

# Corporate Profile

Daiei Real Estate & Development Co., Ltd.



Tokyo Head Office Building



**Daiei Real Estate**

# 1 . Message From The President

**We strive to provide high-quality services based on our history and trust.**

Since its formation over 60 years ago in 1950 amid the lingering turmoil of Japan's postwar society, Daiei Real Estate & Development Co., Ltd. has made great progress in its business operations up to today.

During that time, Daiei responded to changes in the economy environment, expanding its business areas from leasing and management with a focus on office building into residential businesses; parking business; real estate brokerage, appraisal, consultancy and solution businesses; and industrial park development businesses. Furthermore, with new endeavors such as the opening of the "Green Forest Village" retirement village that can let senior citizens enjoy a secure and worry-free "second life", we are steadily expanding the scope of our businesses and consistently attaining notable achievements, befitting our role as a general real estate company,

To respond correctly to the diversification of customer needs, environmental concerns, and changes in society that demand an information-oriented structure, we are always striving to create comfortable and high-quality building spaces and to offer homes that can give customers high value and peace of mind, while also continuing to work toward successful coexistence with local communities and to make valuable contributions to society.

Our stance is to address each single task with care and diligence, and to look toward the future with a foundation of faith that is fostered by "reliability and trustworthiness", continuing to make every effort toward the goals of creating and improving the values we can offer.

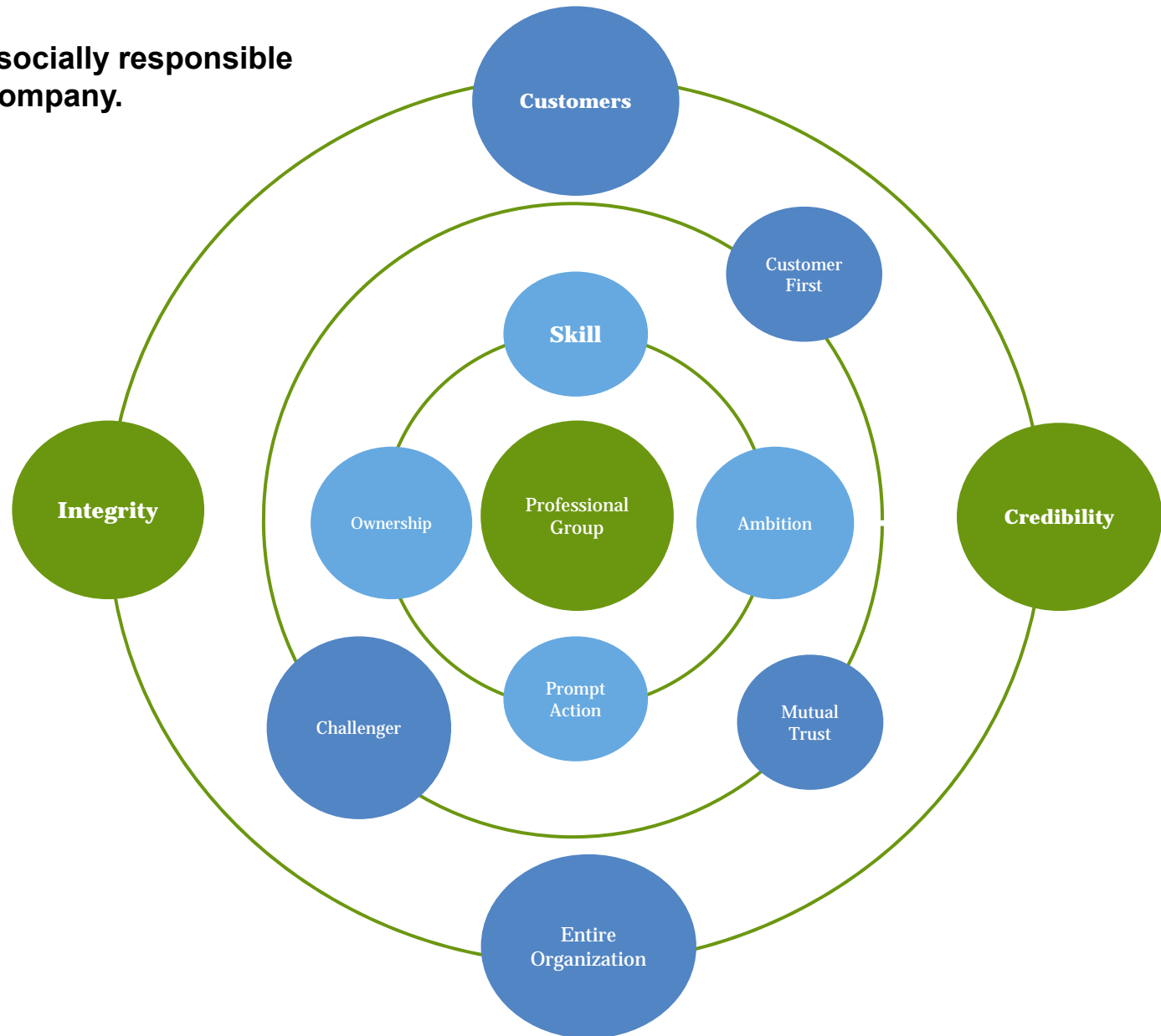
We ask for your continued support and guidance.

**Hitoshi Ishimura**  
President & Chief Executive Officer



## 2. Corporate Philosophy

**We will continue to be a socially responsible and customer-oriented company.**



### 3. History

- 1950 Established Yaesuguchi Building Co., Ltd. (the predecessor of this company, an affiliate of the Saitama bank, one of the predecessor of Resona Bank)
- 1958 Changed the corporate name to Daiei Real Estate & Development Co., Ltd.
- 1964 Relocated head office to Nihombashi red brick building
- 1989 Completed new head office building
- 2004 Increased capital to 2.527 billion yen
- 2006 Green Forest Care Co., Ltd. commenced operations
- 2014 Issued 1<sup>st</sup> unsecured corporate bond
- 2016 Daiei Fudosan Development Co., Ltd. established
- 2017 Issued 2<sup>nd</sup> unsecured corporate bond

Since its establishment, Daiei has been a leading player in the development of Saitama prefecture, one of Japan's most rapidly growing urbanized regions.



Our former Head Office red brick building was designed by Kingo Tatsuno who is known as the designer of the Bank of Japan building and the Tokyo Station building.

## 4. Corporate Information(1)

Corporate name	Daiei Real Estate & Development Co., Ltd.
Head office	1 - 1 - 8 Nihombashi Muromachi, Chuo-ku, Tokyo
Date of establishment	November 7, 1950
Capital	2,527 million yen ( as of March 31, 2019 )
Representative	Hitoshi Ishimura (President and Chief Executive Officer)
Business areas	Office building business; Residential business; Real estate brokerage business; Parking business; Senior housing business
Employees	269 (as of March 31, 2019 consolidated basis)
Annual sales	Approximately 31.7 billion yen ( the March 2019 term)

## 5. Corporate Information(2)

Branch offices	Tokyo Branch, Saitama Branch, Kawagoe Branch
Licenses	Real Estate Brokerage/Minister of Land, Infrastructure and Transportation License (14) No.461 Registered Real Estate Appraiser/ Tokyo Governor Registration (2) No.2166 Registered Real Estate investment Advisor/General No.000480 First-class Architects' Office / Tokyo Governor Registration No.47799 Financial Instruments Business/Director of the Kanto Local Finance Bureau (Kinsho) No.1354
Group Companies	Daiei Kenchiku Co., Ltd. (Architectural design & engineering business) Green Forest Care Co., Ltd.(Senior housing business ) Daiei Fudosan Development Co., Ltd.(Real estate services business)

## 6. Corporate Information(3)

### Main Financing Banks

Saitama Resona Bank  
Resona Bank  
Mizuho Bank  
Aozora Bank  
MUFG Bank

### Memberships

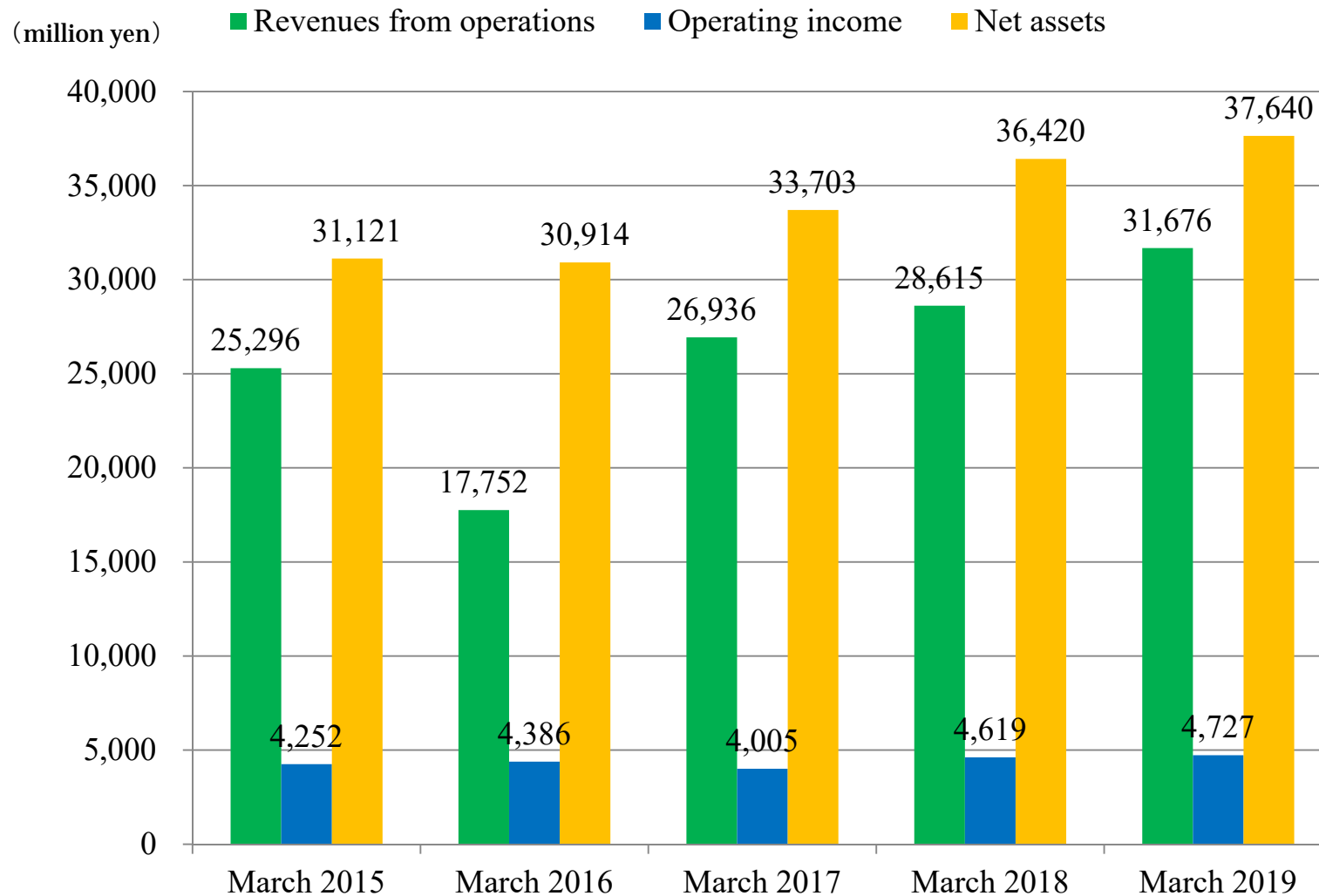
The Real Estate Companies Association of Japan  
The Association of Real Estate Agents of Japan  
Japan Association of Real Estate Appraisal  
Japan Investment Adviser Association  
The Real Estate Brokerage Association of Tokyo  
The Real Estate Brokerage Association of Saitama  
Japan Building Owners and Managers Association  
Financial Instruments Mediation Assistance Center

### Auditor

Ernst & Young ShinNihon LLC

# 7. Financial Highlights

## 【Past track record】





## 8. Rating and Bond

The Nikkei (newspaper) wrote on September 13<sup>th</sup>, 2017 that Daiei decided to issue the second unsecured corporate bond.

【Details of the second issue of unsecured corporate bond】

<b>(Outline)</b>	
Total amount issued	4 billion yen
Date of issue	September 19, 2017
Lead managing underwriter	Mizuho Securities
Managing underwriter	Musashi Securities
<b>(Rating Information)</b>	
Rating agency	Japan Credit Rating Agency (JCR)
Long-term credit rating	BBB

埼玉県が地盤の大栄不動産（東京・中央）は12日、公募無担保社債の発行条件を決めた。19日払い込みで3年債を25億円、7年債を15億円発行する。非上場の不動産会社が公募社債を発行するのは異例。事業基盤が安定していることに加え、日銀のマイナス金利政策

埼玉県の影響で社債の発行環境が良好なことから起債を決定した。表面利率は3年債が年0・5%、7年債は年0・9%。主幹事はみずほ証券で、引受先はすでに機関投資家に決まっている。調達資金は中長期の運用資金や既発社債の償還などに充てる。

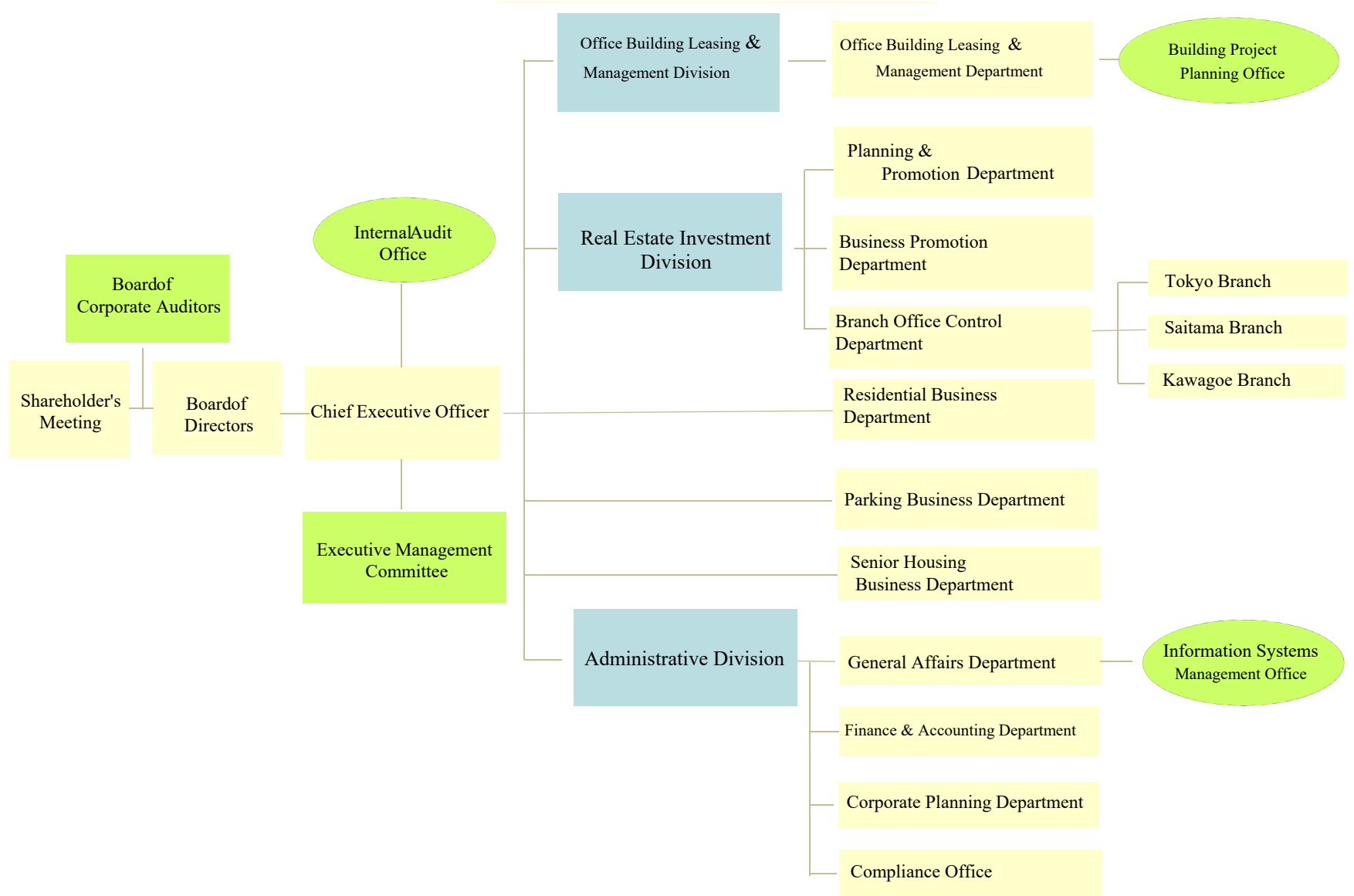
大栄不動産の17年3月

### 大栄不が公募社債 40億円、低金利で調達

同社の公募社債発行は2014年9月に続き2回目。前は30億円を調達し、利率は1・2%だった。石村等社長は「低金利政策の影響で調達コストはさらに下がっている。少しでも利ざやが得られる社債は投資家の需要も見込める」と語る。

期の連結売上高は273億円。埼玉や東京でオフィスビルや駐車場の運営、企業団地の造成などを手がける。大型マンション開発も活発化させているほか、JR大宮駅周辺にも参加している。

# 9. Organization Chart



## 10. The Features of Our Businesses

Focusing on Tokyo and Saitama prefecture as our main business ground, we operate a comprehensive real estate business such as leasing business, residential business, real estate solution business, parking business, and senior housing business:

### <Leasing Business>

- We own a number of office buildings and other properties.  
The leasing business is our core operations.

### <Residential Business>

- We are engaged in development and sales of condominiums and detached housing, etc.  
Taking advantage of our accumulated know-how, we provide high quality residential properties.

### <Real Estate Solution Services>

- We offer a wide variety of optimal solutions to meet the customers' needs.  
These solutions include purchasing, sales, brokerage and consulting services for real estate utilization.
- We are also engaged in development of industrial parks and invitation of companies.
- We provide CRE solution services (including real estate appraisal consultation).

### <Parking Business>

- We offer a range of services associated with parking management.

### <Senior Housing Business>

- We operate a pay nursing home and manage a wide variety of senior housing facilities.

# 11.CSR

## <Social contribution by the company>

### ① Donation to a scholarship program of Saitama University

We established a scholarship program for students at Saitama University in 2019.  
Through this program we assist the cultivation of human resources for community development.



①

### ② Sponsorship for Urawa Reds (Japan Professional Football League's Urawa Red Diamonds)

### ③ Sponsorship for Windsurfing World Cup Yokosuka in 2019

### ④ Sponsorship for 2018 Tour de France Saitama Criterium



②



③



④