

Securities code: 1878

June 3, 2015

To Our Shareholders

Naomi Kumakiri
Representative Director and President
Daito Trust Construction Co., Ltd.
16-1, Konan 2-chome, Minato-ku, Tokyo

Notice of Convocation of the 41st Ordinary General Meeting of Shareholders

You are cordially invited to attend the 41st Ordinary General Meeting of Shareholders of the Company. The meeting will be held as described below.

If you are unable to attend the meeting, you may exercise your voting rights via postal mail or the Internet. Please review the attached Reference Documents for the General Meeting of Shareholders and exercise your voting rights by 5:00 p.m. on June 24, 2015 (Wednesday).

1. **Date and Time:** June 25, 2015 (Thursday) 10:00 a.m.
2. **Place:** 16-1, Konan 2-chome, Minato-ku, Tokyo
Shinagawa East One Tower 21F, Main Conference Room
3. **Agenda for the Meeting**
Matters to be reported:
 1. The Business Report, the Consolidated Financial Statements and Audit Reports of the Accounting Auditor and the Audit & Supervisory Board for the 41st Fiscal Term (April 1, 2014 to March 31, 2015)
 2. The Non-consolidated Financial Statements for the 41st Fiscal Term (April 1, 2014 to March 31, 2015)**Matters to be resolved:**
 - Proposal No. 1:** Appropriation of Surplus for the 41st Fiscal Term
 - Proposal No. 2:** Partial Amendment to the Articles of Incorporation
 - Proposal No. 3:** Election of Twelve (12) Directors

Notes:

1. For those attending, please present the enclosed Voting Rights Exercise Form to the receptionist on arriving at the meeting. You are also requested to bring this document with you to the meeting for your reference.
2. If you vote by proxy, please make sure your proxy presents the Letter of Attorney along with the Voting Rights Exercise Form to the receptionist. In addition, pursuant to the provisions of the Articles of Incorporation of the Company, only one (1) shareholder holding the voting right of the Company is entitled to exercise a proxy voting right on your behalf.
3. If there are any amendments to the Business Report, the Consolidated Financial Statements and the Non-consolidated Financial Statements, and the Reference Documents for the General Meeting of Shareholders, the revised version will be posted on our website (<http://www.kentaku.co.jp/corporate/ir/kabunushi.html>).
4. Part of the Business Report (as indicated below), Notes to Consolidated Financial Statements and Notes to Non-consolidated Financial Statements, which should be provided in conjunction with this notice, are not included in the Reference Documents attached to this notice, but are posted in our website (<http://www.kentaku.co.jp/corporate/ir/kabunushi.html>) pursuant to the provisions of law and Article 16 of the Articles of Incorporation of the Company.
The Reference Documents attached to this notice are part of the information audited by the Accounting Auditor and Audit & Supervisory Board Members as part of their preparation of Accounting Auditor's Report and Audit & Supervisory Board Report, respectively.
 - (1) Following matters in the Business Report:
 - Main business, employees, main place of business, and main creditors and borrowing amounts, which are part of the "Current Status of the Group" section
 - Other significant matters concerning shares, which are part of the "Shares of the Company" section
 - Matters concerning share options of the Company
 - (2) Notes to Consolidated Financial Statements
 - (3) Notes to Non-consolidated Financial Statements
5. As part of our electricity-saving efforts, the attending officers and the meeting staff of the Company will dress in a "cool biz" style (without jacket and tie). Please dress lightly upon attending the meeting.

Reference Documents for the General Meeting of Shareholders

Proposals and references:

Proposal No. 1: Appropriation of Surplus for the 41st Fiscal Term

Appropriation of surplus for the 41st Fiscal Term is reported as follows:

Year-End Dividend

The Company recognizes adequate profit return to shareholders as one of the most important management matters and practices it. For dividends, the Company, while taking the basic policy stance of providing stable dividends through ongoing reinforcement of our business foundation, aims to set the payout ratio at 50%, and includes a basic dividend of 100 yen and the profit return based on consolidated business performance. The Company will set a dividend of 190 yen per share for the year-end dividend of the 41st Fiscal Term, which consists of ordinary dividend of 170 yen per share based on the policy mentioned above and special dividend of 20 yen per share commemorating the 40th anniversary of the Company since its foundation.

The annual dividend to be paid would be 375 yen per share (up 28 yen per share from the previous fiscal year) including the interim dividend of 185 yen per share paid in November last year.

(1) Type of dividend property

Cash

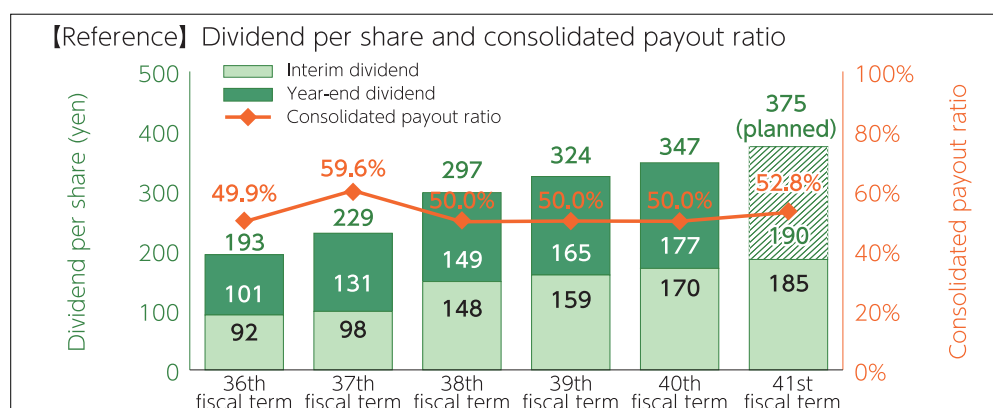
(2) Matters regarding dividend property's allocation to shareholders and total amount

Cash payment of dividend per share: 190 yen per common share of the Company (consisting of ordinary dividend of 170 yen and special dividend of 20 yen commemorating the 40th anniversary of the Company since its foundation)

Total amount: 14,931,078,750 yen

(3) Effective date of dividend payment

June 26, 2015



Proposal No. 2: Partial Amendment to the Articles of Incorporation

1. Reasons for the Amendment

- (1) Item 39 of Article 2 shall be added to reflect the commencement of small-amount, short-term insurance services such as fire insurance provided by a subsidiary of the Company to tenants of leased buildings managed by the Daito Group for the purpose of improving the convenience of such tenants.
- (2) Item 40 of Article 2 shall be added to reflect the commencement of nursery services for children provided by a subsidiary of the Company for the purpose of improving the value-added and the tenants’ convenience of leased buildings managed by the Daito Group as well as responding to the needs of the child-rearing generation for nursery facilities.
- (3) Change to item 41 of Article 2 involves the renumbering of said item associated with the aforementioned additions.

2. Description of the Amendment

The Company proposes that the Articles of Incorporation of the Company be amended as follows:

(Amendments shown by underlines)

Existing Articles of Incorporation	Proposed Amendments	Reason for change
(Purpose)	(Purpose)	
<p>Article 2 The Company’s objective shall be to operate the following businesses and control and manage business activities of companies that operate the following businesses by acquiring and owning shares/interest of such companies.</p> <p>1. to 38. (Omitted)</p> <p>(New establishment)</p> <p>(New establishment)</p> <p><u>39.</u> Any business incidental or related to the previous items.</p>	<p>Article 2 The Company’s objective shall be to operate the following businesses and control and manage business activities of companies that operate the following businesses by acquiring and owning shares/interest of such companies.</p> <p>1. to 38. (Same as at present)</p> <p><u>39. Small-amount, short-term insurance business prescribed by the Insurance Business Act and any other business incidental thereto.</u></p> <p><u>40. Planning, operation, and operation on behalf of third parties of nursery facilities.</u></p> <p><u>41.</u> Any business incidental or related to the previous items.</p>	<p>Commencement of small-amount, short-term insurance services provided by a subsidiary of the Company.</p> <p>Commencement of nursery services for children provided by a subsidiary of the Company</p> <p>Renumbering of an item associated the aforementioned additions.</p>

Proposal No. 3: Election of Twelve (12) Directors

The terms of office of all ten (10) Directors are to expire at the conclusion of this year's Ordinary General Meeting of Shareholders.

For this reason, the Company proposes that shareholders elect twelve (12) Directors, including three (3) Outside Directors.

If all twelve (12) candidates are elected as proposed, seven (7) of the sixteen (16) members of the Board of Directors (three (3) Outside Directors and four (4) Outside Audit & Supervisory Board Members) will qualify as independent outside officers who have satisfied the independence criteria established by the Company, and will enable discussions at the Board of Directors based on opinions expressed from an independent and neutral perspective.

The four (4) candidates for new Directors have been nominated for the following reasons:

- New Director candidate Mr. Yukio Daimon

Mr. Daimon is nominated to strengthen the management and supervision of the construction departments for the purpose of establishing adequate construction capabilities in view of the increase in the Daito Group's construction work volume and the labor shortage in the construction industry that is expected to continue in the future, thereby securing net sales of completed construction contracts.

- New Director candidate Mr. Kazuhiko Saito

The Daito Group needs to further strengthen its sales capability and secure a competitive advantage over other companies in anticipation of an increase in competition with other companies in our mainstay Construction Business. As Director Akio Inada, who has been in charge of construction sales, has reached the mandatory retirement age as Director prescribed in our internal regulations, Mr. Saito is nominated as his successor to maintain and strengthen the management and supervision of the sales departments in the Construction Business.

- New Director candidate Mr. Shinichi Marukawa

Given the continued increase in the number of leased buildings managed by the Daito Group, it continues to be necessary to maintain healthy occupancy rates for the stabilization of the business of the Daito Group. Effective April 1, 2015, Director Kei Takeuchi, who was in charge of the Tenant Recruiting Management Department, has been reassigned to the Construction Business for the purpose of strengthening its sales capability. Mr. Marukawa is nominated as his successor to maintain and strengthen the management and supervision of the Tenant Recruiting Management Department.

- New Outside Director candidate Ms. Mami Sasaki

Ms. Sasaki is nominated as a candidate for Outside Director as she is expected to contribute to, among others, the supervision of the management of the Company and the Company's further efforts to promote diversity management with her extensive experience and knowledge gained through her management career in the financial business.

The respective names, career summary, etc. of the candidates for Directors are as follows.



■ Career summary, position and responsibilities in the Company and significant concurrent positions held

April 1984	Joined the Company
April 2001	Executive Officer, General Manager of Housing Sales Department
June 2004	Director, General Manager of Tenant Recruiting Management Headquarters
April 2006	Managing Director, General Manager of Administration Headquarters, General Manager of Legal Affairs Headquarters
April 2011	Senior Managing Director, and Executive Officer, General Manager of East Japan Construction Sales Headquarters
April 2012	Senior Managing Director, General Manager of East Japan Construction Sales Headquarters, General Manager of Metropolitan Construction Sales Headquarters
April 2013	Representative Director and President, In charge of Construction Business Headquarters and Corporate Management Headquarters (current position)

<Candidate's message to shareholders>

The Daito Group has consistently worked to realize stable income for owners from their building leasing business as well as security and satisfaction in the lives of tenants. Under the medium-term business plan developed to achieve sustainable growth in the future, the Daito Group is working on further development of comprehensive support services for the building leasing business, upholding a business slogan "Further explore opportunities in rental apartments." Given that the number of leased residential units managed by the Daito Group has exceeded 860,000, we strive to make a significant contribution to the public society recognizing our social responsibility as the largest leased housing management entity in Japan.

I will endeavor to fulfill the mandate of our shareholders by pursuing "Further explore opportunities in rental apartments and what the Daito Group can do" more and more so that the Company will continue to be an enterprise that can create the future together with our shareholders and all other stakeholders.



■ Career summary, position and responsibilities in the Company and significant concurrent positions held

September 1980	Joined the Company
April 2001	Executive Officer, General Manager of Subsidiary Business Headquarters
June 2009	Director, General Manager of Corporate Management Department, Director in charge of special missions; In charge of Owners Club, Asset Planning, Sales Promotion, and Education
April 2011	Director and Executive Officer, General Manager of Building Management Department Representative Director and President of Daito Building Management Co., Ltd.
April 2012	Senior Managing Director, General Manager of Management Service Department, In charge of Tenant Recruiting Management Department, Representative Director & President of Daito Building Management Co., Ltd.
April 2013	Representative Director and Executive Vice President, General Manager of Management Service Department, In charge of Real Estate Business Headquarters and Subsidiary Business Headquarters, Representative Director and President of Daito Building Management Co., Ltd.
April 2014	Representative Director and Executive Vice President, In charge of Real Estate Business Headquarters, Subsidiary Business Headquarters, and Management Strategy Division Representative Director and President of Daito Building Management Co., Ltd.
April 2015	Representative Director and Executive Vice President, In charge of Real Estate Business Headquarters and Subsidiary Business Headquarters Representative Director and President of Daito Building Management Co., Ltd. (current position)

<Candidate's message to shareholders>

The duty of the Daito Group is to respond, one by one, to the needs of customers living in the 860,000 leased residential units managed by the Daito Group, thereby sufficiently realizing the social value of leased housing, which is an important social infrastructure. In addition to improving the attractiveness of the building hardware, I will push ahead with the enhancement of the building software from the perspective of tenants. In anticipation of a future increase in the number of units under our management to 1 million, I will also focus on efficiency improvement and cost reduction in tenant recruiting in order to maintain high levels of occupancy rates.

In recognition of the responsibility of the Daito Group as the largest player in the industry, I will continue to work on the enhancement of its enterprise value by paying close attention to the needs of our shareholders, customers and all other stakeholders.

No.3

**Katsuma
Kobayashi**

(Born June 16, 1961)

[Number of the Company shares held]
4,845 shares

Reappointment



■ Career summary, position and responsibilities in the Company and significant concurrent positions held

February 1986	Joined the Company
April 2011	Executive Officer, General Manager of Sales Management Department
April 2012	Managing Executive Officer, General Manager of Sales Management Department
June 2012	Senior Managing Director, General Manager of Sales Management Department (current position)

<Candidate's message to shareholders>

As housing manufacturers are becoming increasingly active in the leased housing market, the Daito Group needs to further strengthen its sales and product development capabilities in order to win the competition with other companies. To this end, I will help the Daito Group to push ahead with, among others, aggressive recruiting of women as sales staff and skills development of them as land use/asset succession professionals, the provision of services to realize smooth asset succession, and the development of new products reflecting the activities of Leased Housing Future Research Institute established in July 2014. At the same time, I will focus on improving the reputation of the Daito Group by establishing leased housing brands, thereby establishing a competitive advantage of the Daito Group in the market and enhancing its enterprise value.

No.4

Shuji Kawai

(Born January 22, 1967)

[Number of the Company shares held]
2,460 shares

Reappointment



■ Career summary, position and responsibilities in the Company and significant concurrent positions held

April, 1989	Joined the Company
April, 2012	Executive Officer, General Manager of Corporate Planning Division
June, 2012	Director and Executive Officer, General Manager of Corporate Planning Division
April, 2013	Director and Executive Officer, General Manager of Subsidiaries Business Headquarters, General Manager of Corporate Planning Division
April 2014	Senior Managing Director, General Manager of Corporate Management Headquarters, In charge of Corporate Planning Division, New System Development Division, Total Quality Control Division, CSR Promotion Department, and Lease Business Network Department
April 2015	Senior Managing Director, General Manager of Corporate Management Headquarters, In charge of Corporate Planning Division and Total Quality Control Division (current position)

<Candidate's message to shareholders>

Strengthening the foundation of corporate activities by way of, for example, setting up a working environment in which employees can work energetically and, implementing financial strategies to improve capital efficiency such as return on equity (ROE) is indispensable for the sustainable growth of the Daito Group. I will ensure that the Daito Group will further promote corporate culture reform aiming to become an enterprise in which everybody can work with joy and provide the work style and environment in which each individual in a diverse workforce can play an active role. As for the financial aspects, I will strive to establish a foundation on which the Daito Group can grow further and enhance its enterprise value by, for example, examining the optimal capital structure based on the cost of capital of the Daito Group.



■ Career summary, position and responsibilities in the Company and significant concurrent positions held

August 1987	Joined the Company
April 2011	General Manager of Management Strategy Division and Administration Department
April 2012	Executive Officer and General Manager of Cost Management Department
April 2013	Executive Officer and General Manager of Design Management Department
June 2014	Director and Executive Officer, General Manager of Design Management Department (current position)

<Candidate's message to shareholders>

The important agenda for the Design Management Department include responses to construction cost increases due to Tokyo Olympics-related construction going into full swing in addition to the impact of reconstruction activities following the Great East Japan Earthquake and technological development in response to an expected future increase in the Daito Group's construction work volume.

I will seek to keep the technological capability of the Daito Group at the highest level in the industry by focusing on the development of new technology to realize labor saving and the improvement of building performance, while further promoting the expansion of the use of materials from domestic sources and the improvement of product specification and materials procurement methods for construction cost reduction. In this way, I will strive to strengthen the design capability of the Daito Group and further enhance its enterprise value.



■ Career summary, position and responsibilities in the Company and significant concurrent positions held

April 1989	Joined the Company
April 2007	General Manager of Metropolitan Area Construction Sales Department
April 2010	General Manager of Toukai Construction Sales Department
April 2012	Executive Officer and General Manager of Tenant Recruiting Management Department
June 2014	Director and Executive Officer, General Manager of Tenant Recruiting Management Department
April 2015	Director and Executive Officer, General Manager of Central Japan Construction Business Headquarters (current position)

<Candidate's message to shareholders>

In the leased housing market, which is the main business area of the Daito Group, the competition is intensifying due to an increase in the number of housing manufacturers entering the market. In such an environment, it is urgent for Group to strengthen its sale strategies and the organizational foundation of the sales departments.

I will push ahead with the development of human resources as land use/asset succession consulting professionals to win the trust of customers in addition to the change in branch management to secure profit and the revitalization of the sales organization, thereby striving to achieve a sustainable growth of the Daito Group and further enhance its enterprise value.

No.7

Yukio Daimon (Born August 30, 1956)

[Number of the Company shares held]
1,180sharesNew
candidate

■ Career summary, position and responsibilities in the Company and significant concurrent positions held

March 1984	Joined the Company
April 2003	Representative Director and President of Daito Steel Co., Ltd.
April 2009	General Manager of Technological Development Department
April 2011	Executive Officer and General Manager of Construction Management Department (current position)

<Candidate's message to shareholders>

As construction demand increases further with the combined effect of the Tokyo Olympics and restoration from the earthquake disaster and the leased housing market experiences intensifying competition, construction departments face an important challenge of creating competitive advantages in terms of construction capability and technology.

In order to respond to this situation, I will strengthen the construction departments by, for example, enhancing the construction capability in anticipation of an expected future increase in construction work volume of the Daito Group and social trends and pushing ahead with a reform of the construction organization to maintain technological strength and construction quality at the highest levels in the industry. In this way, I will strive to secure corporate earnings and enhance the enterprise value of the Daito Group.

No.8

Kazuhiko Saito (Born April 14, 1963)

[Number of the Company shares held]
1,200 sharesNew
candidate

■ Career summary, position and responsibilities in the Company and significant concurrent positions held

March 1992	Joined the Company
April 2009	Executive Officer and General Manager of Chu-Shikoku Construction Sales Department
April 2011	General Manager of Tohoku Construction Sales Department
April 2013	Executive Officer and General Manager of Tohoku Construction Business Department, Officer Responsible for Local Post-Quake Restoration
April 2015	Executive Officer and General Manager of East Japan Construction Sales Headquarters, Officer in charge of Post-Quake Restoration Company (current position)

<Candidate's message to shareholders>

The Daito Group faces an important challenge of revamping the sales organization to be strong enough to win the competition with other companies in order to secure orders and achieve a 20% plus share in rental housing construction starts.

I will strive to solidify the "relationship of trust with customers," which is the Daito Group's strength, through the development of sales staff who are able to make proposals with which customers can have high hopes for the future and thorough enforcement of basic behavior. In this way, I will strive to increase the number of orders received and enhance the enterprise value of the Daito Group. In addition, I will be responsible for the continued provision of restoration support for customers, local business partners, and local industries in the areas afflicted by the Great East Japan Earthquake.

No.9

**Shinichi
Marukawa**

(Born December 6, 1956)

[Number of the Company shares held]
1,260 shares

New
candidate



■ Career summary, position and responsibilities in the Company and significant concurrent positions held

July 1992	Joined the Company
September 2011	General Manager of Tenant Recruiting Planning and Management Department
April 2014	Executive Officer and General Manager of Tenant Recruiting Planning and Management Department
April 2015	Executive Officer and General Manager of Tenant Recruiting Management Department (current position)

<Candidate's message to shareholders>

The number of units under management of the Daito Group has exceeded 860,000 at the end of March 2015 and is expected to grow steadily going forward to reach 1 million in the medium term.

Therefore, one of the top management priorities of the Daito Group is to maintain healthy occupancy rates and to improve efficiency in tenant recruiting activities. In anticipation of future increases in the number of units under management, I will seek to further improve efficiency in tenant recruiting activities, while striving to improve profitability at the same time. In this way, I will strive to strengthen the Tenant Recruiting Management Department in terms of both efficiency and profitability, thereby enhancing the enterprise value of the Daito Group.



- Career summary, position and responsibilities in the Company and significant concurrent positions held

April 1984	Joined Fuji Xerox Co., Ltd
March 2005	Established Makoru Co., Ltd., Director of Makoru Co., Ltd. (current position)
April 2006	Part-time lecturer of Department of Humanities and Social Sciences, Jissen Women's University (current position)
April 2008	Part-time lecturer of Graduate School of Law, Aoyama Gakuin University (current position)
April 2011	Director of Japan CSR Promotion Association (current position)
June 2011	Outside Director of the Company (current position)
- Years since the assumption of office: 4 years (at the close of this Ordinary General Meeting of Shareholders)
- Attendance at Board of Directors meetings: 13 times out of 13 meetings (100.0% attendance ratio)

<Reason for nomination as candidate for Outside Director>

Mr. Sasamoto is an expert in compliance, internal control, and CSR. He has stated his opinions based on his extensive knowledge and experience, sufficiently fulfilling his roles of making decisions on important matters concerning the management of the Company and supervising its business execution. Therefore, he has been nominated as a candidate for Outside Director based on the judgment that it is our best interest that he continues to supervise the management of the Company as an Outside Director.

<Independence>

Mr. Sasamoto is determined to be sufficiently independent as he satisfies the independence criteria established by the Company as well as standards for independent officers established by the Tokyo Stock Exchange and the Nagoya Stock Exchange.

<Candidate's message to shareholders>

The effect of the declining population, declining birth rates and aging population on leased housing market is drawing attention of our customers and investors. As I understand, our stakeholders expect us to develop, execute, and disclose information about the medium-term business plan that takes into consideration the demographic changes and market trends as well as action plans on the development of competitive products, development, employment and retention of excellent talents to become our successors, and women's empowerment, etc., based on reasonable and objective forecasts of this effect. Focusing on these important challenges, I will provide advice and supervision aimed to enhance the enterprise value of the Daito Group taking advantage of my experience in the past four years in the current position and in cooperation with other Outside Directors.



■ Career summary, position and responsibilities in the Company and significant concurrent positions held

March 1990	Registered with Osaka Bar Association Joined Takeuchi and Inoue Law Office
April 1995	Established Yamaguchi-law-office Representative Attorney, Yamaguchi-law-office (current position)
June 2004	Outside Audit & Supervisory Board Member, Friendly Corporation
April 2007	Lecturer at Doshisha Law School
October 2008	Director, Japan Internal Control Association (current position)
July 2010	Director, Association of Certified Fraud Examiners (current position)
July 2012	Leader of Outside Director Guidelines Study Team, Judicial System Research Board, Japan Federation of Bar Associations (current position)
March 2013	Outside Director, Nissen Holdings Co., Ltd. (current position)
June 2013	Outside Director of the Company (current position)
August 2014	Director of Japan Corporate Governance Network (current position)
December 2014	Outside Audit & Supervisory Board Member of Osaka University Venture Capital Co., Ltd., (current position)
February 2015	Audit & Supervisory Board Member of Osaka Municipal Transportation Bureau (current position)

- Years since the assumption of office: 2 years (at the close of this Ordinary General Meeting of Shareholders)
- Attendance at Board of Directors meetings: 13 times out of 13 meetings (100.0% attendance ratio)

<Reason for nomination as candidate for Outside Director>

Mr. Yamaguchi is a lawyer who has a thorough knowledge of corporate legal affairs, compliance, and internal control. He has stated his opinions based on his strong expertise and extensive experience, sufficiently fulfilling his roles of making decisions on important matters concerning the management of the Company and supervising its business execution.

Therefore, he has been nominated as a candidate for Outside Director based on the judgment that it is our best interest that he continues to supervise the management of the Company as an Outside Director.

<Independence>

Mr. Yamaguchi is determined to be sufficiently independent as he satisfies the independence criteria established by the Company as well as standards for independent officers established by the Tokyo Stock Exchange and the Nagoya Stock Exchange.

<Candidate's message to shareholders>

The Corporate Governance Code (guidelines that should be adhered to for corporate governance), which emphasizes "dialog with shareholders," has taken effect since June 1, 2015. The Company is also required to pay even more attention to shareholders in the management of its business. I will address the Company's management challenges from the perspective of a legal expert to ensure that the management can fulfill their accountability to our shareholders in a straightforward manner under highly transparent governance. I will strive to help the Company to create an environment in which the management can take on the challenge of "healthy risk-taking."



■ Career summary, position and responsibilities in the Company and significant concurrent positions held

April 1983	Joined The Fuji Bank, Limited (currently Mizuho Bank, Ltd.)
March 1985	Joined Morgan Stanley Securities Co., Ltd. (currently Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.)
January 1991	Vice President of the company
February 1994	Executive Director of the company
December 2000	Managing Director of the company
April 2004	Managing Director and Head of Sales, Fixed Income Division of Credit Suisse First Boston Securities (Japan) Ltd. (currently Credit Suisse Securities (Japan) Limited)

<Reason for nomination as candidate for Outside Director>

Ms. Sasaki has many years of management experience in companies operating in the field of global financial business. She has been nominated as a candidate for Outside Director based on the judgment that she will be able to supervise the management of the Company based on her extensive experience and knowledge and from the global perspective as well as women's perspective and contribute significantly to the Company's further efforts to promote diversity management in particular to encourage women to play an active role.

<Independence>

Ms. Sasaki is determined to be sufficiently independent as she satisfies the independence criteria established by the Company as well as standards for independent officers established by the Tokyo Stock Exchange and the Nagoya Stock Exchange.

<Candidate's message to shareholders>

There are currently relatively few female directors in the construction, housing, and real estate sectors. It is increasingly important that the "residence" the Company offers to its customers is highly attractive reflecting also the women's viewpoint. I have many years of experience in global financial business at foreign-affiliated securities companies. With this experience and knowledge as well as from the women's perspective, I will strive to contribute to the enhancement of the enterprise value of the Company and meet the expectations of shareholders.

- (Notes)
1. There is no special interest between any of the candidates for Directors and the Company.
 2. Mr. Yukio Daimon, Mr. Kazuhiko Saito, Mr. Shinichi Marukawa and Ms. Mami Sasaki are newly appointed candidates for Director.
 3. Candidates Mr. Yujiro Sasamoto, Mr. Toshiaki Yamaguchi and Ms. Mami Sasaki are candidates for Outside Directors. The Company will designate Ms. Mami Sasaki as an independent officer under the provisions set forth by the Tokyo Stock Exchange and Nagoya Stock Exchange and notify said Exchanges accordingly.
 4. Special notes regarding the candidates for Outside Directors are as follows:
 - (i) The Company has entered into a Limited Liability Agreement with Mr. Yujiro Sasamoto and Mr. Toshiaki Yamaguchi. Outlines of this Limited Liability Agreement are described below:
 - In the event that the Company bears liability for damages caused by neglect of the Outside Director's duty, the liability amount shall be the minimum amount set forth in Article 425, Paragraph 1 of the Companies Act.
 - The limited liability stated above shall be applicable only when the Outside Director performs his duty in good faith and without material negligence.
 - (ii) The Company will enter into a Limited Liability Agreement with Ms. Mami Sasaki upon election. Outlines of this Limited Liability Agreement are described below:
 - In the event that the Company bears liability for damages caused by neglect of the Outside Director's duty, the liability amount shall be the minimum amount set forth in Article 425, Paragraph 1 of the Companies Act.
 - The limited liability stated above shall be applicable only when the Outside Director performs his duty in good faith and without material negligence.

[Reference] Guidelines for Selecting Outside Officers (Directors and Audit & Supervisory Board Members)

Outside Officers and Candidates as Outside Officers of the Company shall be selected from those who satisfy the following guidelines established by the Company.

1. Can directly supervise the discussions and decisions by the Board of Directors on, among others, management, corporate legal, and governance issues;
2. Can reflect their own knowledge and insights in the development of a growth strategy, the establishment of a management strategy, the achievement of a mid-term business plan, etc.; and
3. Can provide advice and guidance to other corporate management issues based on their own knowledge, expertise and experience.

[Reference] Independence Criteria for Outside Officers (Directors and Audit & Supervisory Board Members)

Outside Officers and Candidates as Outside Officers of the Company shall be selected from those who satisfy the following independence criteria established by the Company.

The following 1. applies to the present and for an indefinite past period and 2. through 5. apply to the present and for the period of past 10 years.

1. Persons related to the Daito Group

Not a director (excluding outside directors), audit & supervisory board member (excluding outside audit & supervisory board member), accounting advisor, executive officer, or employee (hereinafter “director, etc.”) of any subsidiary (Note 1) or affiliate (Note 2) of the Company (hereinafter the “the Daito Group”).

2. Persons with voting rights

- (1) Not a shareholder holding 10% or more of the voting rights in the Company or a director, etc. of such a shareholder; and
- (2) Not a director, etc. of a company in which the Daito Group holds 10% or more of the voting rights.

3. Persons with a trade relationship

- (1) Not a director, etc. of a company with which the Daito Group has carried out transactions in the total amount that is equivalent to 2% or more of the consolidated net sales of either party;
- (2) Not a director, etc. of a financial institution that is a major lender (with a lending balance equivalent to 2% or more of the consolidated total assets of the Company) to the Daito Group; and
- (3) Not a director, etc. of a lead underwriter of the Daito Group.

4. Providers of expert services (lawyers, certified public accountants, consultants, etc.)

- (1) Not a certified public accountant who is an accounting auditor of the Daito Group, or partner or employee of an audit firm; and
- (2) Not a person who receives a total annual fee of 10 million yen or more from the Daito Group as a lawyer, certified public accountant, tax accountant or any other consultant in addition to the remuneration he/she receives from the Daito Group as a Director or Audit & Supervisory Board Member.

5. Others

- (1) Not a relative within the second degree of kinship of any of the persons listed in 1 through 4 above (excluding those who are not significant);
- (2) Not a director, etc. of a company with which the Daito Group has a relationship in which officers are exchanged between the parties; and
- (3) Not a director, etc. of a company with which the Daito Group has a cross-holding of shares.

(Notes)

1. A “subsidiary” is a subsidiary prescribed in Article 8, Paragraph 3 of the Ordinance on Terminology, Forms and Preparation of Financial Statements.
2. An “affiliate” is an affiliate prescribed in Article 8, Paragraph 5 of the Ordinance on Terminology, Forms and Preparation of Financial Statements.

(Appendix)

Business Report

(From April 1, 2014 to March 31, 2015)

1. Current State of Enterprise Group

(1) Business Progress and Results

(i) Overview of Business Environment

In the fiscal year ended March 31, 2015, the domestic economy was on a moderate recovery trend as the effect of the consumption tax hike in April 2014 was offset by depreciation of the yen and rise in the stock market supported by the economic stimulus measures taken by the government and the continuation of bold monetary easing policy taken by the Bank of Japan. In addition, the “Emergency Economic Measures for Expanding Virtuous Cycles to Local Economies” was announced at the end of 2014 and a series of economic effects created by them are expected to spread all over Japan as they are steadily implemented going forward.

In the housing industry, housing starts in the fiscal year ended March 31, 2015 on a cumulative basis decreased from the previous fiscal year by 10.8% to 880,000 due to the negative reaction to the last minute surge in demand before the increase in the consumption tax rate in April 2014, although monthly housing starts in March 2015 increased year-on-year for the first time in 13 months.(*). In particular, the detached house sector is still suffering from the effect of such negative reaction and construction starts of owner-occupied houses in the fiscal year under review on a cumulative basis decreased year-on-year by 21.1%.(*).

In the field of leased housing on which the Daito Group is focused, the effect of the increase in the consumption tax rate was relatively small and housing starts of rental residential properties in the fiscal year under review on a cumulative basis decreased from the previous fiscal year by 3.1%. With such factors as the inheritance tax reform in January 2015 and the continuation of a low interest rate environment for apartment loans, landowners’ needs for effective asset utilization is still robust. Companies that propose a leased housing construction are required to provide a one-stop service to realize “amicable and smooth asset succession to the next generation” that goes beyond a simple tax saving proposal.

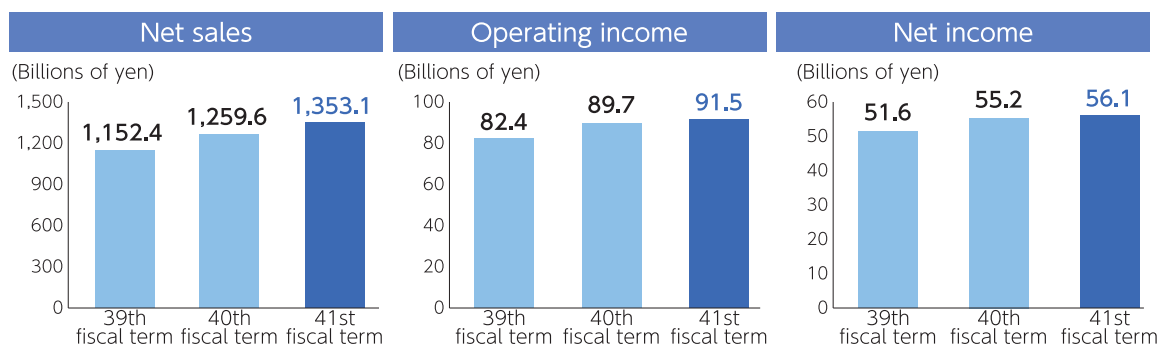
Meanwhile, the total number of households in Japan is forecasted to increase through 2020 as the number of single-person households is increasing due to the declining birthrate and aging population coupled with the increasing tendency to marry late. In light of these circumstances, tenants’ demand for leased housing is thus expected to remain brisk in the future supported also by economic recovery. In recent years, the tenant needs are becoming increasingly diverse encompassing the needs for excellent hardware features of buildings, housing facilities, etc., as well as the needs for excellent services (software features) such as an arrangement in which no joint and several guarantor is required for entering into a tenancy agreement, credit card settlement of rent, and 24-hour living support.

Domestic construction demand continues to grow supported by the full realization of reconstruction demand following the Great East Japan Earthquake and the preparation for the hosting of the Olympics in Tokyo. Under these circumstances, the Daito Group faces and will continue to face significant challenges in terms of restraining cost while construction cost is expected to rise, securing labor force, and enhancing construction capability.

* Source: Policy Bureau of Ministry of Land, Infrastructure, Transport and Tourism, “Data of the Current Survey on Construction Statistics”

(ii) Overview of Daito Group

Under these circumstances, the Daito Group posted increased sales and profits on a consolidated basis for the seventh consecutive year, having recorded net sales in the amount of 1,353,155 million yen (up 7.4% year-on-year), and on the profit front, posted an operating income of 91,520 million yen (up 1.9% year-on-year), ordinary income of 95,887 million yen (up 2.7% year-on-year), and net income of 56,109 million yen (up 1.5% year-on-year). These sales and income amounts are all historic highs for the Group.

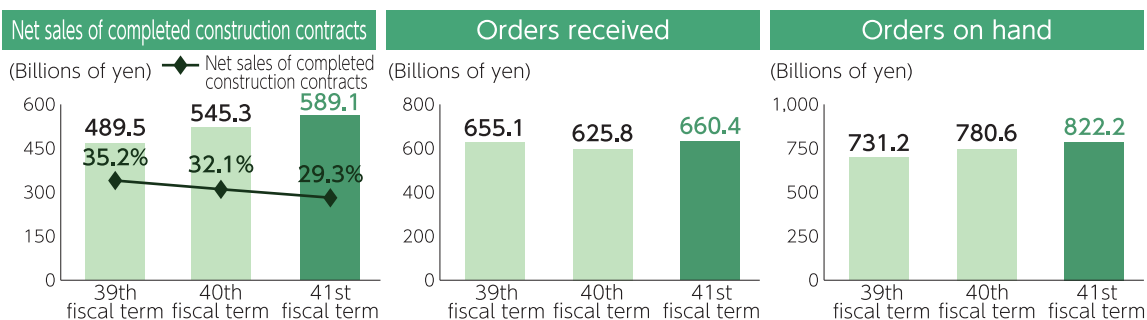


(iii) Progress and Results by Segment

■ Construction Business

In the Company's mainstay construction business, net sales of completed construction contracts increased 8.0% year-on-year to 589,170 million yen, benefiting from the ample balance of construction orders and measures taken since the beginning of the fiscal year to expedite construction starts, etc. The gross profit margin for completed projects dropped 2.8 points from the previous fiscal year to 29.3% due mainly to the rise in material and labor costs.

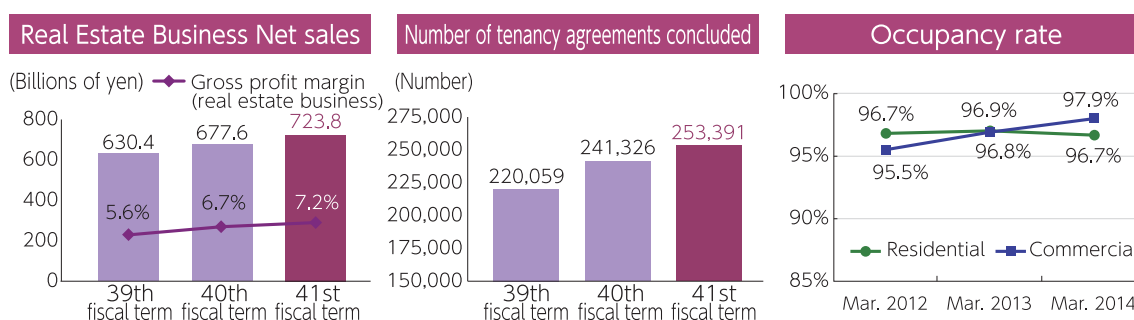
As for orders, orders received increased 5.5% year-on-year to a historic high of 660,403 million yen and construction orders on hand as of March 31, 2015 increased 5.3% year-on-year to 822,229 million yen.



■ Real Estate Business

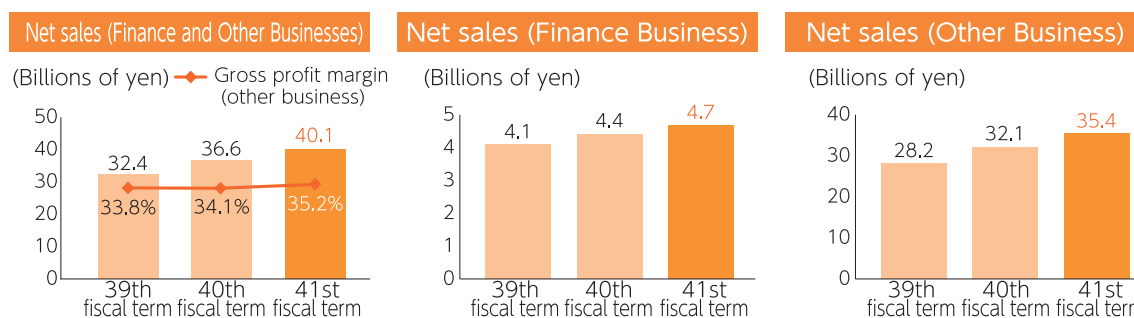
In the real estate business, an increase in whole-building lease agreements under our Lease Management Trust System allowed our leasing company, Daito Building Management Co., Ltd., to increase its rental income, resulting in a 6.8% rise in net sales of the real estate business year-on-year to 723,817 million yen.

Customers wishing to move into units were provided with services that improve convenience, such as the “no joint and several guarantor required” service, the “Zero deposit & Fixed cleaning cost plan” and “Payment with credit cards for rent and other payments,” which were launched ahead of other companies, in addition to the expansion of areas that can benefit from our Live-UP Lifestyle Services. As a result of such efforts, the number of tenancy agreements concluded rose 5.0% year-on-year to 253,391. Consequently, the occupancy rate of our leased residential properties as of March 31, 2015 decreased 0.2 points year-on-year to 96.7%, while the occupancy rate of our leased commercial properties rose 1.1 points to 97.9%.

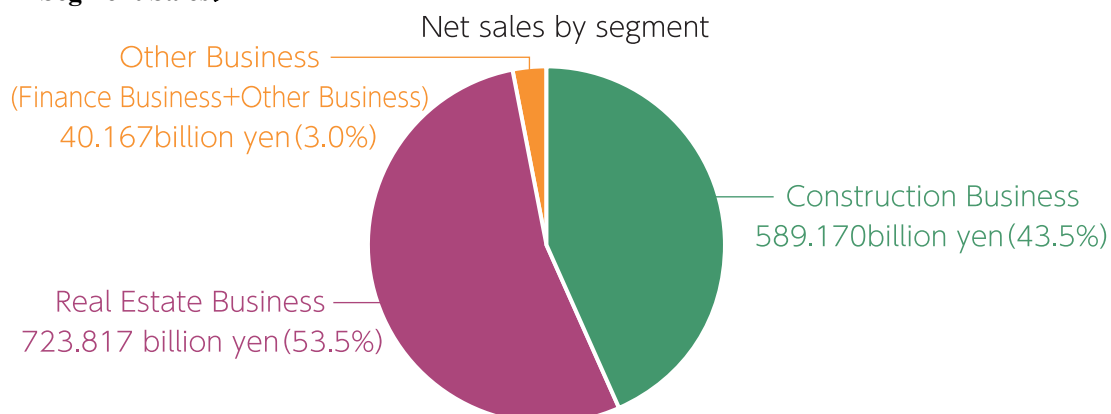


■ Finance Business and Other Business

Total of net sales of the finance business and other business increased 9.7% year-on-year to 40,167 million yen. This was attributable to, among others, the increase in sales in other business stemming from both the increase in the number of properties supplied with LP gas from Gaspal Co., Ltd. and the increase in the number of customers using daytime care service facilities targeted at the elderly provided by Care Partner Co., Ltd.



< Segment Sales >



Segment		(Reference) 40th Fiscal Term Sales (million yen)	41st Fiscal Term Sales (million yen)	Year-on-year Change (%)
Construction business	Residential	540,207	584,541	8.2
	Commercial	971	918	(5.5)
	Other	4,186	3,710	(11.4)
	Total	545,366	589,170	8.0
Real estate business	Whole-building lease agreements (Note 1)	621,832	664,609	6.9
	Improvement/repair work	31,081	29,695	(4.5)
	Tenancy agreements	14,380	14,622	1.7
	Lease business	6,131	5,887	(4.0)
	Rent guarantee business	2,360	3,688	56.3
	Power generation business	555	2,301	314.4
	Subleases (Note 2)	312	161	(48.4)
	Other	1,041	2,849	173.6
Total	677,696	723,817	6.8	
Finance business	Total	4,425	4,755	7.4
Other business	Total	32,185	35,412	10.0
Sum total		1,259,673	1,353,155	7.4

(Notes) 1. Sales generated by whole-building lease agreements in the real estate business consist of rental income, etc. under whole-building lease agreements of Daito Building Management Co., Ltd.

2. Sales generated by subleases in the real estate business consist of rental income, etc. under sublease agreements of the Company.

(2) Business Strategies

With the enforcement in January 2015 of the largest inheritance tax reform in the past 50 years, the need for effective land utilization is ever-increasing among aging landowners, stemming from their requirements for asset succession and tax saving measures, and is expected to remain robust.

On the other hand, although the population will continue to shrink due to the declining birthrate and aging population, households are expected to continue increasing in number until 2020 as the number of single-person households is expected to increase due to such factors as the nuclearization of families and the growing tendency of individuals to marry later in life, and then decline at a relatively moderate pace. The number of households living in rental residential properties has traditionally accounted for over one-third of the total number of households in Japan, and is expected to remain at this level in future.

In such a market environment, while upholding the mid-term business slogan “Further explore opportunities in rental apartments,” the Daito Group has developed the medium-term business plan for a period of 5 years ending March 31, 2018 and will provide “stable management of the residential property leasing business over a long-term period of 30 to 40 years” to landowners as an effective asset succession and asset utilization method, and “safe, convenient and comfortable living” to tenants of our leased properties.

Outline of the medium-term business plan and measures for the achievement of the plan by segment are as follows:

(1) Outline of the medium-term business plan

Under the medium-term business slogan “Further explore opportunities in rental apartments,” the Daito Group has set forth the following medium-term business policies:

- 1) Expansion of orders received: To provide one-stop services to realize asset succession from the effective utilization of assets of our customers (landowners);
- 2) Completed construction contracts: To put in place a construction capability to handle construction works of 700 billion yen and secure an adequate profit; and
- 3) Maintenance of healthy occupancy rates: To strengthen the tenant recruiting capability and enhance the value of products

We have revised the targets for the next three years based on the actual results for the fiscal year ended March 31, 2015. As a result, the Daito Group aims to achieve net sales of 1,601.7 billion yen, operating income of 105.0 billion yen, net income of 72.6 billion yen, and ROE (return on equity) of 26.0% and secure a 20% plus share in rental housing construction starts (assuming that the size of the leased residential properties market will be 356,000 units) in the fiscal year ending March 31, 2018 as revised medium-term business targets.

Mid-term business plan [Fiscal Year Ending March 31, 2018 (44th Fiscal Term) Plan]			
Net sales	1,601.7 billion yen (AAGR 6.8%)	Operating income	105.0 billion yen (AAGR +5.0%)
Ordinary income	110.0 billion yen (AAGR 5.2%)	Net income	72.6 billion yen (AAGR +7.1%)
Equity ratio	38.6%	Dividends per share	476yen
	ROE (Return on equity)		Payout ratio/ total return ratio
	26.0%		50.0%/80.0%

(2) Segment strategies

■ Construction Business

In the construction business, we will focus our efforts on consulting sales on an ongoing basis from the perspective of “effective asset utilization/asset succession” in accordance with the sales plan established based on market research using a nationwide segmentation into approximately 5,000 marketing areas. We will also reinforce the sales force up to 3,750 sales staff (fiscal year ending March 31, 2018) and provide landowners with painstaking services concerning asset utilization/asset succession in collaboration with our group trust company (Daito Mirai Trust Co., Ltd.), which started its operation in 2014.

In anticipation of a future increase in domestic construction demand due to the Tokyo Olympics, the Daito Group will strengthen the alliance with contractors, increase the installation of panel lines for the 2x4 method by collaborating manufacturers with our own capital investment, and take other measures in order to restrain construction cost, secure labor force, and enhance construction capability.

By implementing the measures mentioned above, the Daito Group aims to achieve orders received of 740.0 billion yen, net sales of completed construction contracts of 691.2 billion yen, and gross profit margin for completed projects of 28.1% for the fiscal year ending March 31, 2018.

■ Real Estate Business

In the real estate business, we will continue to focus on providing various services that increase the convenience of customers in order to maintain a high occupancy rate. The Daito Group will also promote the “e-Heya Net” for higher market recognition as a website specialized in room searching and strive to acquire new fans for it by, for example, appealing to potential tenants through SNS (Facebook, twitter, LINE, etc.) and offering an LPGA tour “Daito Trust e-Heya Net Ladies” (with official permission by the Ladies Professional Golfers’ Association of Japan).

By implementing the measures mentioned above, the Daito Group aims to achieve net sales on real estate business of 866.5 billion yen, the number of tenancy agreements concluded of 310,000, and the occupancy rate of leased residential units of 96.7% (end of March 2018) for the fiscal year ending March 31, 2018.

■ Finance Business and Other Business

In addition, we will expand businesses that are related to our core business, including further increasing the number of homes supplied with LP gas by Gaspal Co., Ltd. and expanding daycare service centers and the childcare business of Care Partner Co., Ltd.

By implementing the measures mentioned above, the Daito Group aims to achieve combined net sales of 44.0 billion yen in the finance business and the other business for the fiscal year ending March 31, 2018.

We look forward to the continued support and guidance of all our shareholders.

(3) Capital Investment, etc.

In the fiscal year ended March 31, 2015, total capital investment amounted to 17,845 million yen, which primarily consisted of the installation of photovoltaic power generation facilities by Daito Building Management Co., Ltd. and the development of the backbone system in the Company.

(4) Financing

In the fiscal year ended March 31, 2015, no significant financing activities requiring disclosure were conducted.

(5) Trends in Assets and Income

(i) Trends in Assets and Income of Enterprise Group

Category	38th fiscal term: Fiscal year ended March 31, 2012	39th fiscal term: Fiscal year ended March 31, 2013	40th fiscal term: Fiscal year ended March 31, 2014	41st fiscal term: Fiscal year ended March 31, 2015 (under review)
Net sales (million yen)	1,087,128	1,152,413	1,259,673	1,353,155
Ordinary income (million yen)	84,239	85,539	93,335	95,887
Net income (million yen)	47,103	51,674	55,277	56,109
Earnings per share (EPS)	594.53	648.57	693.90	710.19
Total assets (million yen)	569,079	617,738	684,422	701,119
Net assets (million yen)	152,009	186,592	222,005	236,794

(ii) Trends in Assets and Income of the Company

Category	38th fiscal term: Fiscal year ended March 31, 2012	39th fiscal term: Fiscal year ended March 31, 2013	40th fiscal term: Fiscal year ended March 31, 2014	41st fiscal term: Fiscal year ended March 31, 2015 (under review)
Net sales (million yen)	491,599	508,404	563,343	608,973
Ordinary income (million yen)	61,469	57,029	56,825	58,990
Net income (million yen)	34,119	34,556	33,542	34,471
Earnings per share (EPS)	430.64	433.72	421.07	436.32
Total assets (million yen)	444,116	475,024	474,237	479,698
Net assets (million yen)	110,267	125,236	134,969	124,448

2. The Company's Stock

(1) **Number of shares authorized** 329,541,100 shares

(2) **Number of shares issued** 78,584,625 shares (excluding treasury stock: 739,754 shares)

(Note) Pursuant to the provisions of Article 178 of the Companies Act, the Company retired 1,285,900 treasury stock effective March 31, 2015.

As a result, the number of shares issued including treasury stock decreased by 1,285,900 from the end of the previous fiscal year (March 31, 2014).

(3) **Number of shareholders** 15,508 shareholders

(4) **Principal shareholders**

Name of shareholder	Number of shares owned (thousand shares)	Shareholding ratio (%)
The Master Trust Bank of Japan, Ltd. (held in trust)	3,616	4.60
Japan Trustee Services Bank, Ltd. (held in trust)	3,321	4.23
State Street Bank and Trust Company 505225	1,763	2.24
Sumitomo Realty & Development Co., Ltd.	1,606	2.05
Co-op Suppliers' Stock Holding	1,599	2.04
Japan Trustee Services Bank, Ltd. (Sumitomo Mitsui Banking Corporation Retirement Benefit Trust Account re-entrusted by Sumitomo Mitsui Trust & Banking Co., Ltd.)	1,474	1.88
Mellon Bank NA as Agent for Its Client Mellon Omnibus US Pension	1,366	1.74
BNP Paribas Sec Services Luxembourg/ JASDEC/ Aberdeen Global Client Assets	1,186	1.51
Daito Trust Construction Co., Ltd. Employee stock ownership	1,162	1.48
State Street Bank and Trust Company	1,160	1.48

(Notes) 1. Shareholding ratio is calculated after deducting treasury stock (739,000 shares).

2. The Company holds 739,000 shares of treasury stock, excluding 117,000 shares held by the ESOP Trust and 569,000 shares held by the J-ESOP.

3. Corporate Officers

(1) Names, etc. of Directors and Audit & Supervisory Board Members

Position	Name	Responsibilities and Significant Concurrent Positions Held
Representative Director and President	Naomi Kumakiri	In charge of Construction Business Headquarters and Corporate Management Headquarters
Representative Director and Executive Vice President	Hitoshi Kadouchi	In charge of Real Estate Business Headquarters and Subsidiary Business Headquarters, In charge of Management Strategy Division, Representative Director and President of Daito Building Management Co., Ltd.
Senior Managing Director	Akio Inada	General Manager of East Japan Construction Sales Headquarters, Officer in charge of Post-Quake Restoration Company
Senior Managing Director	Katsuma Kobayashi	General Manager of Sales Management Department
Senior Managing Director	Shuji Kawai	General Manager of Corporate Management Headquarters, In charge of Corporate Planning Division, New System Development Division, Total Quality Control Division, CSR Promotion Department, and Lease Business Network Department
Director and Executive Officer	Kanitsu Uchida	General Manager of Design Management Department
Director and Executive Officer	Kei Takeuchi	General Manager of Tenant Recruiting Management Department
Director	Yujiro Sasamoto	Director of Makoru Co., Ltd. Part-time lecturer of Department of Humanities and Social Sciences, Jissen Women's University Part-time lecturer of Graduate School of Law, Aoyama Gakuin University Director of Japan CSR Promotion Association
Director	Marcus Merner	Partner of GreenOak Real Estate Advisors LP Director of GreenOak Investment Management Co., Ltd.
Director	Toshiaki Yamaguchi	Representative Attorney, Yamaguchi-law-office Director, Japan Internal Control Association Director, Association of Certified Fraud Examiners Leader of Outside Director Guidelines Study Team, Judicial System Research Board, Japan Federation of Bar Associations Outside Director, Nissen Holdings Co., Ltd. Director of Japan Corporate Governance Network Outside Audit & Supervisory Board Member of Osaka University Venture Capital Co., Ltd. Audit & Supervisory Board Member of Osaka Municipal Transportation Bureau
Standing Audit & Supervisory Board Member	Masayasu Uno	
Audit & Supervisory Board Member	Hideo Hachiya	Representative Attorney, Hachiya Law Firm
Audit & Supervisory Board Member	Kazumitsu Futami	Representative Director and President of Jei Kei Kikaku Co., Ltd.
Audit & Supervisory Board Member	Kazuo Fujimaki	Representative, Fujimaki Sogo Consulting

- (Notes) 1. Mr. Kanitsu Uchida and Mr. Kei Takeuchi were newly appointed as Directors and assumed office as resolved at the 40th Ordinary General Meeting of Shareholders held on June 26, 2014.
2. Mr. Shuji Nakada resigned as Director at the close of the 40th Ordinary General Meeting of Shareholders held on June 26, 2014.
3. Mr. Yujiro Sasamoto, Mr. Marcus Merner and Mr. Toshiaki Yamaguchi are Outside Directors.
4. All Audit & Supervisory Board Members of the Company are Outside Audit & Supervisory Board Members.
5. Audit & Supervisory Board Member Mr. Masayasu Uno is qualified as a Certified Public Accountant, and has considerable financial and accounting knowledge.
6. Audit & Supervisory Board Member Mr. Kazuo Fujimaki is qualified as a U.S. Certified Public Accountant, and has considerable international financial and accounting knowledge.

7. The Company has designated Directors Mr. Yujiro Sasamoto, Mr. Marcus Merner, and Mr. Toshiaki Yamaguchi and Audit & Supervisory Board Members Mr. Masayasu Uno, Mr. Hideo Hachiya, Mr. Kazumitsu Futami and Mr. Kazuo Fujimaki as independent officers under the provisions set forth by the Tokyo Stock Exchange and Nagoya Stock Exchange and has notified said Exchanges accordingly.

(Reference) Names, responsibilities and significant concurrent positions held by Directors and Audit & Supervisory Board Member as of April 1, 2015 are as follows.

Position	Name	Responsibilities and Significant Concurrent Positions Held
Representative Director and Executive Vice President	Hitoshi Kadouchi	In charge of Real Estate Business Headquarters and Related Business Headquarters, Representative Director and President of Daito Building Management Co., Ltd.
Senior Managing Director	Shuji Kawai	General Manager of Corporate Management Headquarters, In charge of Corporate Planning Division, and Total Quality Control Division
Director and Executive Officer	Kei Takeuchi	General Manager of Central Japan Construction Business Headquarters
Director	Akio Inada	

(Reference) Names and responsibilities of Executive Officers other than those who concurrently serve as Directors as of April 1, 2015 are as follows.

Position	Name	Responsibilities
Managing Executive Officer	Hirosuke Tanimichi	General Manager of West Japan Construction Business Headquarters
Managing Executive Officer	Takeshi Nakagawa	Representative Director and President of Gaspal Co., Ltd., General Manager of Subsidiary Business Headquarters
Managing Executive Officer	Takuya Ishii	General Manager of Higashi-Kanto Construction Business Department
Executive Officer	Yukio Daimon	General Manager of Construction Management Department
Executive Officer	Kazuhiko Saito	General Manager of East Japan Construction Business Headquarters, Officer in charge of Post-Quake Restoration Company
Executive Officer	Shinichi Marukawa	General Manager of Tenant Recruiting Management Department
Executive Officer	Hiroshi Sugiyama	General Manager of Kita-Kanto Construction Business Department
Executive Officer	Masayoshi Tanaka	General Manager of Information Technology Department
Executive Officer	Shoji Yamada	General Manager of Tokai Construction Business Department
Executive Officer	Hirromichi Ono	General Manager of Asset Succession Consulting Department
Executive Officer	Sachio Washi	General Manager of Human Resources and General Affairs Department
Executive Officer	Takashi Suzuki	General Manager of Chukyo Construction Business Department
Executive Officer	Eiji Okamoto	General Manager of Minami-Kyushu Construction Business Department
Executive Officer	Yoshito Ikemoto	General Manager of Technological Development Department
Executive Officer	Kazunori Fukuda	General Manager of Corporate Planning Division, General Manager of Subsidiary Business Headquarters
Executive Officer	Shuichi Ogawa	General Manager of Kitakushu-Okinawa Construction Business Department
Executive Officer	Fumiaki Nakagami	General Manager of Safety and Quality Control Department

(2) Amount of Remuneration, etc. of Directors and Audit & Supervisory Board Members

Category	Number of persons paid	Amount paid
Director	11 persons	902 million yen
Audit & Supervisory Board Member	4 persons	90 million yen
Total (Outside Directors/Audit & Supervisory Board Members)	15 persons (7 persons)	993 million yen (126 million yen)

- (Notes)
1. The amount paid to Directors indicated in the above table does not include the employee salary portion of Directors concurrently serving as employees.
 2. The amount paid to Directors indicated in the above table includes an expense of 128 million yen recognized for the fiscal year ended March 31, 2015 in relation to the subscription rights to shares granted as stock options.
 3. The number of persons paid indicated in the above table includes the one (1) person who resigned as Director upon expiration of the term of office at the close of the 40th Ordinary General Meeting of Shareholders held on June 26, 2014. As of March 31, 2015, the numbers of Directors and Audit & Supervisory Board Members are ten (10) and four (4), respectively.
 4. Directors' remuneration is the sum of the fixed portion which is capped at 1 billion yen per year (including the Outside Directors' remuneration capped at 50 million yen) and the variable portion which is capped at 1.5% of consolidated net income for the fiscal year under review (not exceeding 1 billion yen, and not payable if consolidated net income for the fiscal year under review falls short of 20 billion yen), not including the employee salary portion of Directors concurrently serving as an employee, as resolved at the 33rd Ordinary General Meeting of Shareholders of the Company held on June 27, 2007.
In addition to the aforementioned amount of remuneration, etc., the amount of remuneration relating to stock options as stock-linked compensation for Directors (excluding Outside Directors) is capped at 530 million yen per year, as resolved at the 37th Ordinary General Meeting of Shareholders of the Company held on June 28, 2011.
 5. Audit & Supervisory Board Members' remuneration is capped at 100 million yen per year as resolved at the 33rd Ordinary General Meeting of Shareholders of the Company held on June 27, 2007.
 6. In addition to the above, the total amount of remuneration, etc. received by outside officers from subsidiaries of the Company in the capacity of officers is 1 million yen.
 7. In addition to the above, the Company paid retirement benefits of 1 million yen in total to one (1) Director whose retirement benefits was terminated pursuant to the resolution passed at the 37th Ordinary General Meeting of Shareholders held on June 28, 2011 concerning the abolition of retirement benefits system. This amount includes the amount of provision for Directors' retirement benefits (1 million yen) that was included in the amount of remuneration, etc. of Directors as stated in the business report for the previous fiscal year.
 8. In addition to the above, the Company intends to pay retirement benefits of 47 million yen in total to three (3) incumbent Directors at the time of their resignation as Director pursuant to the resolution passed at the 37th Ordinary General Meeting of Shareholders held on June 28, 2011 concerning the payment of retirement benefits for termination resulting from the abolition of retirement benefits system.

(3) Policy for the determination of remuneration of Directors and Audit & Supervisory Board Members

(i) Policy

A. Fixed portion (Basic remuneration)

Basic remuneration shall be determined in consideration of quantitative factors such as corporate earnings, remuneration paid by other related companies, rate of increase in employees' salary, and years of employment as well as qualitative factors such as management capability, achievement, and contribution of each Director/Audit & Supervisory Board Member.

B. Variable portion (Bonuses)

Bonuses shall be determined in consideration of the achievement during the fiscal year, contribution, etc., of each Director and be paid from the bonus fund whose amount is determined by multiplying consolidated net income by a certain ratio determined by the Board of Directors. However, Outside Directors are not entitled to receive any bonuses.

C. Stock options as stock-linked compensation

The Company has introduced the following two types of stock options as stock-linked compensation for Directors (excluding Outside Directors) since 2011 for the purpose of raising their willingness to contribute to the medium- to long-term improvement in the financial performance and enhancement of the enterprise value of the Company by clarifying the linkage between the financial performance and the value of shares of the Company and sharing a common value with shareholders.

- a. A Plan, which serves as a substitute for retirement benefit plans and aims to improve financial performance of the Company during the term of office of Directors.
- b. B Plan, which aims to improve medium-term financial performance of the Company

The B Plan is subject to separate performance achievement criteria.

The Company conducts mutual evaluations each year of the business execution and management supervision of its Directors mainly through the Evaluation Committee, which comprises all Outside Directors and all Audit & Supervisory Board Members. The results of these evaluations are reflected in the management structure and the basic remuneration, bonuses and stock options as stock-linked compensation of the Directors (excluding Outside Directors) for the following fiscal year.

(ii) Method of determining specific amounts of remuneration

The total amount of Directors' remuneration shall be limited to the aggregate amount of Directors' remuneration approved by the general meeting of shareholders and specific amounts of remuneration for each Director shall be determined by allocating the aggregate amount pursuant to the resolution of the Board of Directors.

The total amount of Audit & Supervisory Board Members' remuneration shall be limited to the aggregate amount of Audit & Supervisory Board Members' remuneration approved by the general meeting of shareholders and specific amounts of remuneration for each Audit & Supervisory Board Member shall be determined by allocating the aggregate amount based on consultation among Audit & Supervisory Board Members.

(4) Outside Officers

(i) Important concurrent positions and relationship with the Company

a. Outside Directors

Name	Parties with which important concurrent positions are held and details of positions held concurrently	Relationship between such parties and the Company
Yujiro Sasamoto	Director of Makoru Co., Ltd.	There is no business transaction relationship between these parties and the Company.
	Part-time lecturer of Department of Humanities and Social Sciences, Jissen Women's University	
	Part-time lecturer of Graduate School of Law, Aoyama Gakuin University	
	Director of Japan CSR Promotion Association	
Marcus Merner	Partner of GreenOak Real Estate Advisors LP	There is no business transaction relationship between these parties and the Company.
	Director of GreenOak Investment Management Co., Ltd.	
Toshiaki Yamaguchi	Representative Attorney, Yamaguchi-law-office	There is no business transaction relationship between these parties and the Company.
	Director, Japan Internal Control Association	
	Director, Association of Certified Fraud Examiners	
	Leader of Outside Director Guidelines Study Team, Judicial System Research Board, Japan Federation of Bar Associations	
	Outside Director, Nissen Holdings Co., Ltd.	
	Director of Japan Corporate Governance Network	
	Outside Audit & Supervisory Board Member of Osaka University Venture Capital Co., Ltd.	
	Audit & Supervisory Board Member of Osaka Municipal Transportation Bureau	

b. Outside Audit & Supervisory Board Members

Name	Parties with which important concurrent positions are held and details of positions held concurrently	Relationship between such parties and the Company
Masayasu Uno	Not applicable.	-
Hideo Hachiya	Representative Attorney, Hachiya Law Firm	There is no business transaction relationship between this party and the Company.
Kazumitsu Futami	Representative Director and President of Jei Kei Kikaku Co., Ltd.	There is no business transaction relationship between this party and the Company.
Kazuo Fujimaki	Representative, Fujimaki Sogo Consulting	There is no business transaction relationship between this party and the Company.

(ii) Main activities during the fiscal year under review

a. Outside Directors

Name	Attendance at Board of Directors meetings (Attendance ratio)	Main activities
Yujiro Sasamoto	13 times out of 13 meetings (100.0%)	He expressed his opinions as a professional by making the most of his extensive knowledge and experience of compliance, internal control and CSR. He also made useful recommendations regarding the Company's compliance system and compliance training and attended the Compliance Promotion Meeting to provide advice, as appropriate.
Marcus Merner	10 times out of 13 meetings (76.9%)	He expressed his opinions by making the most of his extensive management experience and insight as a professional who has been involved in real estate investment advisory business and asset management business, from the global perspective.
Toshiaki Yamaguchi	13 times out of 13 meetings (100.0%)	He expressed his opinions by making the most of his strong expertise and extensive experience as a lawyer with thorough knowledge of corporate legal affairs, compliance and internal control.

b. Outside Audit & Supervisory Board Members

Name	Attendance at Board of Directors meetings (Attendance ratio)	Attendance at Audit & Supervisory Board meetings (Attendance ratio)	Main activities
Masayasu Uno	13 times out of 13 meetings (100.0%)	12 times out of 12 meetings (100.0%)	In the Board of Directors meetings, he expressed his opinions on business execution by making the most of his strong specialized knowledge of financial and accounting as a certified public accountant and his extensive experience and insight as a business entrepreneur. In the Audit & Supervisory Board meetings, he reported the progress of execution of audits based on the audit plan and exchanged opinions on audit policies, etc. In addition, he attended important meetings on business execution and compliance promotion meetings and conducted audits targeted at major business establishments, etc.
Hideo Hachiya	13 times out of 13 meetings (100.0%)	12 times out of 12 meetings (100.0%)	In the Board of Directors meetings, he expressed his opinions on business execution by making the most of his strong expertise and extensive experience as a lawyer. In the Audit & Supervisory Board meetings, he received reports on the progress of audits and exchanged opinions on audit policies, etc.

Name	Attendance at Board of Directors meetings (Attendance ratio)	Attendance at Audit & Supervisory Board meetings (Attendance ratio)	Main activities
Kazumitsu Futami	13 times out of 13 meetings (100.0%)	12 times out of 12 meetings (100.0%)	<p>In the Board of Directors meetings, he expressed his opinions on business execution by making the most of his extensive experience and insight of housing administration and loan guarantee business for construction loans for rental residential property development.</p> <p>In the Audit & Supervisory Board meetings, he received reports on the progress of audits and exchanged opinions on audit policies, etc.</p>
Kazuo Fujimaki	13 times out of 13 meetings (100.0%)	12 times out of 12 meetings (100.0%)	<p>In the Board of Directors meetings, he expressed his opinions on business execution by making the most of his experience in serving as an Outside Audit & Supervisory Board Member at a business corporation, specialized knowledge as a U.S. certified public accountant, and his extensive experience and insight gained through his involvement in management.</p> <p>In the Audit & Supervisory Board meetings, he received reports on the progress of audits and exchanged opinions on audit policies.</p>

(iii) Outline of Limited Liability Agreements

The Company has entered into a Limited Liability Agreement with all three (3) Outside Directors and all four (4) Outside Audit & Supervisory Board Members, the outline of which is as described below:

A. Limited Liability Agreements with Outside Directors

- In the event that the Company bears liability for damages caused by neglect of the Outside Director's duty, the liability amount shall be the minimum amount set forth in Article 425, Paragraph 1 of the Companies Act.
- The limited liability stated above shall be applicable only when the Outside Director performs his duty in good faith and without material negligence.

B. Limited Liability Agreements with Outside Audit & Supervisory Board Members

- In the event that the Company bears liability for damages caused by neglect of the Outside Audit & Supervisory Board Member's duty, the liability amount shall be the minimum amount set forth in Article 425, Paragraph 1 of the Companies Act.
- The limited liability stated above shall be applicable only when the Outside Audit & Supervisory Board Member performs his duty in good faith and without material negligence.

Consolidated Balance Sheet

(Millions of yen)

Assets			Liabilities		
Account item	(Reference) 40th Fiscal Term (As of March 31, 2014)	41st Fiscal Term (As of March 31, 2015)	Account item	(Reference) 40th Fiscal Term (As of March 31, 2014)	41st Fiscal Term (As of March 31, 2015)
Current assets:	482,959	494,393	Current liabilities:	255,465	267,432
Cash and deposits	253,236	255,551	Accounts payable for construction contracts	43,996	42,242
Money held in trust	41,006	32,505	Short-term loans payable	300	-
Notes receivable, accounts receivable from completed construction contracts and other	34,477	36,643	Current portion of long-term loans payable	16,690	16,690
Short-term investment securities	10,509	7,001	Lease obligations	273	271
Costs on uncompleted construction contracts	11,599	13,420	Income taxes payable	26,931	23,216
Other inventories	5,348	4,893	Advances received on uncompleted construction contracts	44,205	49,411
Prepaid expenses	53,840	57,197	Advances received	57,170	64,482
Deferred tax assets	17,422	19,235	Provision for bonuses	20,220	20,532
Operating loans	45,161	54,671	Provision for warranties for completed construction	1,064	1,080
Other	10,673	13,577	Deposits received	7,022	6,879
Allowance for doubtful accounts	(318)	(305)	Other	37,589	42,624
Noncurrent assets:	201,463	206,726	Noncurrent liabilities:	206,951	196,892
Property, plant and equipment	91,081	101,618	Long-term loans payable	79,969	63,278
Buildings and structures	34,697	35,051	Lease liabilities	1,047	1,008
Machinery and equipment	10,849	20,648	Provision for repairs on whole building lease	49,705	65,154
Tools, furniture and fixtures	1,486	1,535	Net defined benefit liability	9,954	9,518
Land	42,340	42,451	Long-term guarantee deposits	59,652	51,309
Lease assets	1,236	1,490	Other	6,621	6,622
Other	471	440	Total liabilities	462,416	464,325
Intangible assets	2,992	5,257	Net Assets		
Investments and other assets	107,388	99,851	Shareholders' equity:	222,779	234,777
Investment securities	26,471	27,311	Capital stock	29,060	29,060
Subordinated bonds and subordinated trust beneficiary rights	12,873	12,865	Capital surplus	34,549	34,540
Deferred tax assets	21,283	20,345	Retained earnings	169,293	184,661
Deferred tax assets for land revaluation	2,703	-	Treasury stock	(10,124)	(13,485)
Other	46,819	42,191	Accumulated other comprehensive income	(2,685)	(145)
Allowance for doubtful accounts	(2,762)	(2,862)	Valuation difference on available-for-sale securities	4,688	6,156
			Deferred gains or losses on hedges	49	603
			Revaluation reserve for land	(4,881)	(7,584)
			Foreign currency translation adjustment	(1,965)	1,278
			Remeasurements of defined benefit plans	(577)	(599)
			Subscription rights to shares	186	312
			Minority interests	1,724	1,850
			Total net assets	222,005	236,794
Total assets	684,422	701,119	Total liabilities and net assets	684,422	701,119

Consolidated Statement of Income

(Millions of yen)

Account item	(Reference) 40th Fiscal Term (From April, 2013 to March 31, 2014)		41st Fiscal Term (From April, 2014 to March 31, 2015)	
Net sales				
Net sales of completed construction contracts	545,366		589,170	
Sales on real estate business	677,696		723,817	
Other business revenue	36,610	1,259,673	40,167	1,353,155
Cost of sales				
Cost of sales of completed construction contracts	370,101		416,636	
Cost of sales on real estate business	632,342		671,531	
Cost of sales on other business	24,131	1,026,575	26,041	1,114,209
Gross profit				
Gross profit on completed construction contracts	175,265		172,533	
Gross profit-real estate business	45,353		52,286	
Gross profit-other business	12,479	233,098	14,126	238,946
Selling, general and administrative expenses		143,317		147,425
Operating income		89,780		91,520
Non-operating income				
Interest income	725		601	
Dividends income	147		176	
Commission fee	3,257		3,653	
Miscellaneous income	1,263	5,394	1,161	5,592
Non-operating expenses				
Interest expenses	915		709	
Provision of allowance for doubtful accounts	56		87	
Miscellaneous expenses	867	1,839	427	1,225
Ordinary income		93,335		95,887
Extraordinary income				
Gain on sales of noncurrent assets	52	52	5	5
Extraordinary loss				
Loss on sales and retirement of noncurrent assets	136		199	
Impairment loss	19	156	145	345
Income before income taxes and minority interests		93,231		95,547
Income taxes – current	42,349		40,583	
Income taxes – deferred	(4,588)	37,761	(1,374)	39,208
Income before minority interests		55,470		56,339
Minority interests in income		192		229
Net income		55,277		56,109

Consolidated Statement of Changes in Net Assets
(From April 1, 2014 to March 31, 2015)

(Millions of yen)

	Shareholders' equity				
	Capital stock	Capital surplus	Retained earnings	Treasury stock	Total shareholders' equity
Balance as of April 1, 2014	29,060	34,549	169,293	(10,124)	222,779
Cumulative effect of changes in accounting policies			(247)		(247)
Beginning balance reflecting changes in accounting policies	29,060	34,549	169,046	(10,124)	222,532
Changes of items during the period					
Dividends from surplus			(28,638)		(28,638)
Net income			56,109		56,109
Purchase of treasury stock				(19,145)	(19,145)
Disposal of treasury stock		1,316		2,603	3,919
Retirement of treasury stock		(1,325)	(11,856)	13,181	-
Net changes of items other than shareholders' equity during the period					
Total changes of items during the period	-	(8)	15,614	(3,361)	12,244
Balance as of March 31, 2015	29,060	34,540	184,661	(13,485)	234,777

	Accumulated other comprehensive income						Subscription rights to shares	Minority interests	Total net assets
	Valuation difference on available-for-sale securities	Deferred gains or losses on hedges	Revaluation reserve for land	Foreign currency translation adjustment	Remeasurements of defined benefit plans	Total accumulated other comprehensive income			
Balance as of April 1, 2014	4,688	49	(4,881)	(1,965)	(577)	(2,685)	186	1,724	222,005
Cumulative effect of changes in accounting policies								(2)	(249)
Beginning balance reflecting changes in accounting policies	4,688	49	(4,881)	(1,965)	(577)	(2,685)	186	1,721	221,755
Changes of items during the period									
Dividends from surplus									(28,638)
Net income									56,109
Purchase of treasury stock									(19,145)
Disposal of treasury stock									3,919
Retirement of treasury stock									-
Net changes of items other than shareholders' equity during the period	1,467	553	(2,703)	3,243	(22)	2,540	125	128	2,794
Total changes of items during the period	1,467	553	(2,703)	3,243	(22)	2,540	125	128	15,038
Balance as of March 31, 2015	6,156	603	(7,584)	1,278	(599)	(145)	312	1,850	236,794

Non-consolidated Balance Sheet

(Millions of yen)

Assets			Liabilities		
Account item	(Reference) 40th Fiscal Term (As of March 31, 2014)	41st Fiscal Term (As of March 31, 2015)	Account item	(Reference) 40th Fiscal Term (As of March 31, 2014)	41st Fiscal Term (As of March 31, 2015)
Current assets:	331,370	343,005	Current liabilities:	245,225	276,826
Cash and deposits	220,632	221,385	Accounts payable for construction contracts	40,437	39,261
Notes receivable-trade	19	-	Current portion of long-term loans payable	16,690	16,690
Accounts receivable from completed construction contracts	26,941	29,158	Lease liabilities	86	82
Short-term investment securities	10,479	6,901	Accounts payable - other	18,674	20,025
Costs on uncompleted construction contracts	11,784	13,246	Income taxes payable	15,407	13,869
Raw materials and supplies	4,750	4,486	Accrued consumption taxes	2,011	1,720
Short-term loans receivable from subsidiaries and affiliates	39,440	48,640	Advances received on uncompleted construction contracts	44,161	49,332
Prepaid expenses	834	847	Advances received	114	139
Deferred tax assets	10,590	9,964	Deposits received	89,657	116,699
Accounts receivable - other	1,644	1,921	Provision for bonuses	16,289	16,536
Advances paid	4,037	4,730	Provision for warranties for completed construction	1,054	1,076
Other	492	1,988	Other	640	1,392
Allowance for doubtful accounts	(276)	(265)			
Noncurrent assets:	142,866	136,692	Noncurrent liabilities:	94,042	78,423
Property, plant and equipment	58,770	58,576	Long-term loans payable	79,969	63,278
Buildings	17,653	17,082	Lease liabilities	122	84
Structures	590	563	Provision for retirement benefits	6,223	6,579
Machinery and equipment	-	416	Long-term guarantee deposits	3,617	3,753
Vehicles	0	0	Other	4,110	4,726
Tools, furniture and fixtures	946	936			
Land	39,381	39,420	Total liabilities	339,268	355,249
Lease assets	198	158			
Intangible assets	2,516	3,939	Net Assets		
Software	1,857	2,519	Shareholders' equity:	134,925	124,968
Software in progress	487	1,250	Capital stock	29,060	29,060
Other	171	169	Capital surplus	34,549	34,540
Investments and other assets	81,579	74,177	Legal capital surplus	34,540	34,540
Investment securities	26,128	27,069	Other capital surplus	8	-
Subordinated bonds and subordinated trust beneficiary rights	12,873	12,865	Retained earnings	81,439	74,852
Stocks of subsidiaries and affiliates	29,103	29,253	Legal retained earnings	7,265	7,265
Long-term loans receivable from subsidiaries and affiliates	787	717	Other retained earnings	74,173	67,587
Deferred tax assets	3,441	993	Retained earnings brought forward	74,173	67,587
Deferred tax assets for land revaluation	2,703	-	Treasury stock	(10,124)	(13,485)
Guarantee deposits	5,267	2,994	Valuation and translation adjustments:	(142)	(824)
Long-term time deposits	1,300	-	Valuation difference on available-for-sale securities	4,688	6,156
Other	1,797	1,857	Deferred gains or losses on hedges	49	603
Allowance for doubtful accounts	(1,822)	(1,573)	Revaluation reserve for land	(4,881)	(7,584)
			Subscription rights to shares	186	303
Total assets	474,237	479,698	Total net assets	134,969	124,448
			Total liabilities and net assets	474,237	479,698

Non-consolidated Statement of Income

(Millions of yen)

Account item	(Reference) 40th Fiscal Term (From April, 2013 to March 31, 2014)		41st Fiscal Term (From April, 2014 to March 31, 2015)	
Net sales				
Net sales of completed construction contracts	545,774		589,473	
Sales on real estate business, etc.	17,569	563,343	19,499	608,973
Cost of sales				
Cost of sales of completed construction contracts	371,367		417,190	
Cost of sales on real estate business, etc.	19,557	390,925	20,283	437,473
Gross profit				
Gross profit on completed construction contracts	174,406		172,283	
Gross loss-real estate business, etc.	(1,988)	172,418	(783)	171,499
Selling, general and administrative expenses		120,368		121,353
Operating income		52,049		50,146
Non-operating income				
Interest income	342		471	
Interest on securities	587		344	
Dividends income	1,465		4,659	
Commission fee	2,960		3,325	
Miscellaneous income	1,138	6,494	1,139	9,940
Non-operating expenses				
Interest expenses	888		684	
Provision of allowance for doubtful accounts	117		87	
Miscellaneous expenses	712	1,718	325	1,097
Ordinary income		56,825		58,990
Extraordinary income				
Gain on sales of noncurrent assets	48	48	-	-
Extraordinary loss				
Loss on sales and retirement of noncurrent assets	47	47	47	47
Income before income taxes		56,826		58,942
Income taxes – current	23,260		21,702	
Income taxes – deferred	23	23,283	2,769	24,471
Net income		33,542		34,471

Non-consolidated Statement of Changes in Net Assets
(From April 1, 2014 to March 31, 2015)

(Millions of yen)

	Shareholders' equity								
	Capital stock	Capital surplus			Retained earnings			Treasury stock	Total shareholders' equity
		Legal capital surplus	Other capital surplus	Total capital surplus	Legal retained earnings	Other retained earnings Retained earnings brought forward	Total retained earnings		
Balance as of April 1, 2014	29,060	34,540	8	34,549	7,265	74,173	81,439	(10,124)	134,925
Cumulative effect of changes in accounting policies						(563)	(563)		(563)
Beginning balance reflecting changes in accounting policies	29,060	34,540	8	34,549	7,265	73,610	80,875	(10,124)	134,362
Changes of items during the period									
Dividends from surplus						(28,638)	(28,638)		(28,638)
Net income						34,471	34,471		34,471
Purchase of treasury stock								(19,145)	(19,145)
Disposal of treasury stock			1,316	1,316				2,603	3,919
Retirement of treasury stock			(1,325)	(1,325)		(11,856)	(11,856)	13,181	-
Net changes of items other than shareholders' equity during the period									
Total changes of items during the period	-	-	(8)	(8)	-	(6,022)	(6,022)	(3,361)	(9,393)
Balance as of March 31, 2015	29,060	34,540	-	34,540	7,265	67,587	74,852	(13,485)	124,968

	Valuation and translation adjustments				Subscription rights to shares	Total net assets
	Valuation difference on available-for-sale securities	Deferred gains or losses on hedges	Revaluation reserve for land	Total valuation and translation adjustments		
Balance as of April 1, 2014	4,688	49	(4,881)	(142)	186	134,969
Cumulative effect of changes in accounting policies						(563)
Beginning balance reflecting changes in accounting policies	4,688	49	(4,881)	(142)	186	134,406
Changes of items during the period						
Dividends from surplus						(28,638)
Net income						34,471
Purchase of treasury stock						(19,145)
Disposal of treasury stock						3,919
Retirement of treasury stock						-
Net changes of items other than shareholders' equity during the period	1,467	553	(2,703)	(681)	116	(564)
Total changes of items during the period	1,467	553	(2,703)	(681)	116	(9,957)
Balance as of March 31, 2015	6,156	603	(7,584)	(824)	303	124,448