

A Story of the Daiwa House Group

- 1955** Founding of Daiwa House Industry and launch of our first product, the "Pipe House."
- 1957** Steel pipe structure used for warehouse at sake brewery receives certification from Japan Lightweight Iron Construction Association as first such full-fledged structure in Japan
- 1959** Daiwa Kosho (current Daiwa Lease) and Daiwa Konpo (current Daiwa Logistics) established
"Midget House" pilot prefabricated house model launched on market
- 1961** Daiwa Danchi established (merged with Daiwa House in April 2001)
Stock listed on Osaka, Tokyo and Nagoya stock exchanges
- 1965** Nara Factory constructed, Japan's first specialist plant for production of prefabricated houses
- 1968** Network of housing showrooms set up across Japan
- 1969** Fullscale start of new town development business (Midorigaoka Neopolis)
- 1971** Daiwa Jutakukiki (current Daiwa Rakuda Industry) established
- 1975** Opening of the Daiwa House Group's first golf course at the Shikabe Country Club
- 1977** Condominium Business starts
- 1978** Resort hotels business started with opening of Noto Royal Hotel, the first Daiwa Royal Hotel
- 1979** Real Estate Information centers set up within each of the Company's offices as first step in developing the used housing market
Tentakubin (current Daiwa Service) established
- 1980** First Royal Home Center opened in Nara City
- 1983** Exports and construction of high-end prefabricated houses to China (a first for Japan)
- 1986** Daiwa Information Service established
- 1989** Daiwa Living established
Silver Age Research Center established
- 1994** Daiwa House Central Research Laboratory opened in Kansai Science City
- 2001** Daiwa House Industry merged with Daiwa Danchi
- 2004** Home center business split off from Daiwa House Industry
The Daiwa House Group draws up its Corporate Ethics Guidelines and Behavioral Guidelines
- 2005** **50th anniversary**
The Daiwa House Group draws up a new management vision and an Employee Charter to mark 50th anniversary
New Group symbol — the "Endless Heart" — introduced
- 2006** Group management integration through share exchange transactions between Daiwa House Industry and Daiwa Kosho Lease, Daiwa Rakuda Industry, and Daiwa Logistics, by which the subsidiaries became wholly owned subsidiaries of Daiwa House Industry
Daiwa House Financial and Daiwa House Insurance are founded
- 2007** Daiwa Royal Golf is founded
The resort hotel business is split off from Daiwa House Industry
Nobuo Ishibashi Memorial Museum opens
Eneserve becomes a consolidated subsidiary



Group Network





- Head office
 - Tokyo office
 - Nagoya office
 - Branches: 91 (including Osaka Honten Branch)
 - Factories: 12
- (The above places of business are directly operated by Daiwa House.)

- Golf courses: 10
- Daiwa Royal Hotels: 29
 - Daiwa Resort also manages the Royton Sapporo, and the Lake Yamanaka Fujisan Royal Cottages (marked with ◆).
 - It also operates a branch office in Seoul (marked with ◆).

- Royal Home Centers: 42
- Sports Club NAS: 50
- Daiwa Roynet Hotels: 9
- Osaka Marubiru (Osaka Daiichi Hotel)

As of September 1, 2007

JAPAN



Principal Group Companies

Daiwa House Industry Co., Ltd.

Housing/Commercial facilities/
Urban development, etc.
www.daiwahouse.co.jp

Daiwa Logistics Co., Ltd.

Transportation/Warehouse & storage
www.daiwabutsuryu.co.jp

Daiwa Information Service Co., Ltd.

Land utilization/Maintenance &
operation of commercial facilities
www.dis-net.jp

Royal Home Center Co., Ltd.

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

Daiwa House Kitanihon Co., Ltd.

Wooden houses
www.daiwahousekitanihon.co.jp

Daiwa House Chubu Co., Ltd.

Wooden houses
www.daiwahousechubu.co.jp

Daiwa House Kyushu Co., Ltd.

Wooden houses
www.daiwahousekyusyu.co.jp

Daiwa Estate Co., Ltd.

Real estate agency
www.daiwaestate.jp

Osaka Marubiru Co., Ltd.

Management of hotels,
rental premises & parking lot
www.marubiru.com

Daiwa House Financial Co., Ltd.

Credit card operations
www.daiwahousefinancial.co.jp

Shinwa Agency Co., Ltd.

Advertising & travel agency
www.go-to-s.com

Higashi-Fuji Co., Ltd.

Real estate development,
sale of commercial real estate

Daiwa Lease Co., Ltd.

Building & vehicle leasing/Land utilization
www.daiwalease.co.jp

Daiwa Living Co., Ltd.

Management/Operation of rental housing
www.daiwaliving.co.jp

Nihon Jyutaku Ryutu Co., Ltd.

Real estate agency & property management
services/Appraisals/Renovation work
www.jyutaku.co.jp

Daiwa Resort Co., Ltd.

(Daiwa Royal Hotels)
Resort hotels
www.daiwaresort.co.jp

Daiwa House Kanto Co., Ltd.

Wooden houses
www.dhkanto.co.jp

Daiwa House Kansai Co., Ltd.

Wooden houses
www.daiwahousekansai.co.jp

Daiwa House Renew Co., Ltd.

Renovation work/Manpower dispatching
www.daiwahouse-renew.co.jp

Daiwa Monthly Co., Ltd.

Real estate rental & management
www.daiwamonthly.co.jp

Nippon Athletic Service Co., Ltd.

(Sports Club NAS)
Fitness clubs
www.nas-club.co.jp

Daiwa House Insurance Co., Ltd.

Non-life insurance agency

Media Tech Inc.

Data systems/Data services
www.mediatech.jp

LOC Development Co., Ltd.

Development and management of
shopping centers
www.loc-kaihatsu.co.jp

Daiwa Rakuda Industry Co., Ltd.

Housing equipment/
Layout for offices and stores/Rental
www.daiwarakuda.co.jp

Daiwa Service Co., Ltd.

Management of buildings & condominiums/
Manpower dispatching/Moving services
www.daiwaservice.co.jp

Daiwa Royal Co., Ltd.

Rental of commercial facilities/
Daiwa Roynet Hotels
www.daiwaroyal.com

Daiwa Royal Golf Co., Ltd.

Golf course operation
www.daiwaroyalgolf.jp

Daiwa House Hokushinetsu Co., Ltd.

Wooden houses
www.daiwahousehokushinetsu.co.jp

Daiwa House Chushikoku Co., Ltd.

Wooden houses
www.daiwahousechushikoku.co.jp

Daiwa Energy Co., Ltd.

ESCO business/Environmental equipment/
Facility installation
www.daiwa-energy.com

Jukeikai Co., Ltd.

(Neo Summit Yugawara)
Operator of homes for the aged
www.neo-summit.com

Daiwa House REIT Management Co., Ltd.

Asset management

Synchroller Co., Ltd.

Manufacture of housing parts & materials

Eneserve Corporation

Comprehensive energy services
www.eneserve.co.jp

The Mortgage Corporation of Japan, Ltd.

Finance of housing loan
www.mc-j.co.jp

Overseas Affiliated Companies

DH (Dalian) Administrative Management Consulting Center Co., Ltd.

Provision of outsourced administrative work

Dalian Civil Aviation Hotel Co., Ltd.

Management of Royal Hotel at Dalian

Tianjin Jiuhe International Villa Co., Ltd.

Management of rental housing

Daiwa House (Suzhou) Real Estate Development Co., Ltd.

Development and marketing of condominiums

Dalian Fujiashuang International Villa Co., Ltd.

Management of rental housing

Dalian Dahezongsheng Estate Co., Ltd.

Development and marketing of
condominiums

Shanghai Happy House Decoration Co., Ltd.

Design and installation of housing interiors

Dalian Acacia Town Villa Co., Ltd.

Management of rental housing

Beijing East Palace Apartment Co., Ltd.

Management of rental housing

Shanghai International Realty Co., Ltd.

Management of rental housing





夢

「夢」は、未来への希望と理想を象徴する言葉である。夢を叶えるには、努力と情熱が必要不可欠である。我々が目指すのは、単なる成功ではなく、社会に貢献し、人々の生活を豊かにするための夢である。

我々の夢は、未来を創造することにある。我々が目指すのは、単なる成功ではなく、社会に貢献し、人々の生活を豊かにするための夢である。





In the Nobuo Ishibashi Memorial Museum

The *kanji* character shown above means “dream,” and is pronounced “*yume*” in Japanese. The enlarged photo on the wall inside the Nobuo Ishibashi Memorial Museum shows Daiwa House Industry founder Nobuo Ishibashi. Pictured in the foreground are Chairman and CEO Takeo Higuchi (left), President and COO Kenji Murakami (middle), and Executive Vice President and CFO Tetsuji Ogawa (right).

In creating prefabricated housing, we pioneered
a new field for the housing industry,
furthering economic and social development
in Japan's post-war period.

The late Nobuo Ishibashi,
founder of Daiwa House Industry, said,
"Companies grow by harnessing dreams.
To live is to dream, and you must never give up
on your pursuit of your dream."

In this spirit, we aim to achieve great dreams,
and will keep working to realize
our vision for the future.

石橋信夫記念館

NOBUO ISHIBASHI MEMORIAL MUSEUM

Corporate Data

As of April 1, 2007

Corporate name:	Daiwa House Industry Co., Ltd.	Contact:	Daiwa House Industry Co., Ltd. Finance Department Phone: +81-6-6342-1400 Fax: +81-6-6342-1419 e-mail: zaimu@daiwahouse.jp
Founding:	April 5, 1955 (Established: March 4, 1947)	Daiwa House website:	Daiwa House Group: http://www.daiwahouse.com/English Daiwa House Industry Co., Ltd.: http://www.daiwahouse.co.jp/English
Paid-in capital:	¥110,120,483,981	Securities traded:	Tokyo and Osaka stock exchanges
Employees:	13,288	Securities Code:	1925
Head Office:	3-3-5 Umeda, Kita-ku, Osaka 530-8241, Japan Phone: +81-6-6346-2111		
Tokyo Office:	3-13-1 Iidabashi, Chiyoda-ku, Tokyo 102-8112, Japan Phone: +81-3-5214-2111		
Nagoya Office:	1-20-22 Aoi, Naka-ku, Nagoya 460-8491, Japan Phone: +81-52-933-2703		
Branches:	91 (including Osaka Honten Branch)		
Factories:	12 (As of July 1, 2007)		
Research center:	Central Research Laboratory (Nara)		
Training centers:	Osaka, Nara and Tokyo		
Overseas offices:	Shanghai, Hanoi		

Sources

P 8	Securities Market in Japan / Survey on Distribution of shares	P 50	Ministry of Internal Affairs and Communications / Statistics on housing 1993 UN / Annual Bulletin of Housing and Building Statistics for Europe UK (1991), USA (1991), France (1990), Germany (1987), Japan (1993)
P15	National Institute of Population and Social Security Research / Population Statistics of Japan 2007	P 65	Association of Real Estate Agents of Japan / Survey on consumer behavior in real estate transaction (FY2006)
P21	Statistics Bureau, Ministry of Internal Affairs and Communications / Population Census of Japan (2005) and Population Estimate (10/2006) National Institute of Population and Social Security Research / Population Projections for Japan (12/2006) UN, Statistics Division	P 66	Bank of Japan / Opinion Survey on the General Public's Views and Behavior (3/2007)
P23, 60, 62, 111	Ministry of Land, Infrastructure and Transport / Statistics on Building Construction Started 2006	P 77	Statistics Bureau, Ministry of Internal Affairs and Communications / Population Estimates, Annual Report 2006
P48	National Institute of Population and Social Security Research / Population Projections for Japan (10/2006)	P 90	Ministry of the Environment / White Paper, Annual Report on the Environment
		P107	Japan Business Federation (Nippon Keidanren) / Survey on Corporate Social Responsibility (10/2005)

*Overall responsibility • Tetsuji Ogawa/Daiwa House Producer & creative director • Keisuke Izumoto/Daiwa House
Art director • Hiroaki Kitagawa/Nippon Arts Inc. Designer • Mayumi Makino/D & Join Inc. Photographer • Kazumasa Kondo
Japanese writer • Masaki Kobayashi/Daiwa House; Yumi Minobe, Junko Takabe, Miki Tsuchida Editor • Kazuko Nagai/Daiwa House
English translator & editor • Stephen Lloyd/D & Join Inc. Director & coordinator • Katsuya Iwado/D & Join Inc.
Assistant director • Nao Kishigami/Daiwa House*