

Group Network

As of April 1, 2015

● Living Salons **109**



■ Forest Housings **14**



■ Commercial Facilities **322**



● Resort Hotels **28**



■ Golf Courses **10**



● Fitness Clubs **66**



■ Spa & Aesthetic Salons **28***



● City Hotels **39**



● Home Centers **52**



* Including those located within fitness clubs



Employees*

Total **43,576**

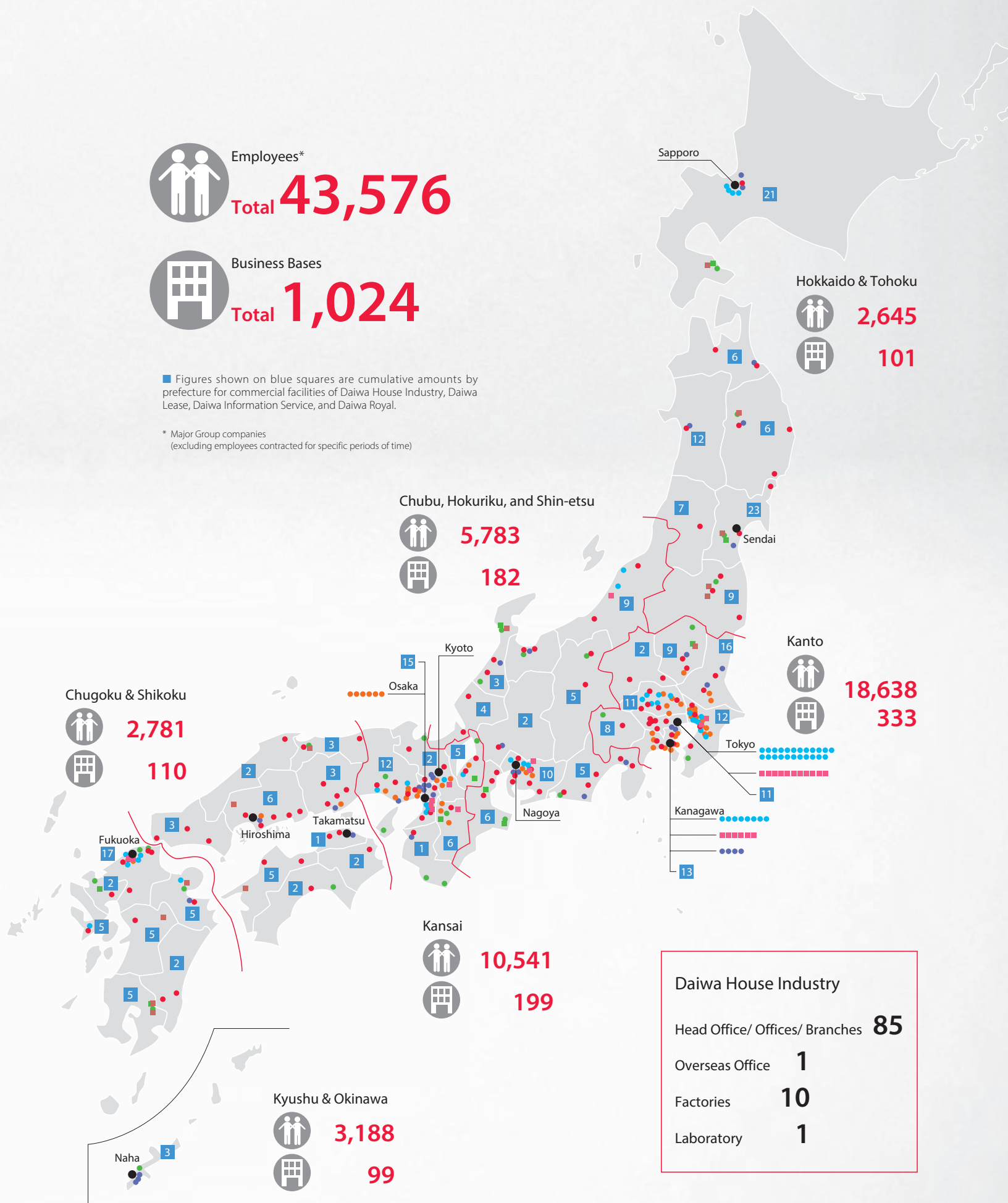


Business Bases

Total **1,024**

■ Figures shown on blue squares are cumulative amounts by prefecture for commercial facilities of Daiwa House Industry, Daiwa Lease, Daiwa Information Service, and Daiwa Royal.

* Major Group companies
(excluding employees contracted for specific periods of time)



The Story of the Daiwa House Group

1950

1955

Founding of Daiwa House Industry and launch of our first product, the Pipe House



1957

Steel pipe structure used for warehouse at sake brewery receives certification from Japan Lightweight Iron Construction Association as first such full-fledged structure in Japan

1959

Daiwa Kosho (current Daiwa Lease) and Daiwa Konpo (current Daiwa Logistics) established

Midget House pilot prefabricated house model launched on market

1977

Condominium business started



1978

Resort hotels business started with the opening of Noto Royal Hotel, the first Daiwa Royal Hotel



1960

1961

Japan's first private developer Daiwa Danchi established (merged with Daiwa House Industry in April 2001)

Stock listed on Osaka, Tokyo and Nagoya stock exchanges

1962

Daiwa Danchi developed Habikino Neopolis, our first housing complex



1965

Nara Factory opened, Japan's first specialist plant for production of prefabricated houses

1979

Real Estate Information centers set up within each of the Company's offices as first step in developing the used housing market

1980

1980

Home center business started with the opening of the first Royal Home Center in the city of Nara

1982

Full-scale start of rental housing business



1983

Manufacture of high-end houses for export to China (a first for Japan)

Tentakubin (current Daiwa LifeNext) established

1986

Daiwa Information Service established

1989

Daiwa Living established

Silver Age Research Center established

1970

1971

Daiwa Jutakukiki (current DesignArc) established

1975

Opening of the Shikabe Country Club

1976

Full-scale start of retail and wholesale facilities business



1990

1994

Daiwa House Central Research Laboratory opened in Kansai Science City



2000

2000

Full-scale start of renovation business

2001

Daiwa House Industry merged with Daiwa Danchi

2004

Home center business split off from Daiwa House Industry



The Daiwa House Group drew up its Corporate Ethics Guidelines and Behavioral Guidelines

Osaka Marubiru became consolidated subsidiary



2005

The Daiwa House Group drew up new management vision and Employee Charter to mark 50th anniversary

New Group symbol — the “Endless Heart” — introduced

NAS (Nippon Athletic Service) became consolidated subsidiary (current Sports Club NAS)



2006

Group management integration through share exchange transactions between Daiwa House Industry and Daiwa Kosho Lease (current Daiwa Lease), Daiwa Rakuda Industry (current DesignArc), and Daiwa Logistics, by which the subsidiaries became wholly owned subsidiaries of Daiwa House Industry

Daiwa House Financial, Daiwa House Insurance, and Daiwa House REIT Management founded

2007

Daiwa Royal Golf founded

The resort hotel business split off from Daiwa House Industry



Nobuo Ishibashi Memorial Museum opened



Eneserve became consolidated subsidiary

2008

Daiwa House Industry formed capital alliance with Odakyu Construction (current Daiwa Odakyu Construction)

Morimoto Asset Management (current Daiwa House Asset Management) became consolidated subsidiary

2009

Cosmos Life (current Daiwa LifeNext) became consolidated subsidiary

Daiwa House (China) Investment established



2010

2012

Daiwa Living Management founded

Toden Life Support (current Daiwa House Life Support) became consolidated subsidiary

Daiwa House REIT Investment Corporation listed on stock exchange

Daiwa Homes Online founded

2013

Fujita became consolidated subsidiary

Daiwa House Renew takes over Daiwa House Industry's home renovation business and changes its name to Daiwa House Reform

Daiyoshi Trust (current Daiwa House Parking) became consolidated subsidiary

Cosmos Initia became consolidated subsidiary

2014

TOMO (current Daiwa House Parking) became consolidated subsidiary

2015

Daiyoshi Trust and TOMO merged to become Daiwa House Parking

Daiwa Service merged with Daiwa LifeNext

Principal Subsidiaries and Associated Companies

As of August 1, 2015

The figure in parentheses is the equity stake held by the Group as a whole.



Daiwa House Industry Co., Ltd.

- Housing/ Commercial facilities/ Urban development, etc.

www.daiwahouse.co.jp



Daiwa Lease Co., Ltd. [100%]

- Building & vehicle leasing/ Land utilization/ Development & operation of commercial facilities/ Environmental greening, etc.

www.daiwalease.co.jp



DesignArc Co., Ltd. [100%]

- Interior items/ Housing materials/ Rental

www.designarc.co.jp



Daiwa Logistics Co., Ltd. [100%]

- Transportation/ Warehouse & storage

www.daiwabutsuryu.co.jp

Daiwa Living Management Co., Ltd. [100%]

- Businesses related to rental housing

www.daiwaliving-mgt.co.jp

Daiwa Living Co., Ltd. [100%]

- Management & operation of rental housing

www.daiwaliving.co.jp



Daiwa Estate Co., Ltd. [100%]

- Real estate agency

www.daiwaestate.jp

Daiwa Living Utilities Co., Ltd. [100%]

- Retail sale of electricity and gas

www.daiwaliving-ut.co.jp

Daiwa LifeNext Co., Ltd. [100%]

- Management of condominiums & buildings/ Moving services

www.daiwalifenext.co.jp

Global Community Co., Ltd. [100%]

- Management of condominiums & buildings

www.glob-com.co.jp

Daiwa Information Service Co., Ltd. [100%]

- Land utilization/ Development & operation of commercial facilities

www.dis-net.jp



Nihon Jyutaku Ryutu Co., Ltd. [100%]

- Real estate agency & property management services/ Appraisals/ Renovation work

www.jyutaku.co.jp

Daiwa Royal Co., Ltd. [100%]

- Rental of commercial facilities/ Hotels

www.daiwaroyal.com



Royal Home Center Co., Ltd. [100%]

- DIY/ Gardening/ Interior items
- www.royal-hc.co.jp

ロイヤルホームセンター

ロイヤルプロ

ロイヤル金物

Daiwa House Reform Co., Ltd. [100%]

- Renovation design & execution/ Property inspection
- www.daiwahouse-reform.co.jp



Daiwa Resort Co., Ltd. [100%]

- Resort hotels
- www.daiware resort.jp

DAIWA ROYAL HOTELS

Daiwa Royal Golf Co., Ltd. [100%]

- Golf course operations
- www.daiwaroyalgolf.jp

ダイワロイヤルゴルフ

Daiwa Energy Co., Ltd. [100%]

- New power generation business & ESCO business
- www.daiwa-energy.com

太陽光発電事業 **DREAMSolar**

太陽光発電事業 **DREAMWind**

WINFILL

Eneserve Corporation [100%]

- Electrical equipment maintenance checks & Retail sale of electricity
- www.eneserve.co.jp

Daiwa Lantec Co., Ltd. [100%]

- Ground surveys & reinforcement
- www.daiwalantec.jp

Daiwa House Life Support Co., Ltd. [100%]

- Management & operation of fee-based nursing care facilities for the elderly
- www.mominoki-life.com

ネオ・サミット

もみの樹

Osaka Marubiru Co., Ltd. [96.7%]

- Management of hotels/ Rental of commercial facilities
- www.marubiru.com

大阪マルビル 大阪第一ホテル

Nishiwaki Royal Hotel Co., Ltd. [100%]

- Hotels
- www.nishiwaki-royalhotel.jp

西脇ロイヤルホテル

Sports Club NAS Co., Ltd. [100%]

- Fitness clubs
- www.nas-club.co.jp

SPORTS CLUB NAS

NASKIDS

Daiwa House REIT Management Co., Ltd. [100%]

- Asset management
- www.dh-rm.co.jp

Daiwa House Asset Management Co., Ltd. [100%]

- Asset management
- www.dh-am.com



Daiwa House Real Estate Investment Management Co., Ltd. [100%]

- Real estate transactions/ Real estate investment advisory

Daiwa House Financial Co., Ltd. [70%]

- Credit card operations
www.daiwahousefinancial.co.jp

HeartOne HeartOne *Platinum*

Daiwa House Insurance Co., Ltd. [100%]

- Non-life insurance agency
www.daiwahouse-ins.jp
-

Daiwa CoreFactory Co., Ltd. [100%]

- Manufacture of housing parts & materials
-

Shinwa Agency Co., Ltd. [100%]

- Advertising & travel agency
www.shinwa-agency.co.jp

D's Speak

DDs
D's Dual Studio

ROYAL TOUR

Media Tech Inc. [100%]

- Data systems/ Data services
www.mediatech.jp
-

Higashi-Fuji Co., Ltd. [75.4%]

- Real estate development/ Sale of commercial real estate
-

Daiwa Homes Online Co., Ltd. [76.9%]

- Real estate agency
www.dhol.co.jp

住まいのボタン

D.U-NET Co., Ltd. [66.7%]

- ISP business
www.dunet.co.jp

Double-D Co., Ltd. [51%]

- Planning, development and operation of information technology
www.daiwa-dd.co.jp
-

Frameworkx, Inc. [100%]

- Development of logistics systems
www.frame-wx.com
-

Fujita Corporation* [100%]

- General construction/ Real estate
www.fujita.co.jp
-

Cosmos Initia Co., Ltd. [64.1%]

- Real estate sales/ Real estate rental & agency services
www.cigr.co.jp

INITIA

Cosmos More Co., Ltd. [64.1%]

- Office relocation/ Construction of showrooms for condominiums
www.cosmosmore.co.jp
-

Cosmos Life Support Co., Ltd. [64.1%]

- Total management of real estate
-

Daiwa House Parking Co., Ltd. [100%]

- Parking lot operations/ Real estate sales & rental
www.dh-parking.co.jp

D-Parking
土地活用は大きいワンストップ

Daiwa Odakyu Construction Co., Ltd.* [100%]

- General construction/ Real estate
www.daiwaodakyu.co.jp

* Fujita and Daiwa Odakyu Construction will undergo a management integration (merger) on October 1, 2015.



Overseas

DH (Dalian) Administrative Management Consulting Center Co., Ltd. [100%]

- Business process outsourcing (BPO) business

Dalian Dahezhongsheng Estate Co., Ltd. [50%]

- Real estate development & sales

Dalian Yihe Property Management Co., Ltd. [75%]

- Management of condominiums

Daiwa House (Suzhou) Real Estate Development Co., Ltd. [100%]

- Real estate development & sales

Dalian Acacia Town Villa Co., Ltd. [42.5%]

- Management of rental housing

Dalian Civil Aviation Hotel Co., Ltd. [50%]

- Management & operation of hotels and buildings

Tianjin Jiuhe International Villa Co., Ltd. [90%]

- Management of rental housing

Daiwa House (China) Investment Co., Ltd. [100%]

- Investment holding company

Daiwa House (Wuxi) Real Estate Development Co., Ltd. [100%]

- Real estate development & sales

Daiwa House (Changzhou) Real Estate Development Co., Ltd. [100%]

- Real estate development & sales

Daiwa Baoye (Wuxi) Property Management Co., Ltd. [60%]

- Management of condominiums

Baoye Daiwa Industrialized House Manufacturing Co., Ltd. [50%]

- Production & sales of industrialized house parts

Daiwa House USA Inc. [100%]

- Investment holding company

Daiwa House California Inc. [100%]

- Real estate/ Real estate development

Daiwa House Texas Inc. [100%]

- Real estate/ Real estate development

Daiwa House Guam Co., Ltd. [100%]

- Construction

Daiwa House Australia Pty Ltd [100%]

- Real estate development

Daiwa House Vietnam Co., Ltd. [100%]

- Construction/ Business process outsourcing (BPO) business

Daiwa House Real Estate Development Co., Ltd. [100%]

- Development & management of rental factories

Daiwa House Malaysia Sdn. Bhd. [100%]

- Housing

Beijing Frameworkx SJHD Technology Co., Ltd. [100%]

- System sales

KD Living, Inc. [49%]

- Management of rental housing

Fujita (China) Construction Co., Ltd. [100%]

- General construction & technical consulting

Fujita Research [100%]

- Research of overseas construction technology

Fujita Corporation Vietnam [100%]

- General construction

Fujita Philippines Construction and Development, Inc. [40%]

- General construction

Fujita Engineering India Pvt., Ltd. [100%]

- General construction

Fujita Corporation Singapore Pte. Ltd. [100%]

- Investment holding company/ Administration

Fujita Corporation (M) Sdn. Bhd. [30%]

- General construction

Fujita Integral Mexico S.A. de C.V. [100%]

- General construction

Cosmos Australia Pty Ltd [64.1%]

- Real estate consulting

Corporate Data

As of April 1, 2015

Corporate name:	Daiwa House Industry Co., Ltd.	Branches:	62
Founding:	April 5, 1955 (Established: March 4, 1947)	Factories:	10
Paid-in capital:	¥161,699,201,496	Research center:	Central Research Laboratory (Nara)
Employees:	14,862	Training centers:	Nara, Osaka and Tokyo
Securities traded:	Tokyo stock exchange	Overseas offices/ Representative offices:	Shanghai (China), Taipei (Taiwan), Johor Bahru (Malaysia), Jakarta (Indonesia), Bangkok (Thailand), Manila (Philippines)
Securities code:	1925	Contact:	Daiwa House Industry Co., Ltd. IR Department, Management Administration Headquarters Phone: +81-6-6342-1400 Fax: +81-6-6342-1419 e-mail: dh.ir.communications @daiwahouse.jp
Head office:	3-3-5 Umeda, Kita-ku, Osaka 530-8241, Japan Phone: +81-6-6346-2111	Website:	http://www.daiwahouse.com/English
Tokyo Head office:	3-13-1 Iidabashi, Chiyoda-ku, Tokyo 102-8112, Japan Phone: +81-3-5214-2111		
Offices (19):	Nagoya Sendai Fukushima Ibaraki Tsukuba (Ibaraki) Utsunomiya Gunma Saitama Saitama-nishi Saitama-higashi Chiba Kashiwa (Chiba) Yokohama Atsugi (Kanagawa) Kanazawa Kyoto Kobe Hiroshima Fukuoka		