

47th DAITO REPORT

FY2020 (April 1, 2020 ▶ March 31, 2021)

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TO OUR SHAREHOLDERS



Greeting

I would like to express my gratitude to our shareholders and investors for their continued support.

I would also like to convey my deepest condolences to the families of those who succumbed to COVID-19 and my wishes for a speedy recovery for all those who have become ill.

During the 2020 fiscal year, the spread of COVID-19 had a tremendous impact on business activities. In the construction business, orders received were down 30.9% year-on-year and Net sales from completed construction were down 27.1% due to the closure of branches, restrictions on business activities, and other factors. In contrast, in the real estate business, demand for comfortable and convenient housing rose as a result of the increase in time people spent at home, exemplified by phrases such as “staying home” and “at-home time,” and the occupancy rate of residential properties managed by the Company was up 0.6 points year-on-year to a record-high level (as of March 31).

Effects from COVID-19 will linger into the

2021 fiscal year, but we will continue to implement comprehensive measures to prevent the spread of infection, and we will continue flexible business activities while prioritizing the safety and health of customers and employees.

We also entered the third year of the New Five-Year Medium-Term Management Plan (covering the period from FY 2020 to FY 2024). By promoting the SDGs, undertaking ESG management, developing new business areas by expanding into the total lifestyle support business centered on the comprehensive leasing business, and taking other measures, we will create a roadmap for becoming a company that can continuously grow and work to achieve further growth as we move forward.

I look forward to your continued support in the future.

Katsuma Kobayashi

President and Representative Director,
Chief Executive Officer
Daito Trust Construction Co., Ltd.
June 2021

RESPONSES TO THE SPREAD OF COVID-19 INFECTIONS

Status of Measures in Areas Where a State of Emergency Was Declared

Sales Operations



Construction operations are continuing with the highest consideration for customers

- Direct sales are conducted with consideration for the three Cs (closed spaces, crowded places, close-contact settings) and busy periods
- Non-contact sales activities including telephone contacts and direct mailings are also conducted in some areas

Work Sites



Operations are continued while maintaining social distancing to prevent crowding

- Persons entering work sites are limited to the minimum necessary and work was performed with only one person per room
- Distancing of at least two meters is maintained

Tenant Recruiting



Sales activities are maintained while ensuring the safety of customers and staff

- The number of employees reporting to work is adjusted to keep the number of people in branches to a minimum
- Customers are urged to make reservations before coming to branches, and we are explaining important matters to prospective tenants online and by other means

Other



The percentage of employees reporting to work is limited to no more than 30%

- Employees work from home and use flextime

No offices closed

- Closures are considered according to the status of occurrence of infections

Restrictions on movement

- Travel between areas subject to a declaration of state of emergency and non-subject areas is in principle prohibited

Sales activities are maintained with the highest consideration for safety and exercise of care

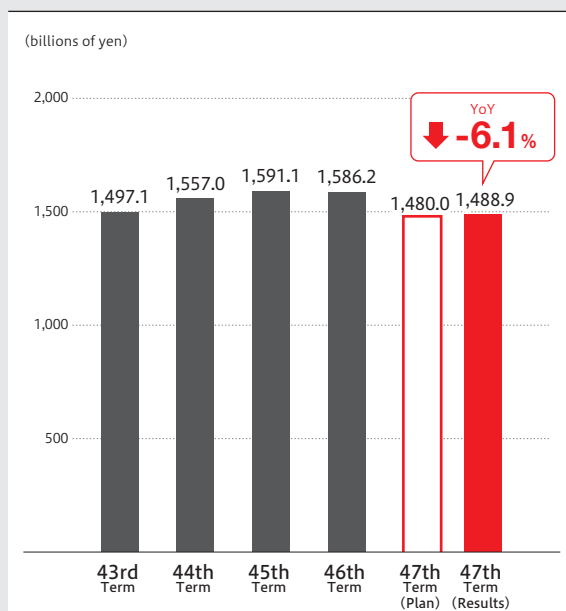
In other areas, we will comprehensively implement infection prevention measures to the greatest extent possible and strive to prevent the spread of infection.

FINANCIAL HIGHLIGHTS (CONSOLIDATED)

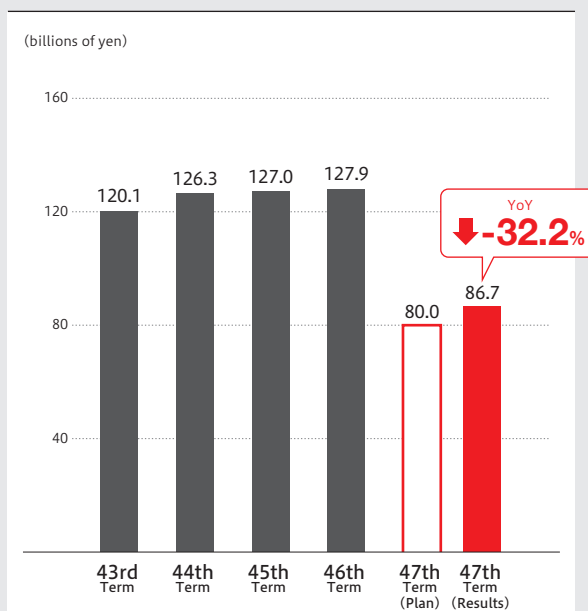
Operating results for the 47th fiscal term (fiscal year ended March 2021)

The consolidated results for the Daito Group for the period under review were as follows. The Group reported net sales of 1,488,915 million yen (down 6.1% year-on-year), operating income of 86,738 million yen (down 32.2%), and net income attributable to owners of the parent company of 62,285 million yen (down 31.1%). Revenue and profit were both down, primarily due to a decrease in net sales from completed construction contracts, but we were able to achieve results that exceeded our plans when the impact of COVID-19 was taken into account. In response to these results, the year-end dividend was set at 251 yen (down 94 yen) per share.

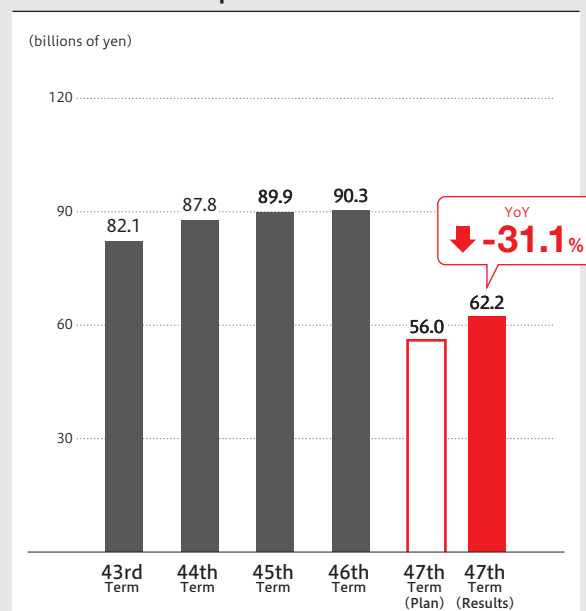
Net sales **¥1,488.9 billion**



Operating income **¥86.7 billion**



Net income attributable to owners of the parent **¥62.2 billion**



CONSOLIDATED FINANCIAL STATEMENTS

Consolidated income statement

(Millions of yen)

Account item	Preceding fiscal year From April 1, 2019 to March 31, 2020	Fiscal year From April 1, 2020 to March 31, 2021
Net sales	1,586,293	1,488,915 1
Cost of sales	1,303,829	1,250,049
Gross profit	282,463	238,865
Selling, general and administrative expenses	154,506	152,126
Operating income	127,956	86,738
Non-operating income	6,209	5,562
Non-operating expense	1,137	1,693
Ordinary income	133,028	90,607
Extraordinary income	982	764
Extraordinary loss	997	601
Profit before taxes and other adjustments	133,014	90,770
Income taxes	42,299	28,403
Net income	90,714	62,367
Net income attributable to non-controlling interests	334	81
Net income attributable to owners of the parent	90,380	62,285 1

Consolidated balance sheet

(Millions of yen)

Account item	Preceding fiscal year As of March 31, 2020	Fiscal year As of March 31, 2021
Assets		
Current assets	490,604	507,115
Noncurrent assets	389,684	412,339
Total assets	880,289	919,454 2
Liabilities		
Current liabilities	318,519	299,066
Noncurrent liabilities	275,609	312,181
Total liabilities	594,128	611,247 3
Net assets		
Shareholders' equity	295,929	315,148
Capital stock	29,060	29,060
Capital surplus	34,540	34,540
Retained earnings	243,349	266,899
Treasury stock	△11,021	△15,352
Accumulated other comprehensive income	△13,412	△11,414
Stock acquisition rights	482	388
Non-controlling interests	3,161	4,084
Total net assets	286,161	308,206 4
Total liabilities and net assets	880,289	919,454

Cash flow statement

(Millions of yen)

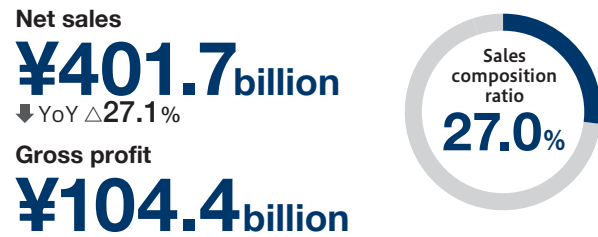
Account item	Preceding fiscal year From April 1, 2019 to March 31, 2020	Fiscal year From April 1, 2020 to March 31, 2021
Cash flows from operating activities	102,129	98,461 5
Cash flows from investing activities	△18,301	△24,740 6
Cash flows from financing activities	△111,410	△34,315 7
Translation differences in accordance with the cash and cash equivalents	△130	△547
Increase or decrease in cash and cash equivalents	△27,711	38,857
Cash and cash equivalents at beginning of year	187,614	159,902
Cash and cash equivalents at end of year	159,902	198,760

POINT

- Revenue and profit were both down, primarily due to a decrease in net sales from completed construction contracts.
- Although completed construction receivables and other assets decreased, cash and deposits, goodwill, and deferred tax assets increased, resulting in an increase.
- Accounts payable for construction contracts and long-term loans payable within one year decreased, but long-term loans payable, provision for repairs of whole-building leases, provision for bonuses, and advances increased, resulting in an increase.
- Although dividends paid decreased, net income attributable to owners of the parent company was up, resulting in an increase.
- Corporate income tax payments decreased, but net income before taxes and other adjustments was recorded, accounts payable decreased, provision for repairs of whole-building leases and depreciation increased, resulting in acquisition of 98.4 billion yen.
- Income was received from the sale and redemption of marketable securities, while 24.7 billion yen was used for the acquisition of shares of subsidiaries and noncurrent assets.
- Revenue was received from long-term loans, but 34.3 billion yen was used for repayment of long-term loans owed, payment of dividends, acquisition of treasury shares, and other expenditures.

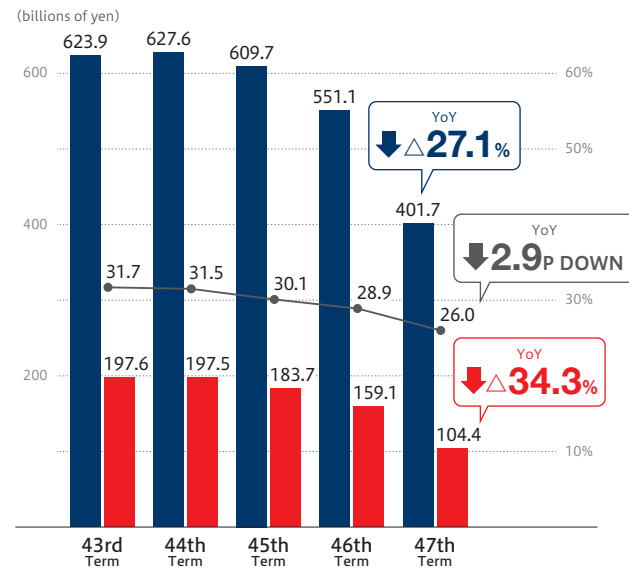
BUSINESS SEGMENT (CONSOLIDATED)

Construction Business



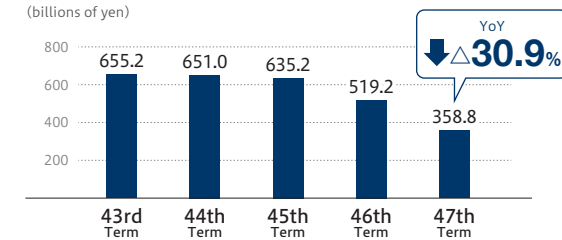
- Net sales from completed construction were 401.7 billion yen, down 27.1% year-on-year due to effects from the shutdown of construction sites in regions under the state of emergency declared in April 2020 and other factors.
- The gross profit margin of completed construction projects decreased by 2.9 percentage points year-on-year to 26.0% due to a relative increase in the ratio of fixed costs caused by the decrease in net sales from completed construction projects and other factors.

■ Completed construction contracts ■ Gross profit ● Gross profit margin

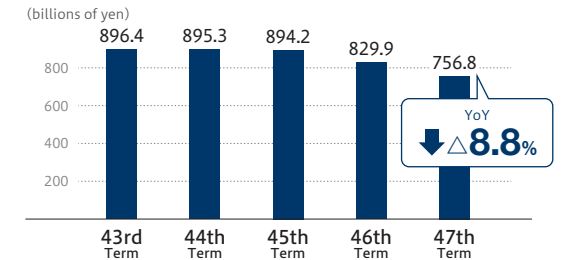


- Orders received decreased by 30.9% year-on-year to 358.8 billion yen due to the suspension of sales activities under the state of emergency declared in April 2020 and effects from self-imposed restrictions on sales visits after the state of emergency was lifted and other factors. The construction order balance declined 8.8% year-on-year to 756.8 billion yen.

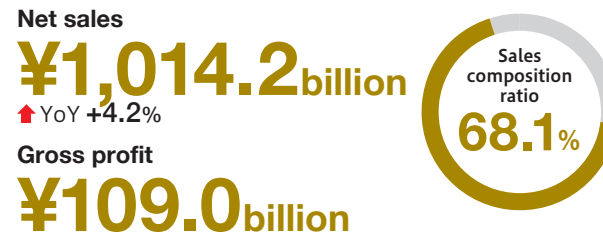
■ Construction orders received



■ Construction order balance

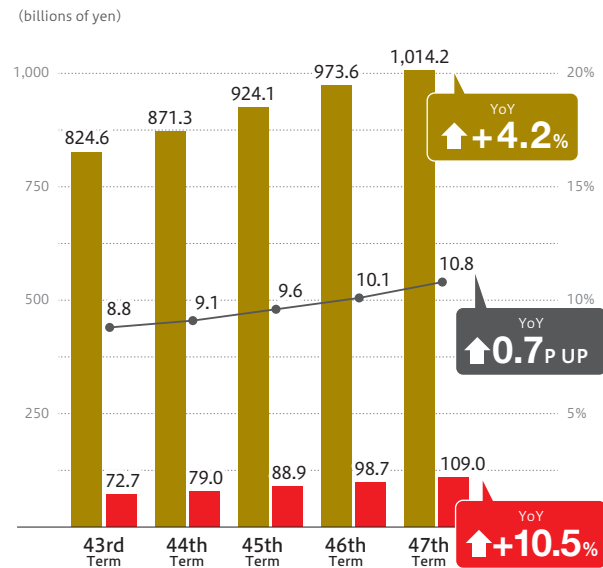


Real Estate Business



- Net sales increased by 4.2% year-on-year to 1,014.2 billion yen as a result of higher rental income in conjunction with firm occupancy rates despite the COVID-19 pandemic as well as an increase in revenue from the Guarantor-free Service.
- The number of tenants recruited* increased by 0.8% year-on-year to 337,366 despite temporary effects from the closure of branches under the state of emergency declared in April 2020.

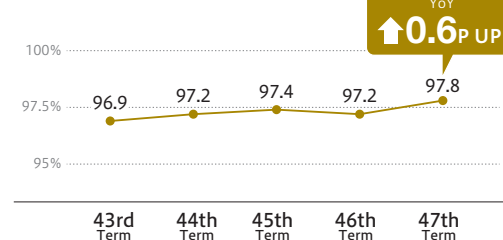
■ Net sales ■ Gross profit ● Gross profit margin



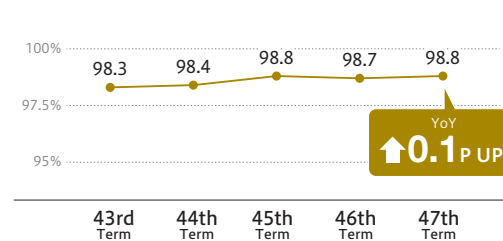
- The occupancy rate of leased residential properties as of March 2021 was up 0.6 percentage points to 97.8%, and the occupancy rate of leased commercial properties increased 0.1 percentage points to 98.8%, maintaining health rates.

* Combined total for Daito Kentaku Leasing Co., Ltd. and Daito Kentaku Partners Co., Ltd. (includes properties managed by other companies)

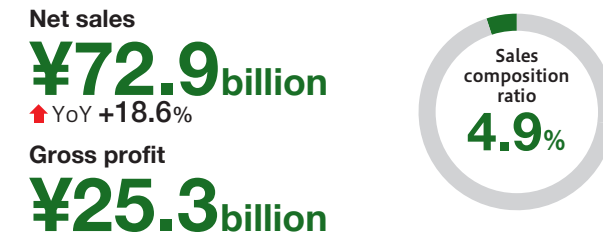
● Occupancy rate of leased residential properties



● Occupancy rate for leased commercial properties



Other Businesses

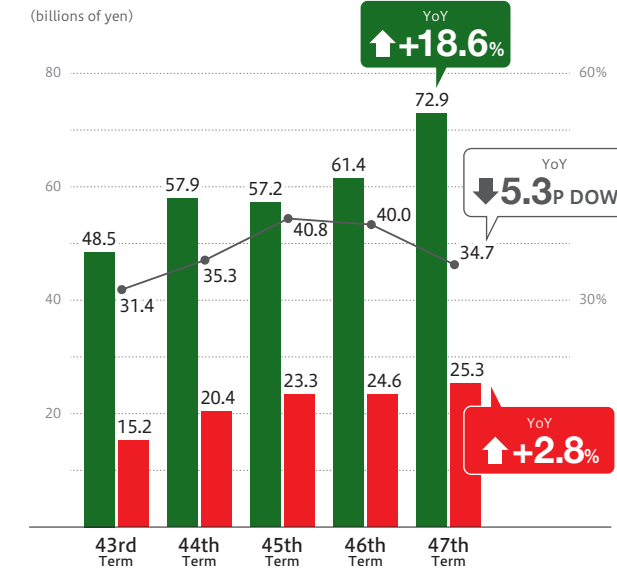


- Net sales increased by 18.6% year-on-year to 72.9 billion yen. Although the operating rate of the hotel in Malaysia continued to decline due to effects from the COVID-19 pandemic, the amount of gas use increased in conjunction with higher demand from people staying at home during the pandemic and Invalance Ltd., a leader in the investment condominium business, became a consolidated subsidiary.

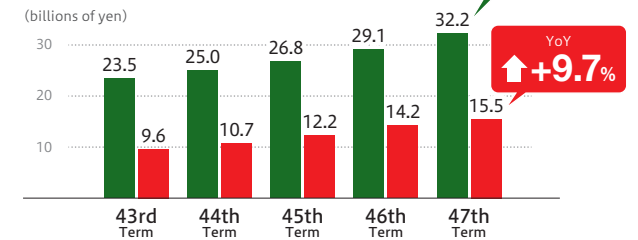


- Net sales in the LP gas supply business increased 10.8% year-on-year to 32.2 billion yen, and net sales in the day service and childcare business were up 6.7% year-on-year to 14.0 billion yen.

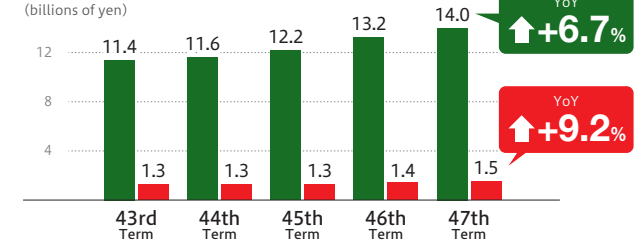
■ Net sales ■ Gross profit ● Gross profit margin



■ Net sales in the LP gas supply business
■ Gross profit in the LP gas supply business



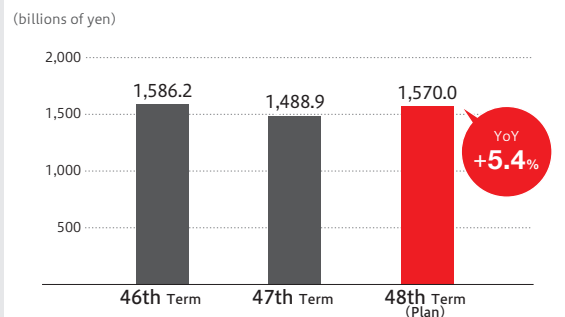
■ Net sales in the day service/childcare business
■ Gross profit in the day service/childcare business



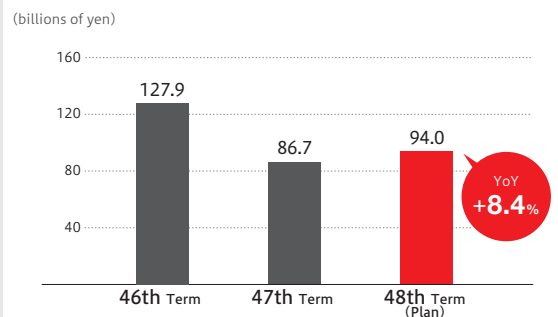
PLAN FOR THE 48TH FISCAL TERM (FISCAL YEAR ENDING MARCH 2022)

The Group plans record net sales of 1,570.0 billion yen, operating income of 94.0 billion yen, and net income attributable to owners of the parent of 65.0 billion yen. The entire Group is working together to increase revenue and income and to achieve these results.

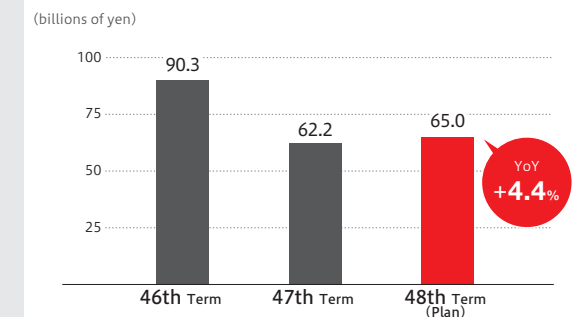
Net sales **¥1,570.0 billion**



Operating income **¥94.0 billion**



Net income attributable to owners of the parent **¥65.0 billion**



SHAREHOLDER RETURNS

The Company recognizes that profit returns to shareholders is one of the most important management issues and puts it into practice.

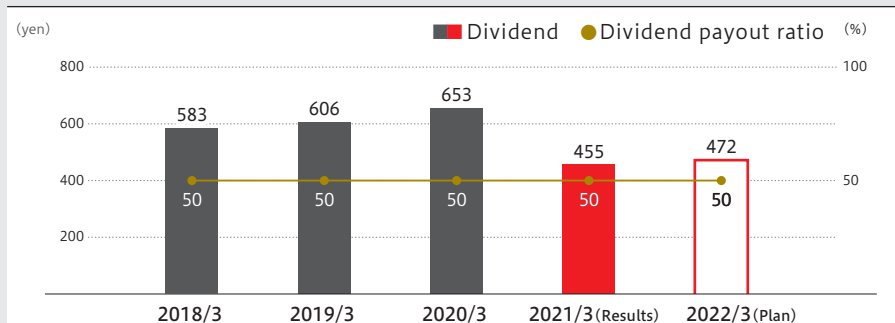
Dividend per share

Payout ratio of
50%

47th Fiscal Term (2021/3) **Results** **¥455** (47 yen higher than the plan)

48th Fiscal Term (2022/3) **Plan** **¥472** (17 yen higher than the previous term)
(Interim dividend of 236 yen + Year-end cash dividend of 236 yen)

Dividend and dividend payout ratio



REPORT



Daito Group Mirai Fund FY 2020 Activity Report

The Daito Group Mirai Fund was established as a successor to the Daito Group Ashinaga Fund, which was created in May 2012 to support recovery from the Great East Japan Earthquake. The Fund, which was established in 2015, provides support for recovery from earthquakes and other disasters and has expanded the scope of its support to regional revitalization efforts. Below is a report on how the goodwill of the Group's many shareholders who support the purposes of the fund were put to good use during the fiscal year.

Donations from shareholders >> **355 shareholders** Total of **¥807,000**

As of the end of March 2021

Supported organizations

Supporting organizations	Details of supported activities
Approved Certified NPO Japan Rescue Association	Trains and dispatches rescue dogs and therapy dogs.
ARTS for HOPE	Provides emotional support through diverse art programs to those affected by disasters.
PIIF Aso Green Stock	Conducts environmental preservation programs in the Aso region of Kumamoto Prefecture.
NPO Compass-no-Kai	Provides work opportunities (bread making) to persons with disabilities.
NPO Niwatori-no-Kai	Conducts activities to reduce children who are double limited.* * Children who are not proficient in their native language or Japanese.
NPO Minato Rugby School	Supports the health and development of children in urban areas through rugby.
NPO Japan Boken Asobiba Zukuri Association	Revitalizes regions by supporting the development of adventure playgrounds throughout Japan.
NPO STARS	Supports child development, after-school care, day-to-day care, etc.
Yuriagekamome	Helps children cultivate the skills they need to look after themselves and spreads awareness of the importance of disaster-preparedness education.
NPO Heart Space	Create spaces that are carefully designed so that people with disabilities and people without disabilities can live together harmoniously.
NPO Tamariba Popo	Emphasizes childcare support and create spaces where people can share their concerns and worries.
NPO Plus Arts	Provide support that utilizes the power of design so that disaster prevention activities can take root in the community.
NPO Free the Children Japan	Conducts educational programs for children to free children from poverty and discrimination.
Team Hyoryu Post	Produced a movie for "reconstruction of the spirit" following the Great East Japan Earthquake with "Hyoryu Post" (Drifting Post) in Iwate Prefecture as its theme.

Donations

COVID-19 (Japan Medical Association)	¥11,991,000
Flooding in July 2020 in Kumamoto, Fukuoka, and Oita Prefecture	¥1,000,000

Activity result (summary)

PIIF Aso Green Stock

Environmental preservation and hands-on nature and agricultural program in the Aso Region of Kumamoto

More than 2,000 volunteers from outside the prefecture participate each year in grassland conservation activities, bringing economic benefits.



NPO Free the Children Japan

Conducted educational programs for Japanese children and programs supporting self-sufficiency by children around the world to free children from poverty and discrimination

Implemented various majors throughout the year including on-site lessons, production of SDG's teaching materials, experience-based camps, and support for disaster stricken areas.



A scene from an online camp



Overseas support

TOPICS 01

LCCM Rental Apartments, Japan's First Decarbonized Housing, Developed

The Company developed LCCM (Lifecycle Carbon Minus) Rental Apartments, the first of their kind in Japan, using a solar power generation system from Kyocera Corporation.

The LCCM Rental Apartments feature measures to reduce CO₂ emissions during construction, use, and disposal and use a solar power generation system and other means to generate renewable energy, resulting in decarbonized housing that has net negative CO₂ emissions throughout the building lifecycle from construction to dismantling. The Company will promote the widespread adoption of LCCM Rental Apartments and has set a target of reducing CO₂ emissions from Daito Trust rental housing during use by 16%*¹ by 2030.

*¹ Greenhouse gas (Scope 3) reduction target (SBT certification acquired).

Features of LCCM Rental Apartments

Energy Saving and Heat Insulation Performance

Energy-saving performance was improved by strengthening the heat insulation performance based on our ZEH*² standard products.

Energy Generation

The roof configuration is a "single-flow roof," and the power generation efficiency of the building is improved by maximizing the solar panel installation capacity.

Building Materials

Renewable energy is used to dry the 2 x 4 lumber, reducing CO₂ emissions during building manufacturing.



LCCM Rental Apartments: LUTAN

*² Abbreviation for Net Zero Energy House, which is a house that improves the heat insulation and energy-saving performance and creates energy through solar power generation and other means to reduce the balance of annual primary energy consumption (air conditioning, hot water supply, lighting, and ventilation) consumed in the building to plus or minus zero.

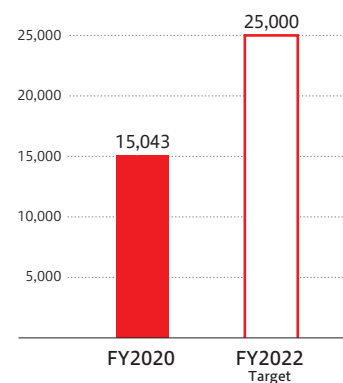
TOPICS 02

Buildings with Solar Panels Increased with the Aim of Decarbonization Working towards target of 25,000 buildings

The Company installs photovoltaic power generation (solar panels) with the aims of taking environmental measures and achieving RE100 in order to contribute to promoting the use of renewable energy.

As of the end of FY 2020, solar panels have been installed on 15,043 buildings and have an annual generating capacity of approximately 208 GWh, equal to the power consumption of about 50,000 households. The Company is now working towards achieving a target of installation on 25,000 buildings by the end of FY 2022. Going forward, we will reinforce our efforts in the solar power business and continue working towards decarbonization.

Number of buildings with solar panels



TOPICS 03

No. 1 in Rental Housing Brokerage Ranking For 11 Consecutive Years

The 227,706 rental housing units brokered by the Daito Group during the year*¹ put the Group in the number one position in the “2021 Rental Housing Brokerage Ranking by Number of Units of 400 Companies” announced by the Zenkoku Chintai Jutaku Shimbun, a weekly newspaper company.

The ranking, which is based on a survey conducted by the newspaper, ranks 400 real estate companies nationwide based on the annual number of rental housing units brokered from October 2019 to September 2020.*² Daito has captured the number one spot for 11 consecutive years.

*¹ The total number of units brokered including Daito Kentaku Leasing Co., Ltd. and Housecom Corporation, which are Group companies.

*² For the 2021 ranking, in principle, the number of units brokered by directly-managed branches is counted (the number of units in properties under management brokered by other companies is not included).

2021 Rental Housing Unit Brokerage Ranking of 400 Companies (Top Five)

For 11
Consecutive
Years
No.1

① Daito Group	227,706units
② minimini Corporation	145,496units
③ Token Corporation	75,437units
④ House Mate Group	67,324units
⑤ Townhousing Co., Ltd.	55,529units

Source: Zenkoku Chintai Jutaku Shimbun (issued by Zenkoku Chintai Jutaku Shimbun Co., Ltd.), January 4, 2021

TOPICS 04



Certified as Outstanding Health & Productivity Management Organizations (White 500)

On March 4, 2021, the Company and Daito Kentaku Partners were certified as Outstanding Health & Productivity Management Organizations (White 500) by the Ministry of Economy, Trade and Industry and the Nippon Kenko Kaigi (Japan Health Council). In accordance with the Daito Group Health Declaration, the Group will continue its efforts to improve corporate value by promoting health management intended to increase employee productivity and engagement.

Certified Health & Productivity Management Organization Recognition Program

The program recognizes companies that practice particularly good health management based on efforts in accordance with local health issues and health promotion efforts by the Nippon Kenko Kaigi. Large corporations are required to play a role as “top runners” that spread and expand the concept of health management among all group companies, business partners, local affiliated companies, customers, and the families of employees.

Daito Group Health Declaration

The Group see the emotional and physical wellbeing and happiness of each of its employees as an asset and will create workplace environments that enable vibrant work.

Main Health Management Initiatives by the Daito Group

- Setting employment standard values for blood pressure, diabetes test values, and so on
- Health education tailored to women's life stages (such as PMS and breast cancer)
- Countermeasures against cancer and support for employees with serious diseases to balance treatment and work
- Smoking cessation measures
- Implementation of D-COMPASS employee satisfaction surveys
- Implementation of breakfast photo contest

SHAREHOLDER BENEFIT PLAN

The following benefits are available according to the number of shares held and the duration of holding.

Number of shares held and years of ownership as of end of March	All shareholders holding 100 or more shares	All of ① through ⑤ (right) may be selected (twice a year)	① ¥300,000 rebate on a construction contract (Note 1,2,3)	② ¥300,000 rebate on the purchase of a condominium unit (Note 1,2,3)	③ 10% increase in referral awards When making referrals, please contact us at the following contact e-mail address. (Note 4)	④ Optional equipment service for building construction (equipment specified by the Company, maximum of ¥300,000) (Note 1,2)	⑤ One free ticket for lease brokerage commission (Note 5) * Shareholders who wish to receive their free ticket by postal mail: please contact us at the following contact e-mail address.	The benefit plan is available by submitting an application when using the Company services
Number of shares held as of end of September	+ 100 or more shares, with shares held for 1 year or longer Plus	Either A or B (right) is available (once a year)	A Gift certificates Gift certificates are granted in accordance with the number of shares held as follows 100 to 299 shares ¥1,000 300 to 499 shares ¥3,000 500 to 999 shares ¥5,000 1,000 or more shares ¥10,000		B Donation to the Daito Group Mirai Fund* Donations can be made in accordance with the number of shares held as follows 100 to 299 shares ¥1,000 300 to 499 shares ¥3,000 500 to 999 shares ¥5,000 1,000 or more shares ¥10,000			The benefit plan is available by submitting an application using the postcard delivered at the end of June
Number of shares held as of end of September	+ 300 or more shares, with shares held for 3 years or longer Plus	One of a, b, c or d is available (once a year)	a Tea (350 ml X 24 bottles) Barley tea manufactured by Care Partner Co., Ltd. * Product designs are subject to change without notice.		b water (350 ml X 24 bottles) Natural spring water from Azumino in Shinshu * Product designs are subject to change without notice.			The benefit plan is available by submitting an application when using the Company services
Number of shares held as of end of September	+ 300 or more shares, with shares held for 3 years or longer Plus	One of 1, 2, 3 or 4 is available (once a year)	1 50% discount ticket for one-night stay at The Strings By InterContinental Tokyo (Note 6)		2 50% discount ticket for three-night stay at Le Méridien Kuala Lumpur (Malaysia) (Note 6)			The benefit plan is available by submitting an application when using the Company services
Number of shares held as of end of September	All shareholders holding 100 or more shares	All of ① through ⑤ (right) may be selected (twice a year)	① ¥300,000 rebate on a construction contract (Note 1,2,3)	② ¥300,000 rebate on the purchase of a condominium unit (Note 1,2,3)	③ 10% increase in referral awards When making referrals, please contact us at the following contact e-mail address. (Note 4)	④ Optional equipment service for building construction (equipment specified by the Company, maximum of ¥300,000) (Note 1,2)	⑤ One free ticket for lease brokerage commission (Note 5) * Shareholders who wish to receive their free ticket by postal mail: please contact us at the following contact e-mail address.	The benefit plan is available by submitting an application when using the Company services
Number of shares held as of end of September	+ 300 or more shares, with shares held for 3 years or longer Plus	One of 1, 2, 3 or 4 is available (once a year)	3 Gift certificates ¥10,000 * Same amount regardless of number of shares held		4 Donation to the Daito Group Mirai Fund ¥10,000 * Same amount regardless of number of shares held			The benefit plan is available by submitting an application when using the Company services

For inquiries regarding the shareholder benefit plan

E - MAIL

Daito Trust Construction
Shareholder Benefit Support Center

keiki@kentak.co.jp

* Please provide us with your shareholder number, name, address, and telephone number when you contact us. Complimentary tickets will be sent to the registered address.
* If your address has changed, please perform the procedures specified by your securities company.

(Note 1) - Your name must be in the shareholders registry as of the contract date. - Shareholders as of March 31, 2021: Applicable to contracts concluded from April 1, 2021 to September 30, 2021
- Shareholders as of September 30, 2021: Applicable to contracts concluded from October 1, 2021 to March 31, 2022
(Note 2) - You will need to apply prior to the signing of the construction contract or contract of sale. (Note 3) - A refund is provided after payment of the amount due at the time of completion.
(Note 4) - 1.1% of construction contract (compared with the normal rate of 1%) - ¥12,000 regardless of the amount of rent (compared with the normal rate of ¥10,000+1,000tax)
(Note 5) - Valid period for shareholders as of March 31, 2021: July 1–December 31, 2021 - Valid period for shareholders as of September 30, 2021: January 1–June 30, 2022
(Note 6) - Transport expenses to the hotel shall be borne by the shareholder - Room availability is subject to confirmation

FAQ related to the Shareholder Benefit Plan

Benefits available to shareholders as of both March 31 and September 30

Q Please explain how to receive benefits ① through ⑤ in shareholder benefit plan.

A

Benefits①,②and④

Shareholder who wishes to receive benefit

Staff in charge of sales at the Company

- Please inform staff in charge of sales at the Company of your wish to receive the benefit.
- You will be given a "Shareholder Benefit Application Form".
- Please fill out the "Shareholder Benefit Application Form", and submit it to the staff in charge of sales at the Company before concluding the construction contract (or in the case of ②, the purchase agreement).
- The optional construction for which the benefit can be used is determined; please inquire with your sales representative for details.

Benefits③

Shareholder who wishes to receive benefit

Daito Trust Construction Shareholder Benefit Support Center
* Please refer to the left page for contact information

- Please contact Daito Trust Construction Shareholder Benefit Support Center.
- Our staff in charge of sales will contact the referred customer (i.e., the person who will be entering into the contract).

Benefits⑤

Shareholder who wishes to receive benefit

Daito Trust Construction Shareholder Benefit Support Center
* Please refer to the left page for contact information

- Please contact Daito Trust Construction Shareholder Benefit Support Center to have the ticket sent.
- The ticket will be sent to the registered address.
- Please present the complimentary tickets when applying for housing at an office directly operated by Daito Kentaku Leasing Co., Ltd.. Preferential treatment will be applied with regard to the lease brokerage commission.

Q Am I entitled to only one of the benefits from among ① through ⑤ in shareholder benefit plan?

A You are entitled to all of ① through ⑤ in shareholder benefit plan. However, you cannot receive benefits ③ and ⑤ simultaneously for the same building lease agreement.

Q We have a rental apartment currently under construction. We would like to receive the construction contract the ¥300,000 rebate under the shareholder benefit plan. Will we be eligible for these benefits if we purchase the Company's shares before the completion of the building?

A Shareholders recorded in the register of shareholders at the time of contract execution are eligible for the shareholder benefit program (record dates: last day of March or September). Accordingly, the benefit cannot be used in the case discussed above.

Q We would like to use the construction contract the ¥300,000 rebate. Can we use it for repair work at a building that has already been completed?

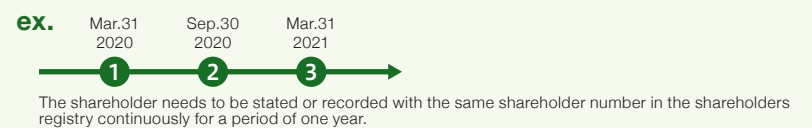
A This benefit can be used when signing a new construction contract (for new construction) with the Company. Accordingly, the benefit cannot be used in the above case.

Benefits available to shareholders as of March 31

Q Please explain how the holding period is calculated in reference to: one year or longer; and three years or longer.

A Shareholders who have held shares for one year or longer

This refers to shareholders who have been stated or recorded in the shareholders registry as of March 31 and September 30 (i.e., the record dates of the shareholders registry of the Company) **at least three times in a row with the same shareholder number.**



A Shareholders who have held shares for three years or longer

This refers to shareholders who have been stated or recorded in the shareholders registry as of March 31 and September 30 (i.e., the record dates of the shareholders registry of the Company) **at least seven times in a row with the same shareholder number.**



CORPORATE DATA / OFFICERS / MAIN GROUP COMPANIES

Corporate Data

(As of March 31, 2021)

Corporation Name	Daito Trust Construction Co., Ltd.
Established	June 20, 1974
Capital	29,060,991,263 yen
Head Office	2-16-1, Konan, Minato-ku, Tokyo 108-8211, Japan
Branch Offices	216
Employees	8,345
Business Activities	<p>①Design and construction of apartments, condominiums, rental retail buildings, factories, warehouses, and office buildings</p> <p>②Real estate brokerage such as tenant recruiting, building maintenance, and property management including contracting arrangements</p>

Officers

Directors

President and Representative Director, Chief Executive Officer	Katsuma Kobayashi
Managing Director	Shuji Kawai
Managing Director	Kei Takeuchi
Managing Director	Koji Sato
Director	Kanitsu Uchida
Director	Masafumi Tate
Director	Yoshihiro Mori
Director (Outside)	Toshiaki Yamaguchi
Director (Outside)	Mami Sasaki
Director (Outside)	Takashi Shoda
Director (Outside)	Atsushi Iritani

Audit & Supervisory Board Members

Standing Audit & Supervisory Board Member (Outside)	Masayasu Uno
Audit & Supervisory Board Member (Outside)	Masa Matsushita
Audit & Supervisory Board Member (Outside)	Kenji Kobayashi

Executive Officers

Executive Officer	Takashi Suzuki
Executive Officer	Shouji Yamada
Executive Officer	Masayoshi Tanaka
Executive Officer	Kazunori Fukuda
Executive Officer	Eiji Kawahara
Executive Officer	Masayuki Koishikawa
Executive Officer	Kouichi Nakamura
Executive Officer	Jun Matsufuji
Executive Officer	Tetsuya Shibata
Executive Officer	Kazuhiro Izumi
Executive Officer	Takeshi Nakamura
Executive Officer	Takeshi Shirasaki
Executive Officer	Kunihiro Takenaka
Executive Officer	Tsukasa Okamoto
Executive Officer	Eiji Okamoto
Executive Officer	Yutaka Amano

(As of June 25, 2021)

Group Companies

(As of March 31, 2021)

Company name	Address	Capital	Holdings	Main businesses
Daito Kentaku Partners Co., Ltd.	Minato-ku, Tokyo	1,000 million yen	100.0%	Whole-building leasing, building management, building renovation
Daito Kentaku Leasing Co., Ltd.	Minato-ku, Tokyo	100 million yen	100.0%	Rental apartment and condominium brokering, real estate business
Liangwu Business Consulting (Shanghai) Co., Ltd.	Shanghai, China	1,000,000 USD	100.0%	Rental apartment and condominium brokering
Daito Finance Co., Ltd.	Minato-ku, Tokyo	120 million yen	100.0%	Bridge financing of contracting expenses for general contractors
Housecom Corporation	Minato-ku, Tokyo	424 million yen	51.7%	Rental apartment and condominium brokering
HOUSECOM Technologies Co., Ltd.	Minato-ku, Tokyo	45 million yen	51.7%	Advertising business, etc.
SK Construction Materials Ltd.	Fujimi, Saitama	10 million yen	51.7%	Building renovation
Takuto Co., Ltd.	Osaka, Osaka	50 million yen	51.7%	Rental apartment, condominium, etc. brokering
Daito Steel Co., Ltd.	Yaizu, Shizuoka	100 million yen	100.0%	Ironwork and construction
Daito Construction Co., Ltd.	Kita-ku, Tokyo	400 million yen	100.0%	Design and construction of rental housing and other structures
Care Partner Co., Ltd.	Shinagawa-ku, Tokyo	100 million yen	100.0%	Operation of day service centers and childcare facilities
Gaspal Corporation	Shinagawa-ku, Tokyo	120 million yen	100.0%	LP gas supply and other business
Daito Corporate Service Co., Ltd.	Shinagawa-ku, Tokyo	100 million yen	100.0%	Document shipping, document destruction, printing, administrative services
House Leave Co., Ltd.	Minato-ku, Tokyo	120 million yen	100.0%	Rental housing tenant guarantor services
Daito Mirai Trust Co., Ltd.	Minato-ku, Tokyo	150 million yen	100.0%	Real estate management services, asset succession consulting
Houseguard SSI	Minato-ku, Tokyo	250 million yen	100.0%	Low-amount, short-term insurance

Company name	Address	Capital	Holdings	Main businesses
House Payment Co., Ltd.	Minato-ku, Tokyo	120 million yen	100.0%	Credit card settlement services
Gaspal Kyushu Corporation	Fukuoka, Fukuoka	110 million yen	100.0%	LP gas supply business
Daito Gas Partner Corporation	Urasoe, Okinawa	40 million yen	100.0%	LP gas supply business
Gaspal Chugoku Corporation	Okayama, Okayama	110 million yen	100.0%	LP gas supply business
Gaspal Shikoku Corporation	Okayama, Okayama	110 million yen	100.0%	LP gas supply business
Gaspal Tohoku Corporation	Sendai, Miyagi	110 million yen	100.0%	LP gas supply business
INVALANCE Ltd.	Shibuya-ku, Tokyo	143 million yen	100.0%	Development and sales of investment-type apartment properties
Daito Asia Development Pte. Ltd.	Robinson Road, Singapore	175,709,000 USD	100.0%	Real estate development
Daito Asia Development (Malaysia) Sdn. Bhd.	Kuala Lumpur, Malaysia	86,529,000 MYR	100.0%	Hotel business
Daito Asia Development (Malaysia) II Sdn. Bhd.	Kuala Lumpur, Malaysia	79,034,000 MYR	100.0%	Hotel business
D.T.C. Reinsurance Limited	Bermuda (British territory)	3,001,000 USD	100.0%	Fire insurance re-insurance company
Daito Kentaku USA. LLC	Delaware, United States	77,854,000 USD	100.0%	Real estate development
JustCo DK (Japan) Co., Ltd.	Minato-ku, Tokyo	100 million yen	51.0%	Flexible workspace business
Lopicma Co., Ltd.	Minato-ku, Tokyo	100 million yen	51.0%	Management of facility reservation portal sites

Note: The percentages given above include indirect holdings.

THE COMPANY'S STOCK / INFORMATION FOR SHAREHOLDERS

The Company's Stock

(As of March 31, 2021)

Number of shares and number of shareholders

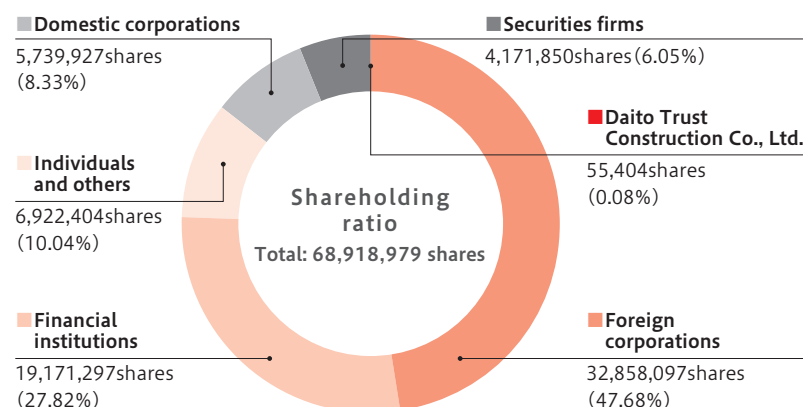
Number of shares authorized	329,541,100 shares
Number of shares issued	68,918,979 shares
Number of shareholders	19,628 shareholders

Major shareholders

Name of shareholder	Number of shares owned (shares)	Shareholding ratio
The Master Trust Bank of Japan, Ltd. (Trust account)	5,755,900	8.36%
SSBTC CLIENT OMNIBUS ACCOUNT	4,560,805	6.62%
Custody Bank of Japan, Ltd. (Trust account)	3,851,400	5.59%
Hikari Tsushin, Inc.	1,626,800	2.36%
Sumitomo Realty & Development Co., Ltd.	1,606,700	2.33%
Daito Trust Construction Cooperative Committee Shareholding Association	1,588,705	2.31%
STATE STREET BANK WEST CLIENT – TREATY 505234	1,109,255	1.61%
Daito Trust Construction Employees Shareholding Association	1,056,117	1.53%
Custody Bank of Japan, Ltd. (Trust account 5)	1,050,000	1.52%
Custody Bank of Japan, Ltd. (Trust account 7)	1,023,700	1.49%

Note: Shareholding ratios are calculated after deducting treasury shares (55,000 shares).

Composition of shareholders



Information for Shareholders

Fiscal year	April 1 to March 31
General Meeting of Shareholders	June
Record date	Ex-rights Date: March 31 Year-end dividend: March 31 Interim dividend: September 30
Trading unit	100 shares
Stock exchange listing	Tokyo Stock Exchange (1st Section) Nagoya Stock Exchange (1st Section)
Securities code	1878
Transfer agent and special account management institution	1-4-5, Marunouchi, Chiyoda-ku, Tokyo, Japan Mitsubishi UFJ Trust and Banking Corporation

Method of public notices

Public notices shall be electronically posted on the Company's website.
<https://www.kentaku.co.jp/corporate/ir/koukoku.html>
 However, in the case where electronic public notice is not available due to an accident or other unavoidable reasons, a notice shall be published in the Nihon Keizai Shimbun.

Share transfer procedures

Shareholders who hold shares in a securities account
 For more information, please contact the securities company where you maintain an account.

Shareholders who do not conduct transactions with a securities company
 For more information, please contact Stock Transfer Agency Division, Mitsubishi UFJ Trust and Banking Corporation.
 Mitsubishi UFJ Trust and Banking Corporation,
 Stock Transfer Agency Division
 1-1 Nikkocho, Fuchu, Tokyo, Japan
0120-232-711 Inquiries are accepted from 9:00 to 17:00 excluding Saturdays, Sundays and public holidays

Life is Built on Trust



Daito Trust Construction Co., Ltd.

Head office 2-16-1, Konan, Minato-ku, Tokyo 108-8211, Japan
TEL: +81-3-6718-9111
<https://www.kentaku.co.jp>

