

Corporate Profile

Daiei Real Estate & Development Co., Ltd.



Tokyo Head Office Building



Daiei Real Estate

1 . Message From The President

Based on our long history of trustworthiness, we will continue to be a presence needed by society.

For 70 years since our company was established in 1950 with post-war reconstruction, we have kept up with the times as a general real estate company.

While the economic environment surrounding Japan has changed significantly with the flow of time, we have steadily and steadily expanded the scope of our business from the office building business to the parking, residential, real estate brokerage, appraisal and proposal-based solution businesses. In addition, we have also contributed to the promotion of local industries by utilizing our creditworthiness and information capabilities cultivated through these business activities. For example, we have achieved results in some industrial development projects. Furthermore, we have developed a variety of real estate businesses that constantly meet the changing social needs such as the opening of “Green Forest Village”, a retirement home in Kumagaya City, Saitama Prefecture, which was one of the first to respond to the transition to a super-aging society.

Based on the idea that "a sound company is essentially one that can continuously contribute to society," all of our employees share the guideline of "continuing to contribute to society and be a company needed by our customers. In the changing social structure brought about by the development of technology and globalization, we, as a general real estate company, will contribute to society through the creation of new value that meets the needs of the times while working in harmony with the local community. Based on these beliefs, all employees will continue to act in good faith, and we will continue to work hard to build the trust of our customers and business partners.

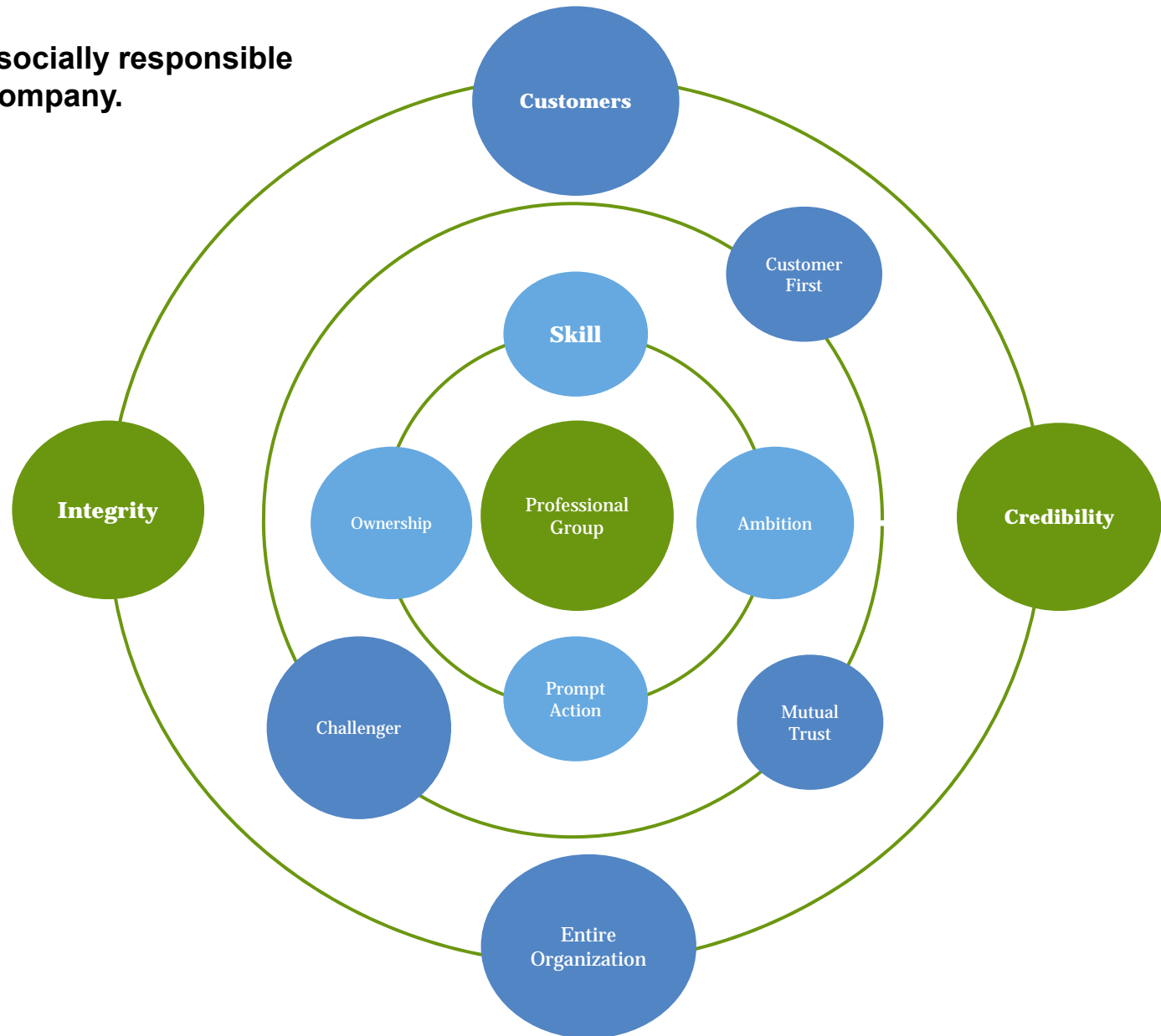
We look forward to your continued support and encouragement in the future.

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 1st unsecured corporate bond
- 2016 Daiei Fudosan Development Co., Ltd. Established
- 2017 Issued 2nd unsecured corporate bond
- 2019 Issued 3rd 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, 2020)
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	285 (as of March 31, 2020 consolidated basis)
Annual sales	Approximately 21.8 billion yen (the March 2020 term)

5. Corporate Information(2)

Branch offices	Tokyo Branch, Saitama Branch, Kawagoe Branch
Licenses	Real Estate Brokerage/Minister of Land, Infrastructure and Transportation License (15) No.461 Registered Real Estate Appraiser/ Tokyo Governor Registration (3) 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

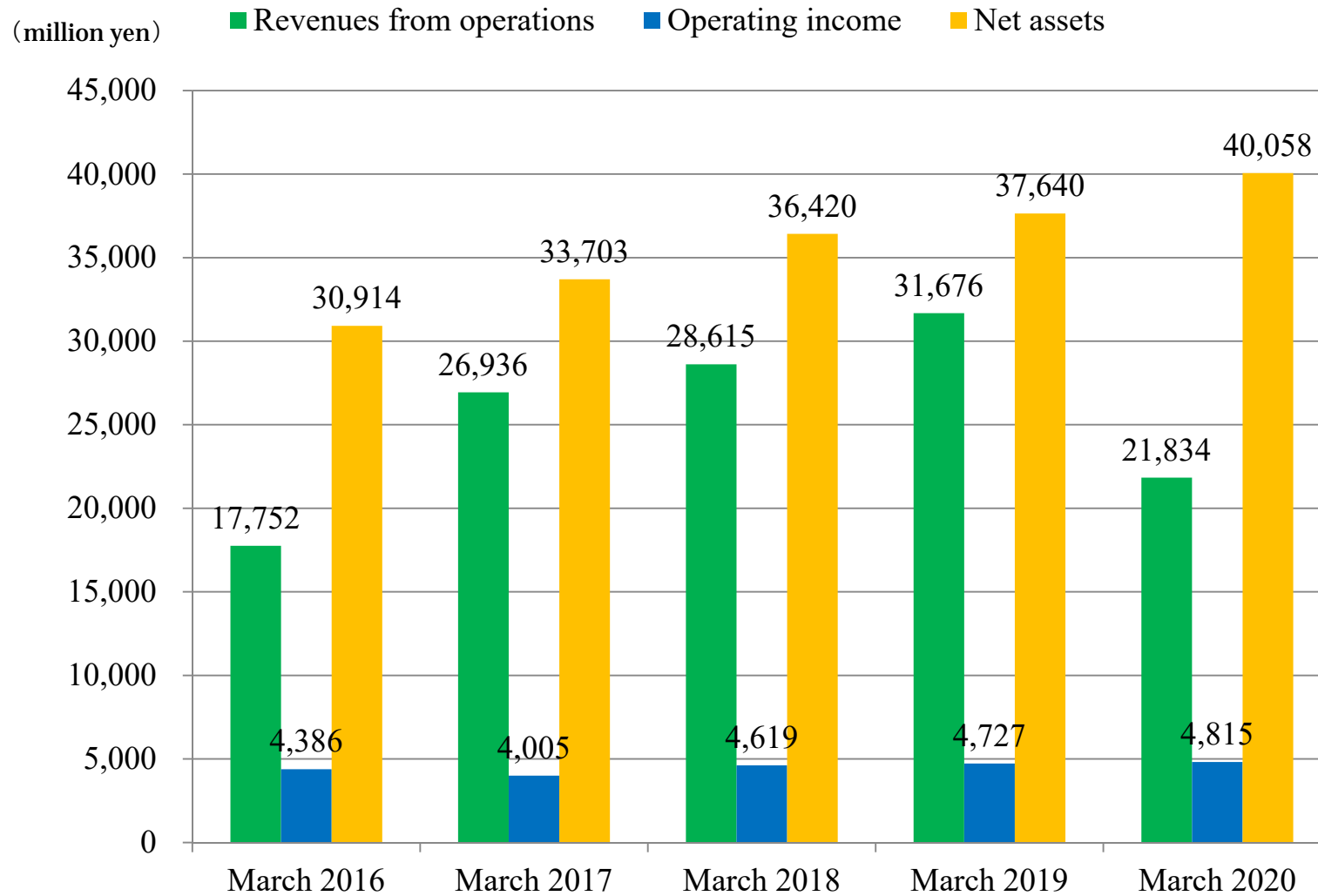
The Real Estate Companies Association of Japan
The Association of Real Estate Agents of Japan
Japan Association of Real Estate Appraisal
Japan Investment Adviser Association
The Real Estate Brokerage Association of Tokyo
The Real Estate Brokerage Association of Saitama
Japan Building Owners and Managers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

Auditor

Ernst & Young ShinNihon LLC

7. Financial Highlights

【Past track record】



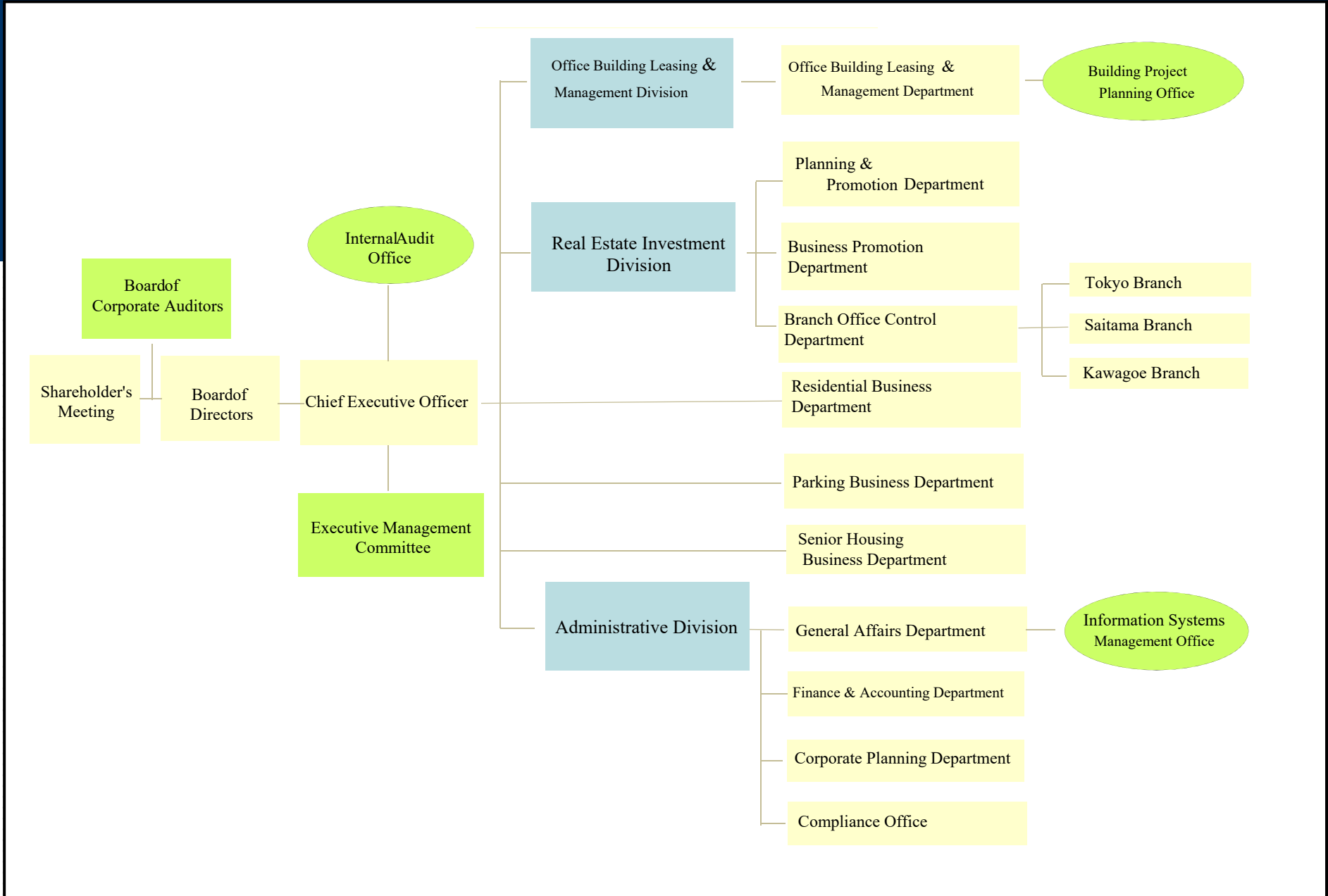
8. Rating and Bond

[The Nikkei \(newspaper\)](#) wrote on December 6th, 2019 that Daiei decided to issue the third unsecured corporate bond.

【Details of the third issue of unsecured corporate bond】

(Outline)	
Total amount issued	4 billion yen
Date of issue	December 13, 2019
Lead managing underwriter	Mizuho Securities
Managing underwriter	Musashi Securities
(Rating Information)	
Rating agency	Japan Credit Rating Agency (JCR)
Long-term credit rating	BBB

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 2019 Tour de France Saitama Criterium



②



③



④