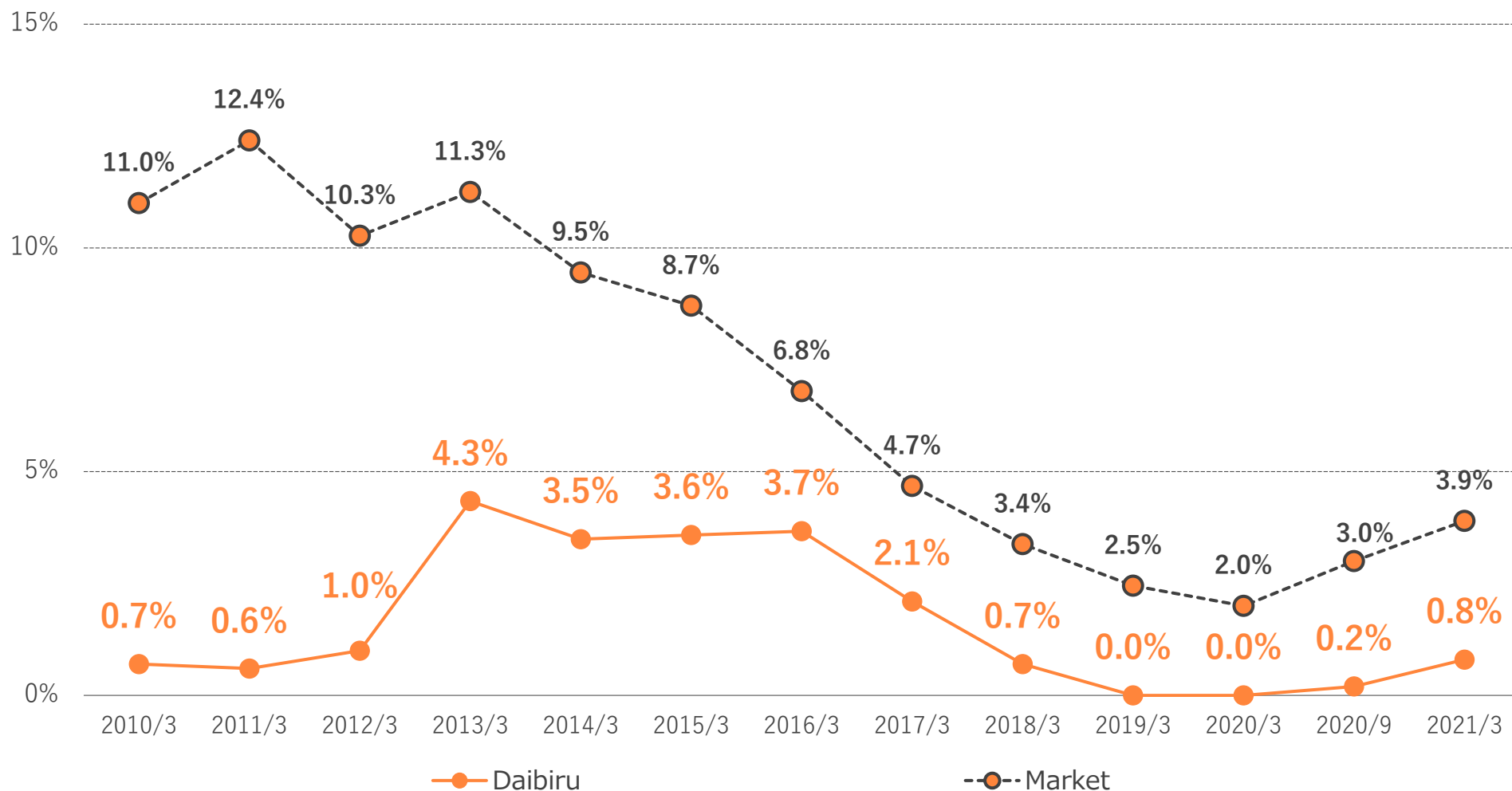
References - Vacancy Rates · Average Rents (Market) -

(yen/tsubo)



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

References -Vacancy Rates For The Company (Osaka area)-

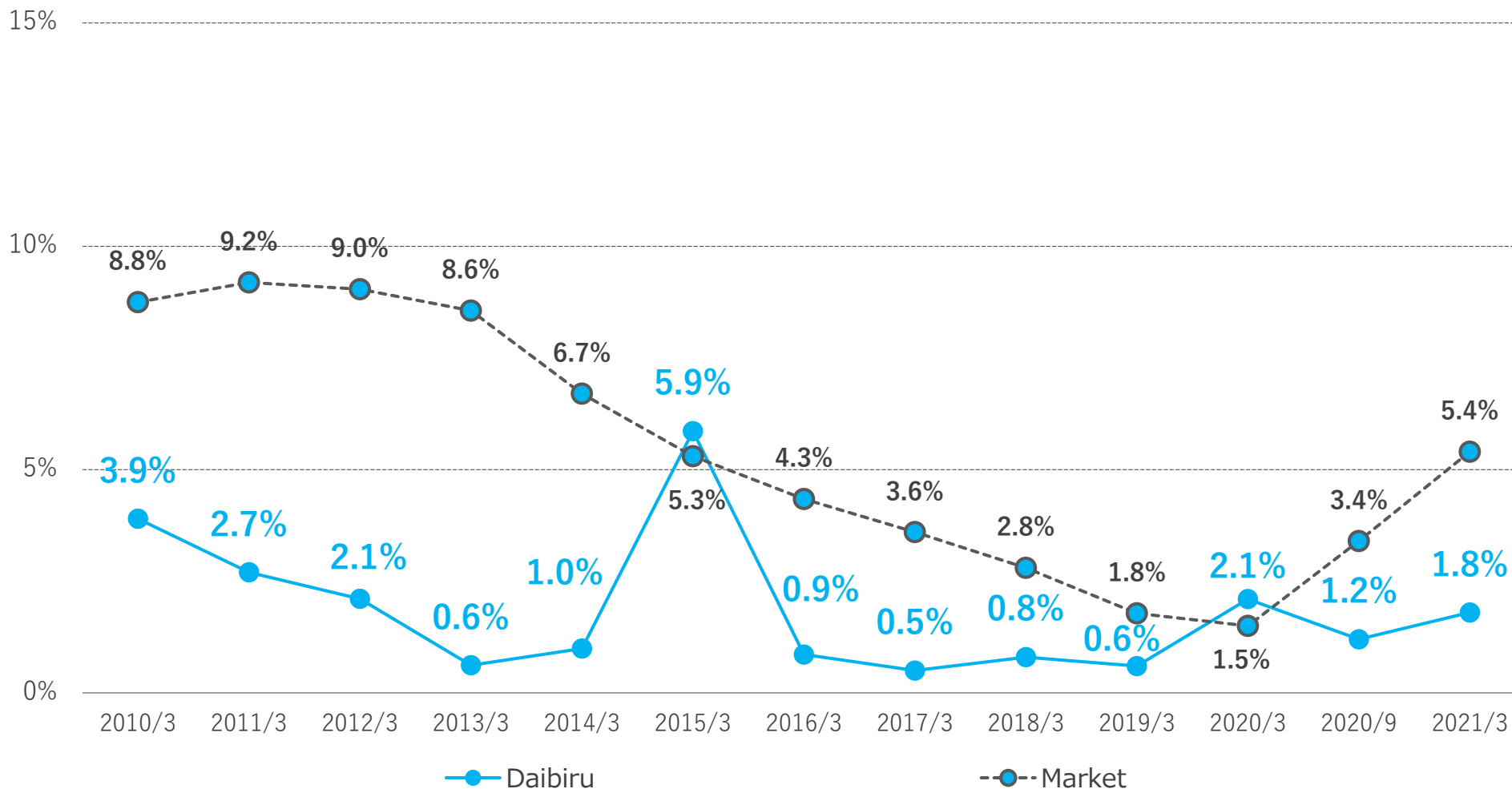


	2010/3	2011/3	2012/3	2013/3	2014/3	2015/3	2016/3	2017/3	2018/3	2019/3	2020/3	2021/3
Vacancy rates for the whole Company	2.1%	1.6%	1.5%	2.8%	2.4%	4.4%	2.6%	1.5%	0.7%	0.2%	0.8%	1.2%

(Note) From 2019/3, Daibiru vacancy rates are calculated excluding Midosuji Daibiru Bldg. in Osaka and Yaesu Daibiru Bldg. in Tokyo.

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

References -Vacancy Rates For The Company (Tokyo area)-

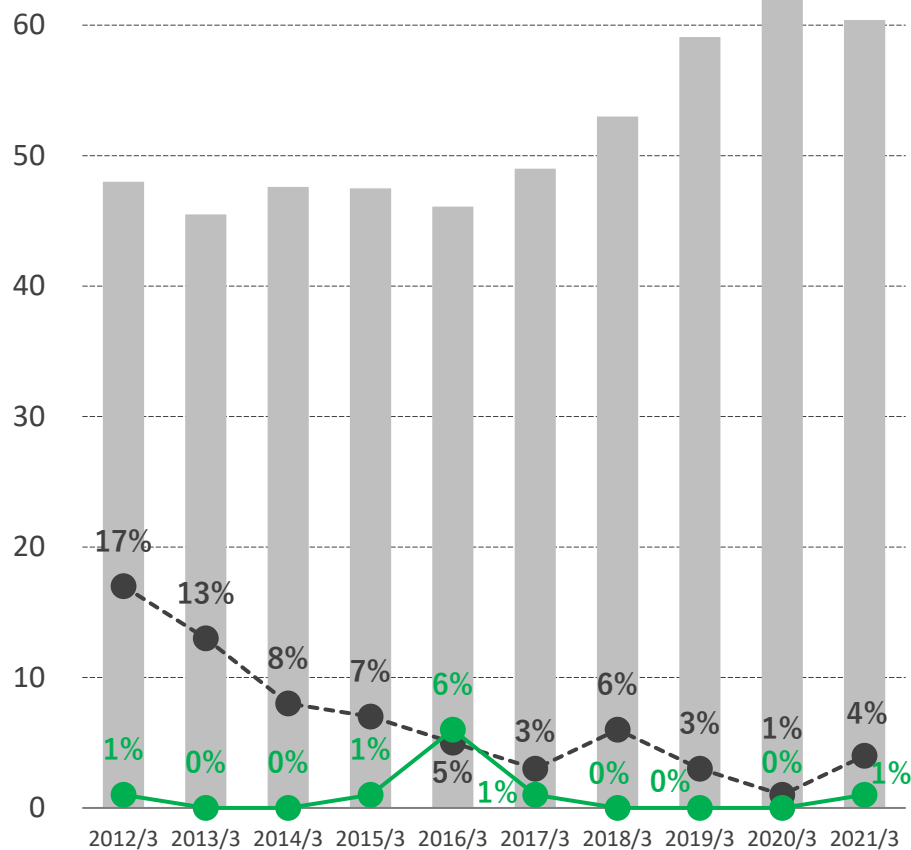


	2010/3	2011/3	2012/3	2013/3	2014/3	2015/3	2016/3	2017/3	2018/3	2019/3	2020/3	2021/3
Vacancy rates for the whole Company	2.1%	1.6%	1.5%	2.8%	2.4%	4.4%	2.6%	1.5%	0.7%	0.2%	0.8%	1.2%

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Ho Chi Minh

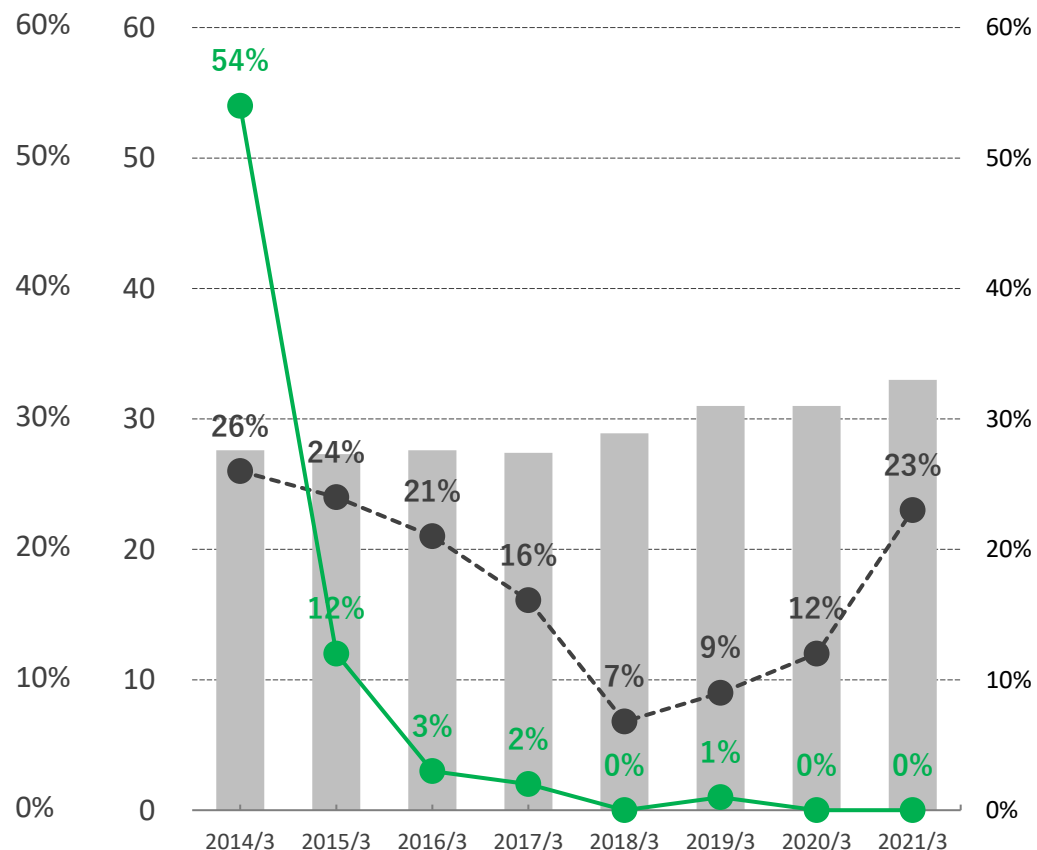
(US\$/m²/month)



Average rent (Grade A)
 ● Vacancy rate (Grade A)

Hanoi

(US\$/m²/month)



Average rent (Grade A) ● Vacancy rate (Grade A)
 ● Vacancy rate (Saigon Tower)

Contact Information

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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.