

Condominiums

Sales ¥130.9 billion



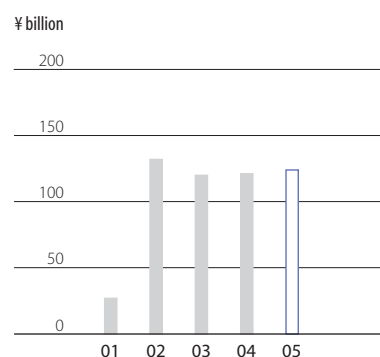
Providing products for diversifying needs

Accompanying the wave of people returning to urban areas and demand due to urban redevelopment, the condominium market in fiscal 2004 grew 2.5% and maintained two straight years of positive growth. Our condominium division, in addition to constructing and selling high-rise condominiums principally in urban areas, has worked to provide products giving consideration to permanent residence with specifications that enable changes in living plans in response to changes in lifestyle that accompany aging. We have also striven to develop added-value condominiums with increased burglary prevention and earthquake-absorbing and dampening technologies, and information system infrastructures. Additionally, the division has developed multiplex condominium projects in which medical and commercial facilities are jointly developed with the objective of improving the social infrastructure.

Introduction of an asset value support system

The property value of a condominium varies widely not only as a result of location and price, but also because of its maintenance management and saleability. For this reason, in our D's series condominiums, we introduced "D' File" to record the basic functions and regular maintenance history of the condominiums with the objective of improving the property's quality management and asset value. In fiscal 2004 we began to jointly develop and introduce with the group company real estate agency firm, Nihon Jyutaku Ryutu Co., Ltd. and the housing management firm, Daiwa Service Co., Ltd., a "D's Bridge" condominium asset support system that incorporates into "D' File" inspections by third-party organizations. Through the introduction of "D's Bridge," condominium owners have become able to utilize comprehensive asset planning including renovation and rental agency services.

Condominium sales
(Daiwa House Industry, non-consolidated)



Number of condominiums sold
(Daiwa House Industry, non-consolidated)

