

To Our Shareholders:

3-31-1 Myoon-dori, Mizuho-ku, Nagoya
Sanyo Housing Nagoya Co., Ltd.
Yasunari Sawada, Representative Director
and President

Notice of the 29th Annual Meeting of Shareholders

The Company would hereby like to request shareholders to attend the Company's 29th Annual Meeting of Shareholders as described below.

If you are unable to attend the meeting on the date, you may also exercise your voting rights in writing. We kindly request you to read the following Reference Document for the Annual Meeting of Shareholders, indicate "for" or "against" on each agenda item on the voting form enclosed herewith, and return it no later than 6:00 p.m., November 27, 2018 (Tuesday).

Sincerely yours,

1. **Date:** 10:00 a.m., November 28 (Wednesday), 2018
(Reception starts at 9:00 a.m.)
2. **Venue:** 2F, Zuiun, Hotel Mielparque NAGOYA
3-16-16 Aoi, Higashi-ku, Nagoya
3. **Purposes:**
 - Items to be reported:**
 1. The business report, the consolidated financial statements and the results of consolidated financial statement audits by the Accounting Auditor and the Audit & Supervisory Board for the 29th business period (September 1, 2017 to August 31, 2018)
 2. The non-consolidated financial statements for the 29th business period (September 1, 2017 to August 31, 2018)
 - Items to be resolved:**
 - Agenda Item 1:** Election of Seven (7) Directors
 - Agenda Item 2:** Election of One (1) Audit & Supervisory Board Member
 - Agenda Item 3:** Retirement Benefits for Late Representative Director and Chairperson Mr. Souichi Miyazaki

* When you attend the meeting, we kindly request that you submit the enclosed voting form to the receptionist at the venue.

* If there are any revisions to the Reference Document for the Annual Meeting of Shareholders, and/or the business report, the consolidated and the non-consolidated financial statements, such revisions will be listed on the Company's website.

* Among the documents that should accompany this notice, those mentioned below are not included in this notice since they have been made available on the Company's website as required by law as well as Article 18 of the Company's Articles of Incorporation. Therefore the documents provided with this notice constitute only a portion of the documents that the members of the Audit & Supervisory Board and Accounting Auditors audited in the course of preparing their audit reports.

1. Notes to Consolidated Financial Statements

2. Notes to Non-Consolidated Financial Statements

* The contents of this notice was posted on the Company's website before it was sent to all recipients in order to provide information as quickly as possible.

Company's website (<https://sanyo-hn.co.jp/>)

Reference Document for the Annual Meeting of Shareholders

Agenda Item 1: Election of Seven (7) Directors

The terms of office of all seven (7) Directors expire at the conclusion of this Annual Meeting of Shareholders, and Director Mr. Souichi Miyazaki retired from the office due to his passing away on September 13, 2018. Accordingly, we propose the election of seven (7) Directors, including two (2) Outside Directors.

The candidates for Directors are as follows.

[For Reference] List of Candidates

Candi-date No.	Name	Position and responsibility at the Company	Number of Board of Directors' Meetings attended (29th business period)	
1	Yasunari Sawada	Representative Director and President	17/17 (100%)	Reappointment
2	Takuya Miyazaki	Senior Managing Director	13/13 (100%)	Reappointment
3	Naoki Mito	Managing Director	17/17 (100%)	Reappointment
4	Noboru Kohara	Director and General Manager of Office of President	17/17 (100%)	Reappointment
5	Takaharu Omori	Director, Executive Officer and General Manager of Personnel Department	17/17 (100%)	Reappointment
6	Akikazu Endo	Outside Director	14/17 (82%)	Reappointment/ Independent/ Outside
7	Kazuo Hironaka	Outside Director	-	New appointment/ Independent/ Outside

Candi-date No.	Name (Date of birth)	Brief profile, position and responsibility at the Company, and significant concurrent positions	Number of the Company's shares owned
1	<p>Yasunari Sawada (May 4, 1971) [Reappointment]</p>	<p>February 1990 Joined the Company October 2003 Executive Officer, General Manager of Sales Department August 2004 Executive Officer, Department Manager of Sales November 2006 Director, Executive Officer and Department Manager of Sales November 2011 Managing Director and Department Manager of Sales November 2017 Representative Director and Vice President, Department Manager of Sales September 2018 Representative Director and President (current position)</p> <p>[Significant concurrent positions] Representative Director and President, Sanyo Engineering-works Survey Co., Ltd. *Term of office as Company Director: 12 years (at the conclusion of this Annual Meeting of Shareholders)</p>	65,200
<p>[Reason for the nomination as a Director candidate] Mr. Yasunari Sawada has made efforts with his strong leadership and decision making toward the expansion of the scope and progress of the business of the Company, mainly in the sales department, since joining the Company at its establishment. The Company has nominated him as a Director candidate in the expectation that he will make further contributions as the second Representative Director and President by leveraging his high level of professional knowledge and many years of experience cultivated in selling houses.</p>			

Candi-date No.	Name (Date of birth)	Brief profile, position and responsibility at the Company, and significant concurrent positions	Number of the Company's shares owned
2	Takuya Miyazaki (March 11, 1955) [Reappointment]	April 1979 Joined the Chuo Trust & Banking Co., Ltd. (currently, the Sumitomo Mitsui Trust Bank, Limited)	1,200
		July 2000 Manager of Keisei Funabashi Branch, the Chuo Mitsui Trust and Banking Company, Limited (currently, the Sumitomo Mitsui Trust Bank, Limited)	
		February 2001 General Manager of Stock Transfer Agency Business Planning Department, Osaka Branch	
		October 2002 General Manger of Stock Transfer Agency Business Department	
		October 2007 General Manager of Corporate Business Department IV	
		July 2008 Executive Officer, General Manager of Corporate Business Department IV	
		June 2010 Executive Officer, General Manager of Nagoya Branch	
		July 2010 Managing Executive Officer, General Manager of Nagoya Branch	
		April 2012 Managing Executive Officer, Sumitomo Mitsui Trust Bank, Limited	
		April 2015 Senior Managing Executive Officer	
		April 2016 Corporate Advisor Director and Deputy Chairman of Sumitomo Mitsui Trust Realty Co., Ltd. Director and Deputy Chairman of Sumitomo Mitsui Trust Wealth Partners Co., Ltd.	
		April 2017 Joined the Company, Full-time Advisor	
		November 2017 Senior Managing Director, Department Manager of Operations	
April 2018 Senior Managing Director, Department Manager of Operations and Administration			
September 2018 Senior Managing Director (current position)			
[Significant concurrent positions] Representative Director and President, Goho Construction Co., Ltd. *Term of office as Company Director: 1 year (at the conclusion of this Annual Meeting of Shareholders)			

Candi -date No.	Name (Date of birth)	Brief profile, position and responsibility at the Company, and significant concurrent positions	Number of the Company's shares owned
	<p data-bbox="320 309 932 338">[Reason for the nomination as a Director candidate]</p> <p data-bbox="320 347 1294 412">Mr. Takuya Miyazaki has promoted the business of the Company from diversified standpoints in overall management.</p> <p data-bbox="320 421 1358 517">The Company has nominated him as a Director candidate in the expectation that he will leverage his broad range of experience and deep insight to help the Company achieve sustainable growth and enhance its corporate value.</p>		

Candi-date No.	Name (Date of birth)	Brief profile, position and responsibility at the Company, and significant concurrent positions	Number of the Company's shares owned
4	Noboru Kohara (January 12, 1957) [Reappointment]	<p>April 1979 Joined Sasaki Glass Co., Ltd. (currently, Toyo-Sasaki Glass Co., Ltd.)</p> <p>September 1990 Joined Kokusai Securities Co., Ltd. (currently, Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.)</p> <p>October 1999 General Manager of Osaka IPO Underwriting Department</p> <p>January 2008 Seconded to the Company, General Manager of Internal Audit Office</p> <p>July 2008 General Manager of Corporate Planning</p> <p>October 2008 Executive Officer, General Manager of Corporate Planning</p> <p>November 2009 Joined the Company, Executive Officer, General Manager of Corporate Planning Director, Executive Officer and General Manager of Corporate Planning</p> <p>November 2011 Director, Executive Officer and Department Manager of Corporate Management and General Manager of Corporate Planning</p> <p>April 2018 Director, Executive Officer and General Manager of Office of President</p> <p>September 2018 Director and General Manager of Office of President (current position)</p> <p>*Term of office as Company Director: 9 years (at the conclusion of this Annual Meeting of Shareholders)</p>	19,000
<p>[Reason for the nomination as a Director candidate]</p> <p>Mr. Noboru Kohara has assumed responsibility in corporate planning operations and demonstrated his ability in developing management plans, in business administration, and in investor relations of the Group.</p> <p>The Company has nominated him as a Director candidate in the expectation that he will make further contributions to the expansion of the Group's business.</p>			

Candi-date No.	Name (Date of birth)	Brief profile, position and responsibility at the Company, and significant concurrent positions	Number of the Company's shares owned
5	Takaharu Omori (October 6, 1962) [Reappointment]	<p>April 1985 Joined Chuo Sogo Bank, Ltd. (currently, the Aichi Bank, Ltd.)</p> <p>June 2011 Manager of Shinmichi Branch, the Aichi Bank, Ltd.</p> <p>July 2013 Seconded to the Company, General Manager of General Affairs Department</p> <p>November 2013 Executive Officer, General Manager of Personnel Department</p> <p>September 2014 Joined the Company, Executive Officer, General Manager of Personnel Department</p> <p>November 2014 Director, Executive Officer and Department Head of Personnel</p> <p>November 2015 Director, Executive Officer and Department Manager of Administration and General Manager of Personnel Department</p> <p>April 2018 Director, Executive Officer and General Manager of Personnel Department (current position)</p> <p>*Term of office as Company Director: 4 years (at the conclusion of this Annual Meeting of Shareholders)</p>	3,700
<p>[Reason for the nomination as a Director candidate]</p> <p>Mr. Takaharu Omori has reviewed the Company's various personnel systems and improved the business administration operations.</p> <p>The Company has nominated him as a Director candidate in the expectation that he will make further contributions to improving the Company's corporate value by leveraging his experience and insights into those operations.</p>			

Candi-date No.	Name (Date of birth)	Brief profile, position and responsibility at the Company, and significant concurrent positions	Number of the Company's shares owned
6	<p>Akikazu Endo (March 16, 1971) [Reappointment] [Outside] [Independent]</p>	<p>October 1998 Joined Tohmatsu & Co. Nagoya Office (currently, Deloitte Touche Tohmatsu LLC Nagoya Office)</p> <p>April 2002 Registered as certified public accountant</p> <p>July 2003 Joined Tohmatsu Consulting Co., Ltd. (currently, Deloitte Tohmatsu Consulting LLC)</p> <p>November 2005 Establishment of Endo Accounting Office, Director (current position)</p> <p>November 2014 Outside Director of the Company (current position)</p> <p>January 2015 Chief Executive Officer, One's Brain Partners Corporation (current position)</p> <p>August 2016 Director, Nakashima Sake Brewing Co., Ltd. (current position)</p> <p>[Significant concurrent positions] Director, Endo Accounting Office Chief Executive Officer, One's Brain Partners Corporation Director, Nakashima Sake Brewing Co., Ltd. *Term of office as the Company's Outside Director: 4 years (at the conclusion of this Annual Meeting of Shareholders)</p>	1,900
<p>[Reason for the nomination as an Outside Director candidate] Mr. Akikazu Endo has a high level of professional knowledge and experience obtained as a certified public accountant. The Company has nominated him as a candidate for Outside Director in the belief that he will put his experience and keen insights to work in performing the duties of Outside Director.</p>			

Candidate No.	Name (Date of birth)	Brief profile, position and responsibility at the Company, and significant concurrent positions	Number of the Company's shares owned
7	Kazuo Hironaka (December 9, 1950) [New appointment] [Outside] [Independent]	<p>April 1973 Joined Nippondenso Co., Ltd. (currently, DENSO CORPORATION)</p> <p>November 1996 President & CEO, DENSO (THAILAND) CO., LTD.</p> <p>June 2002 Member of the Board, DENSO CORPORATION</p> <p>June 2007 Senior Member of the Board</p> <p>November 2013 Advisor, Kariya Chamber of Commerce and Industry (current position)</p> <p>June 2014 Advisor, DENSO CORPORATION</p> <p>June 2016 Director, The Hekikai Shinkin Bank (current position)</p> <p>July 2017 Non-regular Advisor, DENSO CORPORATION</p> <p>June 2018 Retired from DENSO CORPORATION</p> <p>[Significant concurrent positions] Director, The Hekikai Shinkin Bank Advisor, Kariya Chamber of Commerce and Industry</p>	0
<p>[Reason for the nomination as an Outside Director candidate] Mr. Kazuo Hironaka has engaged in management as Senior Member of the Board of DENSO CORPORATION for many years, and has a wealth of experience and extensive knowledge. The Company has nominated him as an Outside Director candidate because it believes that he will apply his expertise to perform his duty as an Outside Director.</p>			

Notes:

1. Mr. Kazuo Hironaka is a first-time Director candidate.
2. There are no special relationships of interest between the Company and Director candidates.
3. Mr. Akikazu Endo and Mr. Kazuo Hironaka are candidates for Outside Director.
4. The Company has entered into an agreement with Mr. Akikazu Endo to limit the liability for damages as provided for by Article 423, Paragraph 1 of the Companies Act in accordance with the provisions of Article 427, Paragraph 1 of the said Act; provided however, that the amount of the liability limitation under the said agreement is the minimum liability amount provided for by Article 425, Paragraph 1 of the said Act if the Director acts in good faith without gross negligence in the performance of his duties. The Company will renew the said agreement with him if his reappointment is approved as proposed. In addition, if the election of Mr. Kazuo Hironaka is approved, the Company will enter into such an agreement with him.
5. Mr. Akikazu Endo meets the requirements of an Independent Officer specified by the Tokyo Stock Exchange, Inc. and Nagoya Stock Exchange, Inc. The Company has registered him with those stock exchanges as Independent Officers. He will continue to serve as an Independent Officer if his reappointment is approved as proposed. If the election of Mr. Kazuo Hironaka is approved as proposed, the Company will register him with those stock exchanges as an Independent Officer.

Agenda Item 2: Election of One (1) Audit & Supervisory Board Member

The term of office of Audit & Supervisory Board Member Mr. Shuichi Kawasaki will expire at the conclusion of this Annual Meeting of Shareholders. Accordingly, we propose the election of one (1) Audit & Supervisory Board Member. Consent of the Audit & Supervisory Board has been obtained with regard to this agenda item.

The candidate for Audit & Supervisory Board Member is as follows.

	Name (Date of birth)	Brief profile, position at the Company, and significant concurrent positions	Number of the Company's shares owned
	<p style="text-align: center;">Shuichi Kawasaki</p> <p style="text-align: center;">(January 18, 1973)</p> <p>[Reappointment] [Outside] [Independent]</p>	<p>October 2004 Registered as attorney-at-law with Nagoya Bar Association (currently, Aichi Bar Association)</p> <p>October 2004 Joined Tomioka Law and Patent Office</p> <p>December 2007 Left Tomioka Law and Patent Office</p> <p>January 2008 Joined Oval Law and Patent Office</p> <p>April 2009 Associate Professor, Graduate School, Aichi University (current position)</p> <p>June 2010 Outside Audit & Supervisory Board Member, CLIP Corporation (current position)</p> <p>October 2011 Left Oval Law and Patent Office</p> <p>October 2011 Established Hisaya Law Office LPC Partner (current position)</p> <p>November 2014 Outside Audit & Supervisory Board Member (current position)</p> <p>[Significant concurrent positions] Partner, Hisaya Law Office LPC Associate Professor, Graduate School, Aichi University Outside Audit & Supervisory Board Member, CLIP Corporation *Term of office as Company Audit & Supervisory Board Member: 4 years (at the conclusion of this Annual Meeting of Shareholders)</p>	300
	<p>[Reason for the nomination as an Outside Audit & Supervisory Board Member candidate] Although Mr. Shuichi Kawasaki has not been involved in corporate management other than as an outside officer, he has ample experience and expertise in overall legal matters as a lawyer. The Company has nominated him as an Outside Audit & Supervisory Board Member candidate because it believes that he will apply his expertise to auditing the Company as an Outside Audit & Supervisory Board Member.</p>		

Notes:

1. There is no special relationship of interest between Mr. Shuichi Kawasaki and the Company.
2. Mr. Shuichi Kawasaki is a candidate for Outside Audit & Supervisory Board Member.
3. The Company has entered into an agreement with Mr. Shuichi Kawasaki to limit the liability for damages as provided for by Article 423, Paragraph 1 of the Companies Act in accordance with the provisions of Article 427, Paragraph 1 of the said Act; provided however, that the amount of the liability limitation under the said agreement is the minimum liability amount provided for by Article 425, Paragraph 1 of the said Act if the Audit & Supervisory Board Member acts in good faith without gross negligence in the performance of his duties. The Company will renew the said agreement with him if his reappointment is approved as proposed.
4. Mr. Shuichi Kawasaki meets the requirements of an Independent Officer specified by the Tokyo Stock Exchange, Inc. and Nagoya Stock Exchange, Inc. The Company has registered him with those stock exchanges as an Independent Officer. The Company will register him with those stock exchanges as an Independent Officer if his reappointment is approved as proposed.

Agenda Item 3: Retirement Benefits for Late Representative Director and Chairperson Mr. Souichi Miyazaki

The Company will provide Mr. Souichi Miyazaki, the Late Representative Director and Chairperson who is the founder of the company and passed away on September 13, 2018, with a retirement bonus, including the merit bonus to reward him for his service to the Company. The bonus amount will be within reason and in line with Company standards. The Company asks you to leave the specific bonus amount, when and how to provide it, and other related matters to the discretion of the Board of Directors.

The brief profile of Mr. Souichi Miyazaki, the late Representative Director and Chairperson is as follows.

Name	Brief profile
Souichi Miyazaki	November 1989 Established the Company, Representative Director and President September 2018 Representative Director and Chairperson September 2018 Passed away