



The Daibiru Group Business Performance for Fiscal 2018

April 26, 2019
DAIBIRU CORPORATION

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<Note>

Information in this document, including opinions, forecasts, and projections, were prepared based on the Company's own analyses at the time of compilation of this document.

We do not guarantee their accuracy. Please bear in mind that future business performance may differ from the information in this document due to a variety of factors including market conditions.

Operating Results for Fiscal 2018 -By Segment-

(Millions of yen)

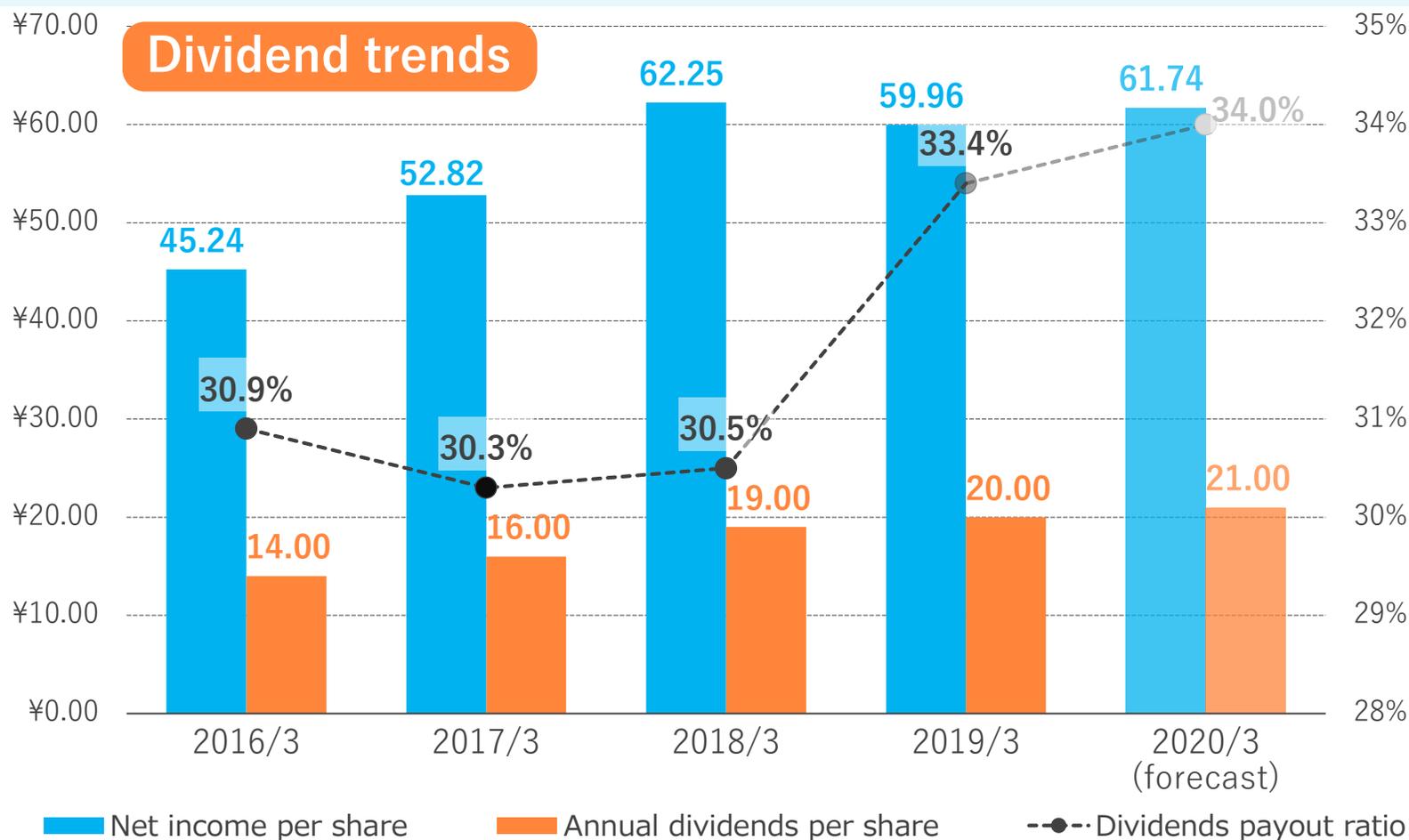
	Fiscal2017	Fiscal2018	Difference	Key points
Revenue	40,400	40,637	237 (0.6%)	
Leasing	31,254	31,029	△ 224 (△0.7%)	・ Revenue decreased due to tenant vacating at Nakanoshima Daibiru Building, etc.
Facility Management	11,108	11,494	385 (3.5%)	・ Increase in new orders, etc.
Other Businesses	408	534	125 (30.7%)	・ Increase in construction subcontracting values, etc.
Adjustment	△ 2,372	△ 2,420	△ 48 -	
Operating Income	11,055	10,329	△ 725 (△6.6%)	
Leasing	12,001	11,407	△ 594 (△5.0%)	・ Increases in depreciation and amortization ・ Increase in fixed asset tax, etc.
Facility Management	568	533	△ 34 (△6.1%)	
Other Businesses	196	206	10 (5.3%)	
Adjustment	△ 1,709	△ 1,817	△ 107 -	

- Expectation of updating the height at revenue for seven consecutive years, and increasing income in each income stage.

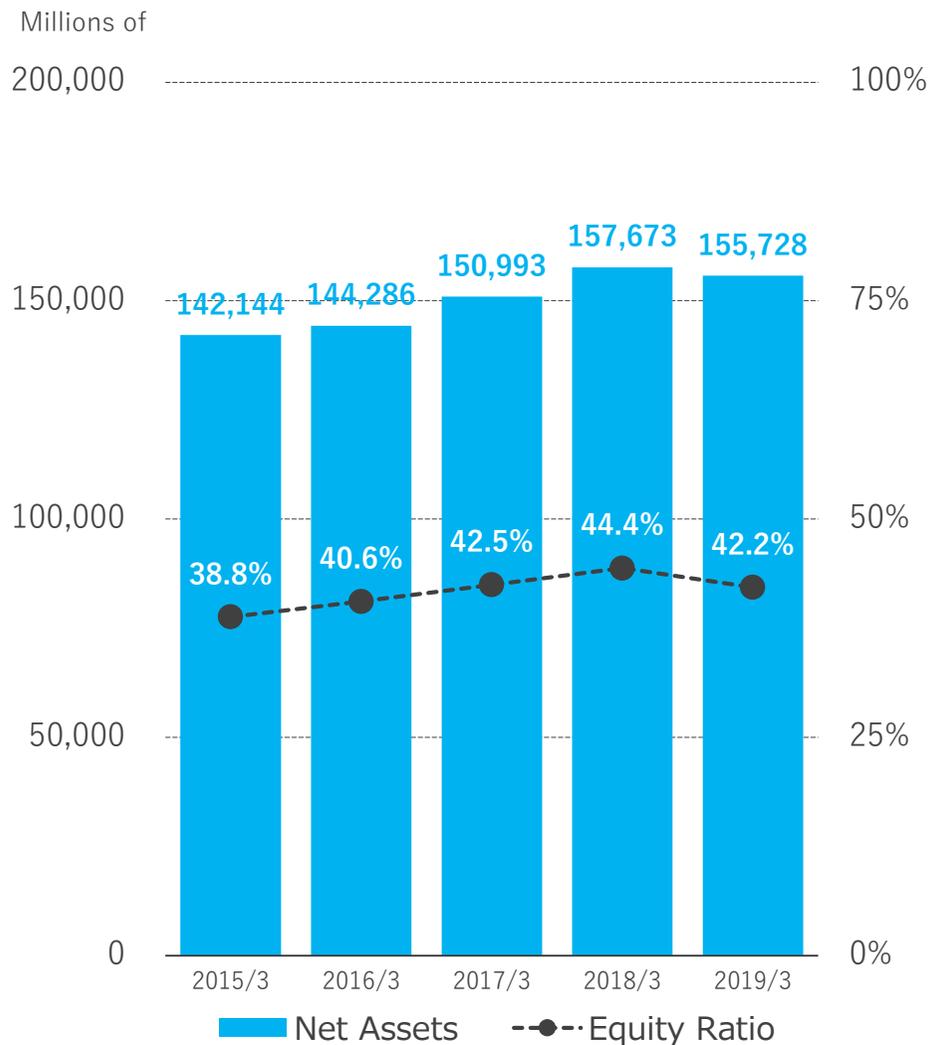
(Millions of yen)

	FY2018	FY2019	Difference	Key points
Revenue	40,637	42,000	1,362 (3.4%)	<ul style="list-style-type: none"> • The new operation of the Akihabara Project (tentative name) • Revenue contribution from Nakanoshima Daibiru building etc.
Operating income	10,329	11,000	670 (6.5%)	<ul style="list-style-type: none"> • Decreases in depreciation and amortization • Increase in fixed asset tax, etc.
Ordinary income	9,953	10,500	546 (5.5%)	<ul style="list-style-type: none"> • Share of profit of entities accounted for using equity method was recorded in fiscal 2018
Net income attributable to owners of the parent	6,993	7,200	206 (3.0%)	

- Our dividends policy : Stable dividends with a target dividends payout ratio of 30-35%
- Dividends Estimate
 - for FY2018 : ¥20.0/year, Payout ratio 33.4%
 - for FY2019 : ¥21.0/year, Payout ratio 34.0%

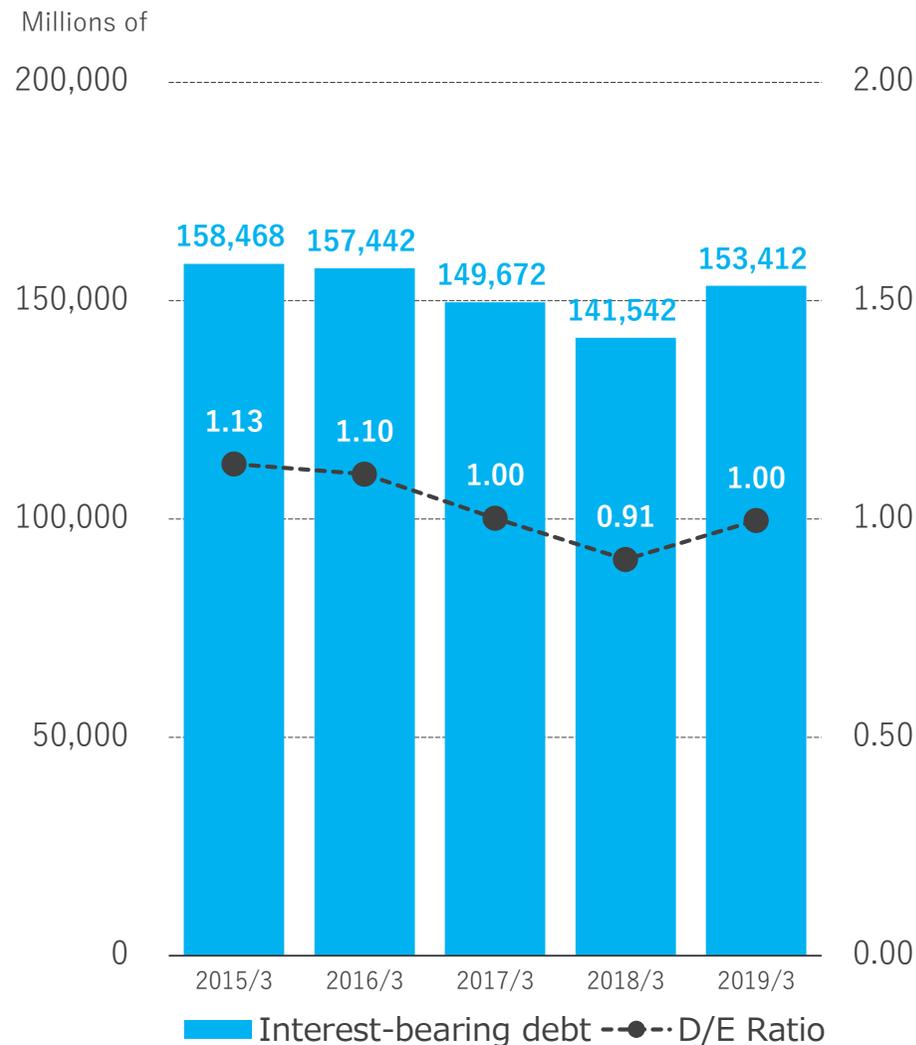


Net assets / Equity ratio



(Note) Equity ratio = Equity / Total assets

Interest-bearing debt / D/E ratio



(Note) D/E Ratio = Interest-bearing debt / Equity