

# ***FACT BOOK***

**(November 12, 2008)**

**Heiwa Real Estate Co., Ltd.**

# Contents

<b>Consolidated Balance Sheets</b>	•••••	<b>1</b>
<b>Consolidated Statements of Profit and Loss</b>	•••••	<b>2</b>
<b>Consolidated Statements of Cash Flows</b>	•••••	<b>3</b>
<b>Management Indicators</b>	•••••	<b>4</b>
<b>Segment Information</b>	•••••	<b>5</b>
<b>Data from Operating Divisions</b>	•••••	<b>6</b>
<b>Status of the Company's Principal Buildings</b>	•••••	<b>7</b>
<b>Status of Houses Built for Sale</b>	•••••	<b>8</b>
<b>Status of the Company's Housing Leasing</b>	•••••	<b>10</b>
<b>Status of Shares</b>	•••••	<b>11</b>

The information stated in this reference material was compiled based on data considered reasonable as of the date of compilation of this reference material, and is subject to various uncertain factors. Accordingly, we do not ensure or promise the accuracy or completeness of the information, and may revise the information without notice. We also bear no liability for any deficiencies or errors of the data or expressions used in this reference material.

## Consolidated Balance Sheets

(Millions of yen)

	2004/3	2005/3	2006/3	2007/3	2008/3	2007/9	2008/9
Cash and deposits	9,806	1,296	2,559	3,157	3,184	3,253	2,625
Accounts receivable - trade	152	212	220	216	1,462	301	329
Marketable securities	6,072	841	768	1,037	2,568	4,068	1,799
Inventories	5,905	7,378	13,004	24,222	48,467	34,448	66,510
Beneficiary right of real estate in trust	-	-	-	-	13,153	13,214	-
Operating investment	-	-	-	-	7,179	-	9,753
Deferred tax assets	558	507	675	754	49	752	33
Other	868	2,626	904	605	2,617	1,096	680
Allowance for doubtful accounts	(2)	(4)	(7)	(12)	(55)	(13)	(9)
<b>Total current assets</b>	<b>23,361</b>	<b>12,858</b>	<b>18,125</b>	<b>29,981</b>	<b>78,628</b>	<b>57,122</b>	<b>81,723</b>
Buildings, building fixtures and structures	57,256	71,092	72,989	76,460	81,164	81,720	81,743
Machinery, equipment and vehicles	237	624	782	640	668	654	560
Furniture and fixtures	248	505	441	410	483	406	427
Land	70,858	70,467	76,949	87,617	119,883	109,298	124,598
Construction in progress	11,650	-	205	554	2	1,134	170
<b>Total tangible fixed assets</b>	<b>140,250</b>	<b>142,691</b>	<b>151,369</b>	<b>165,684</b>	<b>202,202</b>	<b>193,213</b>	<b>207,500</b>
Leasehold rights	3,678	3,678	3,715	3,715	5,681	4,558	5,681
Goodwill	-	-	-	-	48	-	43
Other	54	61	54	50	57	55	69
<b>Total intangible fixed assets</b>	<b>3,732</b>	<b>3,739</b>	<b>3,770</b>	<b>3,766</b>	<b>5,787</b>	<b>4,614</b>	<b>5,794</b>
Investment in securities	3,758	6,376	6,914	11,165	9,810	11,504	8,531
Long-term loans to employees	12	13	15	14	12	14	10
Deferred tax assets	50	65	60	73	652	142	780
Other	3,160	6,817	6,220	2,614	1,500	1,572	1,602
Allowance for doubtful accounts	(7)	(4)	(0)	(0)	(0)	(5)	(92)
<b>Total investments and other assets</b>	<b>6,973</b>	<b>13,270</b>	<b>13,211</b>	<b>13,867</b>	<b>11,975</b>	<b>13,227</b>	<b>10,832</b>
<b>Total fixed assets</b>	<b>150,957</b>	<b>159,701</b>	<b>168,351</b>	<b>183,317</b>	<b>219,964</b>	<b>211,056</b>	<b>224,127</b>
Bond-issuing expenses	-	-	-	-	135	149	121
<b>Total assets</b>	<b>174,319</b>	<b>172,560</b>	<b>186,476</b>	<b>213,298</b>	<b>298,728</b>	<b>268,327</b>	<b>305,973</b>
Notes and accounts payable - trade	3,735	967	1,798	1,382	3,492	1,189	488
Current portion of bonds	-	20,000	20,000	10,000	-	10,000	20,000
Current portion of convertible bonds (with stock acquisition rights)	-	-	-	-	1,170	1,237	-
Short-term loans payable	10,030	7,570	6,500	20,970	24,850	16,070	28,435
Current portion of long-term loans	13,314	20,764	3,964	10,100	6,910	6,340	5,290
Accrued corporation and other taxes	1,712	35	2,852	1,985	84	1,706	296
Accrued consumption taxes	4	8	461	138	49	108	175
Deferred tax liabilities	-	-	-	-	13	-	13
Accrued bonuses for directors and statutory auditors	-	-	-	52	54	38	24
Accrued bonuses	188	193	220	214	241	235	247
Other	3,125	2,865	1,368	2,869	2,730	3,200	2,639
<b>Total current liabilities</b>	<b>32,110</b>	<b>52,405</b>	<b>37,164</b>	<b>47,712</b>	<b>39,595</b>	<b>40,125</b>	<b>57,608</b>
Bonds	50,000	30,000	30,000	40,000	60,000	60,000	40,000
Convertible bonds (with stock acquisition rights)	-	9,999	3,474	1,777	20,000	20,000	20,000
Long-term loans payable	30,028	13,264	27,785	30,085	78,850	49,475	87,227
Deposits received	10,325	9,722	4,409	4,419	4,117	4,385	4,075
Deposits of landlord	8,883	9,790	15,732	16,345	18,609	17,390	18,956
Deferred tax liabilities	672	716	742	917	28	499	28
Deferred tax liabilities concerning revaluation	1,578	3,650	4,338	4,338	6,192	4,343	6,216
Reserve for retirement allowances for directors and statutory auditors	375	441	334	409	431	352	454
Accrued severance indemnities for employees	444	439	344	276	445	317	520
Negative goodwill	-	-	6	2	3	2	2
<b>Total long-term liabilities</b>	<b>102,307</b>	<b>78,023</b>	<b>87,166</b>	<b>98,571</b>	<b>188,677</b>	<b>156,766</b>	<b>177,482</b>
<b>Total liabilities</b>	<b>134,417</b>	<b>130,428</b>	<b>124,331</b>	<b>146,284</b>	<b>228,272</b>	<b>196,891</b>	<b>235,091</b>
Common stock	5,814	5,814	14,086	14,935	15,238	15,205	15,797
Additional paid-in capital	4,061	4,061	12,314	13,162	13,466	13,432	14,025
Retained earnings	27,570	26,715	28,739	31,726	30,897	33,217	30,432
Treasury stock, at cost	(2)	(81)	(199)	(284)	(340)	(320)	(363)
Unrealized gain on securities	123	262	835	1,104	(859)	493	(1,054)
Revaluation surplus of land	2,300	5,321	6,323	6,323	9,025	6,331	9,061
Minority shareholders' equity	34	36	44	45	3,027	3,076	2,981
<b>Total net assets</b>	<b>39,901</b>	<b>42,131</b>	<b>62,145</b>	<b>67,014</b>	<b>70,456</b>	<b>71,435</b>	<b>70,882</b>
<b>Total liabilities and net assets</b>	<b>174,319</b>	<b>172,560</b>	<b>186,476</b>	<b>213,298</b>	<b>298,728</b>	<b>268,327</b>	<b>305,973</b>

Note: From fiscal year ended March 31, 2004, through 2006, respectively, the total net assets are reported in accordance with the standard adopted for fiscal year ended March 31, 2007.

## Consolidated Statements of Profit and Loss

(Millions of yen)

	2004/3	2005/3	2006/3	2007/3	2008/3	2007/9	2008/9
Operating revenue	24,408	21,352	36,599	31,912	31,384	13,012	14,123
Cost of sales	15,082	12,332	24,254	19,081	18,480	6,378	8,416
Gross profit	9,326	9,019	12,344	12,830	12,903	6,633	5,707
Selling, general and administrative expenses	2,692	2,671	3,719	3,192	3,698	1,746	1,997
Operating income	6,634	6,348	8,625	9,637	9,205	4,887	3,709
Interest income	6	4	2	10	26	14	9
Dividends earned	9	76	203	123	158	91	142
Gain on investment in partnerships	-	76	105	1	-	9	-
Amortization of negative goodwill	-	-	1	1	1	0	0
Equity in net income of affiliates	-	-	-	28	45	68	-
Subsidy income	-	-	-	-	52	37	-
Miscellaneous non-operating income	27	46	71	43	24	13	73
Total non-operating income	43	204	383	209	309	236	225
Interest expense	1,563	1,597	1,308	1,571	2,288	982	1,482
Bond-issuing expenses	56	36	127	94	-	-	-
Amortization of bond-issuing expenses	-	-	-	-	18	4	13
Loss on investment in partnerships	93	-	-	-	-	-	-
Equity in net loss of affiliates	-	-	-	-	-	-	10
Provision of allowance for doubtful accounts	7	4	0	0	-	5	46
Miscellaneous non-operating expenses	49	61	1	15	31	6	30
Total non-operating expenses	1,769	1,699	1,438	1,682	2,338	999	1,583
Ordinary income	4,908	4,853	7,570	8,164	7,176	4,124	2,351
Reversal of allowance for doubtful accounts	-	-	1	-	0	0	1
Reversal of accrued bonuses	-	-	-	1	0	-	-
Gain on sale of fixed assets	-	317	-	-	338	1	6
Gain on sale of investment securities	-	26	-	30	9	-	-
Gain on redemption of investment securities	-	-	115	-	-	-	-
Total special gains	-	343	117	31	349	1	7
Loss on revaluation of inventories	-	-	-	398	-	-	-
Loss on sale of fixed assets	-	-	60	-	48	-	-
Loss on disposal of fixed assets scrapped	21	87	86	29	599	0	7
Building and building fixture demolition expenses	536	-	-	-	160	-	-
Loss on sale of investment securities	0	-	-	-	-	-	-
Loss on revaluation of investment securities	-	-	-	-	71	58	1,399
Reserve for retirement allowances for directors and statutory auditors for prior periods	5	-	-	-	-	-	-
Impairment loss	-	-	392	-	-	-	-
Other	-	-	-	-	-	-	244
Total special losses	564	87	539	428	878	59	1,651
Income before income taxes	4,344	5,108	7,148	7,767	6,646	4,067	708
Corporation, inhabitants and enterprise taxes	1,948	44	2,793	3,334	214	1,657	320
Deferred income taxes	(107)	2,055	143	(105)	2,548	5	12
Corporation and other taxes	-	-	-	-	-	-	333
Minority interests	-	2	7	4	146	66	70
Minority interest losses	1	-	-	-	-	-	-
Net income	2,504	3,006	4,203	4,534	3,737	2,338	304

## Consolidated Statements of Cash Flows

(Millions of yen)

	2004/3	2005/3	2006/3	2007/3	2008/3	2007/9	2008/9
<b>Cash flows from operating activities</b>							
Income before income taxes	4,344	5,108	7,148	7,767	6,646	4,067	708
Depreciation	3,424	3,676	4,287	4,436	5,153	2,410	2,770
Impairment loss	-	-	392	-	-	-	-
Loss on revaluation of inventories	-	-	-	398	-	-	-
Decrease (increase) in inventories	2,089	(1,473)	(5,625)	(11,617)	(14,839)	(10,225)	(5,013)
Interest income and dividends earned	(16)	(80)	(205)	(134)	(185)	(105)	(151)
Interest expense	1,563	1,597	1,308	1,571	2,288	982	1,482
Decrease (increase) in beneficiary right of real estate in trust	-	-	-	1,523	(825)	(808)	-
Other	1,506	(270)	1,835	1,655	(2,763)	248	(2,129)
Subtotal	12,911	8,557	9,140	5,601	(4,524)	(3,432)	(2,333)
Interest and dividends income received	19	81	216	134	184	105	151
Interest expenses paid	(1,509)	(1,589)	(1,338)	(1,543)	(2,282)	(931)	(1,475)
Corporation and other taxes paid	(163)	(2,691)	(70)	(4,184)	(3,615)	(1,926)	1,386
Net cash provided by (used in) operating activities	11,257	4,358	7,948	8	(10,237)	(6,184)	(2,270)
<b>Cash flows from investing activities</b>							
Purchase of (investment) securities	(988)	(1,505)	(1,690)	(3,727)	(5,681)	(2,636)	(370)
Proceeds from sales and redemption of (investment) securities	1,036	162	2,361	1,713	1,040	98	9
Decrease (increase) in investment in partnerships	(995)	(3,689)	541	82	1,172	1,172	-
Purchase of fixed assets	(11,188)	(11,895)	(12,968)	(15,095)	(55,372)	(30,273)	(8,175)
Other	1,361	7,441	(381)	(155)	1,962	(151)	81
Net cash used in investing activities	(10,774)	(9,485)	(12,136)	(17,181)	(56,878)	(31,790)	(8,453)
<b>Cash flows from financing activities</b>							
Increase (decrease) in short-term loans payable	500	(2,460)	(1,070)	14,470	3,880	(4,900)	3,585
Proceeds from long-term loans payable	2,500	4,000	19,880	10,200	47,500	15,700	12,000
Repayment of long-term loans payable	(4,124)	(13,314)	(22,159)	(5,114)	(10,675)	(8,820)	(5,242)
Proceeds from issuance of bonds	10,000	10,000	30,000	20,000	40,000	40,000	-
Redemption of bonds	(7,000)	-	(20,000)	(20,000)	(10,000)	-	(52)
Other	(828)	(866)	(1,233)	(1,683)	(2,372)	(1,220)	(873)
Net cash provided by (used in) financing activities	1,047	(2,640)	5,417	17,872	68,332	40,759	9,416
Increase (decrease) in cash and cash equivalents	1,531	(7,767)	1,229	699	1,216	2,785	(1,307)
Balance of cash and cash equivalents at beginning of period	8,223	9,754	1,987	3,217	4,118	4,118	5,670
Balance of cash and cash equivalents of newly consolidated subsidiaries at beginning of period	-	-	-	202	336	336	-
Balance of cash and cash equivalents at end of period	9,754	1,987	3,217	4,118	5,670	7,240	4,362

## Management Indicators

		2004/3	2005/3	2006/3	2007/3	2008/3	2008/9	2009/3 (forecast)
Operating revenue	Millions of yen	24,408	21,352	36,599	31,912	31,384	14,123	48,500
Operating income	Millions of yen	6,634	6,348	8,625	9,637	9,205	3,709	9,100
Ordinary income	Millions of yen	4,908	4,853	7,570	8,164	7,176	2,351	6,000
Net income	Millions of yen	2,504	3,006	4,203	4,534	3,737	304	2,200
Depreciation	Millions of yen	3,424	3,676	4,287	4,436	5,153	2,770	
Net assets (Shareholders' equity) (*1)	Millions of yen	39,866	42,094	62,100	67,014	70,456	70,882	
Total assets	Millions of yen	174,319	172,560	186,476	213,298	298,728	305,973	
Interest-bearing liabilities	Millions of yen	103,372	101,597	91,723	112,932	191,780	200,952	
Number of shares issued and outstanding	Thousands of shares	111,760	111,762	142,097	145,770	147,084	149,503	
Cash flows from operating activities	Millions of yen	11,257	4,358	7,948	8	(10,237)	(2,270)	
Cash flows from investing activities	Millions of yen	(10,774)	(9,485)	(12,136)	(17,181)	(56,878)	(8,453)	
Cash flows from financing activities	Millions of yen	1,047	(2,640)	5,417	17,872	68,332	9,416	
Balance of cash and cash equivalents at end of period	Millions of yen	9,754	1,987	3,217	4,118	5,670	4,362	
Employees	Persons	143	145	153	175	237	237	
Stock price at end of period	Yen	446	454	848	794	474	370	
Dividends per share (*2)	Yen	7.00	9.00	10.00	10.00	12.00	6.00	12.00
EPS (Earnings Per Share)	Yen	21.86	26.40	34.64	31.90	25.56	2.05	14.80
Fully diluted EPS	Yen	—	22.73	29.28	30.39	22.58	1.80	
BPS (Book-value Per Share)	Yen	356.21	376.81	437.80	461.01	460.24	456.07	
Net assets to total assets (Equity ratio) (*1)	%	22.9	24.4	33.3	31.4	23.6	23.2	
PER (Price Earnings Ratio)	Times	20.39	17.19	24.47	24.88	18.54	180.48	
PBR (Price Book-value Ratio)	Times	1.25	1.20	1.94	1.72	1.02	0.81	
Payout ratio (*2)	%	31.9	34.5	29.3	31.3	46.9	292.7	81.00
EBITDA (*3)	Millions of yen	10,075	10,182	13,223	14,210	14,571	6,630	15,000
D/E ratio	Times	2.59	2.41	1.48	1.69	2.72	2.96	2.70
ROA (Return On Assets)	%	3.8	3.7	4.6	4.5	3.1	1.2	3.0
ROE (Return On Equity)	%	6.4	7.3	8.1	7.0	5.5	0.4	3.5
Consolidated/Non-consolidated	Times	0.99	1.01	1.01	1.00	1.01	0.82	

\*1: From fiscal year ended March 31, 2007, "Shareholders' equity" has been changed to "Net assets," and "Equity ratio" to "Net assets to total assets."

\*2: Until fiscal year ended March 31, 2006, "Dividends per share" and "Payout ratio" are reported on a non-consolidated basis, Heiwa Real Estate Co., Ltd. only, and on a consolidated basis thereafter.

In addition, the status of the Company's commemorative dividends is as follows:

2005/3                    ¥1.50: Commemorative dividends for the completion of the Osaka Securities Exchange Bldg.  
2008/3 (First half)   ¥2.00: Commemorative dividends for our 60th anniversary

\*3: The amount is calculated as follows:

EBITDA: Operating income + Financial income + Depreciation  
D/E ratio: Interest-bearing liabilities / Shareholder's equity  
ROA: Operating income / Total assets x 100  
ROE: Net income / Shareholder's equity x 100

## Segment Information

(Millions of yen)

	2004/3	2005/3	2006/3	2007/3	2008/3	2008/9	2009/3 (forecast)
Operating revenue from external customers	24,408	21,352	36,599	31,912	31,384	14,123	48,500
Building	13,843	14,580	16,425	16,698	17,717	9,380	26,100
Housing	9,374	4,613	16,729	5,436	5,752	2,448	11,000
Asset Development	105	800	1,877	7,422	5,423	1,285	9,200
Other	1,085	1,357	1,565	2,354	2,490	1,009	2,200
Building	13,858	14,599	16,449	16,725	17,747	9,396	
Housing	9,374	4,613	16,729	5,436	5,752	2,448	
Asset Development	105	800	1,877	7,553	5,690	1,365	
Other	2,259	3,027	3,151	4,904	3,707	1,397	
(Elimination or Corporate)	(1,189)	(1,688)	(1,608)	(2,707)	(1,514)	(483)	
Operating income	6,634	6,348	8,625	9,637	9,205	3,709	9,100
Building	6,419	6,464	7,277	7,593	7,603	4,280	8,400
Housing	851	(86)	1,634	319	429	(684)	(700)
Asset Development	(10)	674	671	2,514	2,167	772	2,700
Other	175	183	134	296	252	(88)	0
(Elimination or Corporate)	(800)	(887)	(1,092)	(1,086)	(1,248)	(571)	(1,300)

## Data from Operating Divisions

### Building Leasing

	2004/3	2005/3	2006/3	2007/3	2008/3	2008/9
Leasing income (100 millions of yen)	138	144	157	165	175	93
Leasable floor space (thousand m <sup>2</sup> )	310	337	350	357	384	391
Vacancy rates (%)	1.8	1.4	1.1	1.4	1.5	1.3

### Condominiums Sales

	2004/3	2005/3	2006/3	2007/3	2008/3	2008/9
Operating revenue (100 millions of yen)	90	43	164	49	48	17
Condominiums sales (unit)	209	99	387	118	97	24
Completed condominium inventories (unit)	12	141	28	166	94	92
Gross margin (%)	20	17	19	20	19	*27

\*Gross margin corresponding to operating revenues is indicated. Loss on revaluation of inventories that are not sold is not included.

### Housing Leasing

	2004/3	2005/3	2006/3	2007/3	2008/3	2008/9
Operating revenue (100 millions of yen)	0	1	1	4	6	4
Number of units leased (unit)	0	51	80	377	560	541

### Asset Development

	2004/3	2005/3	2006/3	2007/3	2008/3	2008/9
Equity investment balance (100 millions of yen)	17	16	31	24	71	130
Direct investment balance (100 millions of yen)	0	0	0	45	149	181

## Status of the Company's Principal Buildings

(As of September 30, 2008)

Name of Buildings	Location	Type	Total Floor Area	Site Area	Number of Floors aboveground/underground	Completion	Acquisition
			m <sup>2</sup>	m <sup>2</sup>			
The Tokyo Stock Exchange Bldg.	Tokyo	S	49,627.82	7,192.99	16 / 3	Apr. 88	Mar. 89
Nisshokan Bldg.	Tokyo	O	7,817.46	1,278.81	7 / 1	Sept. 28	Mar. 48
Kabutocho Heiwa Bldg.	Tokyo	O	1,829.98	305.12	7 / 0	May 72	Mar. 73
Kayabacho Heiwa Bldg.	Tokyo	O	5,079.18	811.59	9 / 1	Apr. 92	Mar. 93
Japan Information Processing Service Headquarters Bldg.	Tokyo	O	6,654.75	966.24	9 / 2	Nov. 72	Mar. 08
Mita Heiwa Bldg.	Tokyo	O	25,223.85	4,443.75	21 / 3	May 81	Mar. 01
Daikanyama Address dixsept / promenade	Tokyo	C	7,430.97	756.83	3 / 3	Aug. 00	Mar. 01
Uchisaiwaicho Heiwa Bldg.	Tokyo	O, C	17,868.35	1,981.09	20 / 2	May 89	Mar. 01
AEON Akishima SC	Tokyo	C	59,018.78	25,410.47	4 / 1	Jul. 03	Mar. 04
Yokohama Heiwa Bldg.	Yokohama	O	10,836.30	1,256.21	9 / 1	Feb. 86	Mar. 86
Ichibancho Heiwa Bldg.	Sendai	O, C	11,376.00	1,737.99	11 / 1	Jul. 73	Mar. 08
Heiwa Real Estate Niigata Bldg.	Niigata	O	2,130.02	1,903.54	5 / 0	Jan. 88	Mar. 00
The Osaka Securities Exchange Bldg.	Osaka	S, O, C	53,932.10	4,720.98	24 / 2	Dec. 04	Mar. 05
Osaka Heiwa Bldg.	Osaka	O	4,264.81	577.11	7 / 1	Apr. 87	Mar. 88
Hotel Brighton City Osaka Kitahama	Osaka	C	7,447.00	1,629.37	14 / 2	Mar. 08	Mar. 08
Under Tree Umeda Dai-Ichi Bldg.	Osaka	O	2,957.34	489.56	8 / 0	Mar. 05	Mar. 07
Ito-Yokado Higashiosaka SC	Osaka	C	62,691.97	32,481.10	4 / 0	Nov. 00	Mar. 01
Kyoto Shoken Bldg.	Kyoto	O	10,463.73	869.01	8 / 2	Mar. 62	Mar. 62
DAIMARU Kyoto store (West) Kyodo Bldg.	Kyoto	C	3,591.81	888.68	8 / 2	Oct. 93	Mar. 94
DAIMARU Kyoto store (North) Kyodo Bldg.	Kyoto	C	2,823.27	378.57	8 / 1	Jun. 94	Mar. 95
Kobe kyukyoryuchi Heiwa Bldg.	Kobe	O	7,970.96	1,008.86	9 / 2	Feb. 98	Mar. 98
Heiwa Real Estate Hiroshima Bldg.	Hiroshima	O	2,631.71	1,041.20	5 / 0	Dec. 91	Mar. 00
The Nagoya Stock Exchange Bldg.	Nagoya	O, C	4,828.90	803.79	7 / 0	Aug. 07	Mar. 08
Nagoya Heiwa Bldg.	Nagoya	O, C	9,459.56	1,547.76	8 / 1	Mar. 04	Mar. 04
Isemachi Heiwa Bldg.	Nagoya	O	4,888.40	676.80	8 / 1	Jan. 94	Mar. 06
Sakae Minami Heiwa Bldg.	Nagoya	O, C	4,623.47	706.73	7 / 1	Jul. 02	Mar. 08
Fukuoka Shoken Bldg.	Fukuoka	S, O	10,144.89	1,378.21	8 / 1	Jul. 58	Mar. 59
Fukuoka Heiwa Bldg.	Fukuoka	O	13,507.01	1,307.99	9 / 3	Apr. 65	Mar. 66
Tenjin 3 chome Heiwa Bldg.	Fukuoka	C	9,167.35	1,345.30	13 / 2	Apr. 99	Mar. 08
Yamato Life Insurance Fukuoka Bldg.	Fukuoka	O	7,530.29	1,130.42	8 / 1	Jul. 04	Mar. 08
Fukuoka Kensetsu Kaikan Bldg.	Fukuoka	O	4,924.78	952.88	8 / 0	Dec. 97	Mar. 07
Dogin Bldg.	Sapporo	O	28,793.47	2,636.41	13 / 3	Aug. 64	Mar. 03
Shin-Odori Building	Sapporo	O	7,877.35	1,001.22	10 / 2	Apr. 79	Mar. 09
Sapporo Ekimae Godo Bldg.	Sapporo	O	5,489.09	1,038.48	9 / 3	Aug. 72	Mar. 06
Park East Sapporo	Sapporo	O	11,122.12	1,809.81	8 / 1	Nov. 85	Mar. 06
AFT Bldg.	Sapporo	O	5,158.74	1,578.21	6 / 1	Nov. 93	Mar. 08
Tanaka Kogyo Bldg.	Tokyo	O	8,508.33	973.64	12 / 3	Apr. 63	Mar. 05

Notes: 1. The meaning of the alphabets used in the Type column is as follows:

S: Stock exchange building O: Office C: Commercial

In addition, "C" is omitted from the Type column if an office building has a small percentage of commercial area compared to office area.

2. The Company has the surface rights to the property of the Tokyo Stock Exchange, while utilizing rental property for Nisshokan Bldg. and Kabutocho Heiwa Bldg.  
The Company utilizes rental property in some part of the property of Japan Information Processing Service Headquarters Bldg. and Tenjin 3-chome Bldg.
3. Hotel Brighton City Osaka Kitahama commenced operation in April 2008.
4. SPC, our wholly owned company, owns Tanaka Kogyo Bldg.

## Status of Houses Built for Sale (1)

Year Ending March 31, 2009 (1)			
Name	The Kitahama	SOUTH ALL CITY (1st stage)	WELLITH KOMAGOME RESIDENCE
Location	Koraibashi 1-chome, Chuo-ku, Osaka-city	Otoriminamimachi 3-cho, Nishi-ku, Sakai-city	Komagome 1-chome, Toshima-ku
Access	1-minute walk from Kitahama Station on the Subway Sakaisuji line	8-minutes walk from Otori Station on the JR Hanwa line	4-minutes walk from Komagome Station on the JR Yamanote line or Subway Nanboku line
Site area	4,700.02m <sup>2</sup>	23,947.47m <sup>2</sup>	1,430m <sup>2</sup>
Scale	54 stories aboveground and 1 story underground	15 stories aboveground and 19 stories aboveground	11 stories aboveground and 1 story underground
Room plan	1 bedroom - 4 bedrooms	2 bedrooms - 4 bedrooms	1 bedroom - 3 bedrooms
Total units	465 (435 for sale and 30 not for sale) and stores	560	52
Price range	30,800,000 yen - 580,000,000 yen	25,000,000 yen - 53,000,000 yen	34,900,000 yen -199,800,000 yen
	Most popular price range: around 38,000,000 yen and 40,000,000 yen	Most popular price range: around 31,000,000 yen (scheduled)	Most popular price range: around 59,000,000 yen and 77,000,000 yen
the Company's share	10%	19%	45%
Business partner	SANYO Homes Co., LTD. ART PLANNING CO. INC. NTT Urban Development Corporation SHINKO REAL ESTATE CO., LTD. Meitetsufudosan Co., Ltd MITSUBISHI ELECTRIC LIFE SERVICE CORPORATION Kinki Ryoju Estate Co., Ltd. UNITICA ESTATE HASEKO Corporation	Meitetsufudosan Co., Ltd. Nichimo Co., Ltd. AZEL CORPORATION Urbanex Co., Ltd. HASEKO Corporation	NTT Urban Development Corporation

Year Ending March 31, 2009 (2)			
Name	Sakuradutsumi Faithia	Fukasawa RC-House	Yoga RC-House
Location	Sakuradutsumi 2-chome, Musashino-city	Fukasawa 8-chome, Setagaya-ku	Yoga 1-chome, Setagaya-ku
Access	10-minutes away by bus from Musashisakai Station on the JR Chuo line 1-minute walk from the bus stop	10-minutes walk from Sakurashinmachi Station on the Tokyu Denentoshi line	12-minutes walk from Yoga Station on the Tokyu Denentoshi line
Site area	18,899.03m <sup>2</sup>	609.73m <sup>2</sup>	500.29m <sup>2</sup>
Scale	12 stories aboveground and 1 story underground, and 2 other condominium buildings	Single-detached house	Single-detached house
Room plan	3 bedrooms or 4 bedrooms	3 bedrooms or 4 bedrooms	3 bedrooms
Total units	292	3	3
Price range	46,600,000 yen - 90,000,000 yen	330,000,000 yen - 380,000,000 yen	250,000,000 yen - 280,000,000 yen
	Most popular price range: around 47,000,000 yen		
the Company's share	40%	100%	100%
Business partner	YURAKU REAL ESTATE CO.,LTD.	None: the Company's single business	None: the Company's single business

Year Ending March 31, 2010 (1)			
Name	Takanawadai Project	SOUTH ALL CITY (2nd stage)	SHINKA CITY (B area) Station Suite
Location	Takanawa 3-chome, Minato-ku	Otoriminamimachi 3-cho, Nishi-ku, Sakai-city	Shin-Kawasaki 760, Saiwai-ku, Kawasaki-city
Access	1-minute walk from Takanawadai Station on the Subway Toei Asakusa line	8-minutes walk from Otori Station on the JR Hanwa line	5-minutes walk from Shinkawasaki Station on the JR Yokosuka line
Site area	2,209m <sup>2</sup>	9,247.26m <sup>2</sup>	9,374m <sup>2</sup>
Scale	28 stories aboveground	15 stories aboveground	20 stories aboveground
Room plan	1 bedroom - 3 bedrooms	3 bedrooms - 4 bedrooms	3 bedroom - 4 bedrooms
Total units	225 (scheduled)	231	356
Price range	Undecided	Undecided	38,880,000 yen - 74,980,000 yen
			Most popular price range: around 49,000,000 yen
the Company's share	30%	19%	10%
Business partner	Sogo Jisho Co., Ltd. TOKYU LAND CORPORATION	Meitetsufudosan Co., Ltd. Nichimo Co., Ltd. AZEL CORPORATION Urbanex Co., Ltd. HASEKO Corporation	Meitetsufudosan Co., Ltd SANYO Homes Co., LTD. SHINNIHON CORPORATION KEIKYU REAL ESTATE CHUO CORPORATION Central General Development CO., LTD HASEKO Corporation

Year Ending March 31, 2010 (2)	
Name	GLORIO ROKA PARK
Location	Minami-Karasuyama 3-chome, Setagaya-ku
Access	6-minute walk from Roka-Koen Station on the Keio line
Site area	15,499.12 m <sup>2</sup>
Scale	12 stories aboveground and 8 other condominium buildings
Room plan	2 bedrooms or 3 bedrooms
Total units	363
Price range	37,200,000 yen - 194,600,000 yen
	Most popular price range: around 75,000,000 yen
the Company's share	20%
Business partner	SECOM HOMELIFE Co., Ltd.

## Status of Houses Built for Sale (2)

Year Ending March 31, 2011 or Later (1)			
Name	Todoroki Project	Todako Project (1st and 2nd stages)	Hatsudai Project
Location	Todoroki 6-chome, Setagaya-ku	Shimomae 1-chome, Toda-city	Hatsudai 1-chome, Shibuya-ku
Access	12-minutes walk from Jiyugaoka Station on the Tokyu Toyoko line	8-minutes walk from Todako Station on the JR Saikyo line	5-minutes walk from Hatsudai Station on the Keio New line
Site area	1,048.52m <sup>2</sup>	29,623m <sup>2</sup>	1,475m <sup>2</sup>
Scale	3 stories aboveground and 1 story underground	15 stories aboveground, 3 condominium buildings	Undecided
Room plan	Undecided	3 bedrooms or 4 bedrooms	Undecided
Total units	9 (scheduled)	923 (scheduled)	Undecided
Price range	Undecided	Undecided	Undecided
the Company's share	100%	25%	30%
Business partner	None: the Company's single business	YURAKU REAL ESTATE CO., LTD. NTT Urban Development Corporation Hulic Co., Ltd SHINKO REAL ESTATE CO., LTD.	Sogo Jisho Co., Ltd.

Year Ending March 31, 2011 or Later (2)		
Name	Sakuradutsumi (E area) Project	Kita-Shinjuku Project
Location	Sakuradutsumi 2-chome, Musashino-city	Kita-Shinjuku 2-chome, Shinjuku-ku
Access	10-minutes away by bus from Musashisakai Station on the JR Chuo line 1-minute walk from the bus stop	3-minutes walk from Nishi-Shinjuku Station on the Tokyo Metro Marunouchi Line
Site area	15,716.45m <sup>2</sup>	4,800m <sup>2</sup>
Scale	Undecided	Undecided
Room plan	Undecided	Undecided
Total units	Undecided	Undecided
Price range	Undecided	Undecided
the Company's share	40%	Nondisclosure
Business partner	YURAKU REAL ESTATE CO., LTD.	Mitsubishi Estate Co., Ltd.

## Status of the Company's Housing Leasing

(As of September 30, 2008)

Name of Condominiums	Nearest Station (time required to reach on foot)	Total Units	Total Floor Area	Site Area	Number of Floors	Completion	Acquisition
<b>Antenia Series</b>		Unit	㎡	㎡	aboveground/underground		
Antenia Mejiro	Mejiro (9 minutes)	30	1,624.09	393	11 / 1	Mar. 06	Mar. 06
Antenia Mita Keidai-mae	Mita (6 minutes)	40	1,353.81	255	11 / 0	Jun. 06	Mar. 07
Antenia Honkomagome	Hakusan (3 minutes)	56	1,971.68	524	6 / 0	Aug. 06	Mar. 07
Antenia Shibakoen	Tamachi (8 minutes) Mita (7 minutes)	32	1,101.98	388	7 / 0	Mar. 07	Mar. 07
Antenia Minamisuna	Minamisunamachi (5 minutes)	48	1,250.03	397	8 / 0	Sept. 07	Mar. 08
Antenia Monzennakacho	Monzennakacho (3 minutes)	44	1,276.33	243	12 / 0	Feb. 08	Mar. 08
Antenia Ochanomizu	Jinbocho or Suidobashi (6 minutes)	20	1,111.52	219	5 / 1	Mar. 05	Mar. 05
<b>MioPorto Series</b>							
MioPorto Denenchofu	Unoki (5 minutes)	53	2,261.73	909	4 / 1	Feb. 92	Mar. 07
MioPorto Mejiro	Mejiro (9 minutes)	49	1,130.56	730	3 / 1	Mar. 94	Mar. 08
MioPorto Setagaya-Chitose	Chitose-Funabashi (8 minutes)	40	1,229.10	620	4 / 0	Mar. 91	Mar. 08
Dormy Nishiogikubo	Nishiogikubo (9 minutes)	71	1,616.52	683	5 / 1	Mar. 92	Mar. 07
<b>Other</b>							
Flor Sugamo	Nishisugamo (6 minutes)	24	845.87	210	part of floors of the property, 14 / 1	Mar. 96	Mar. 96
COLLECTIVE HOUSE SUGAMO	Nishisugamo (6 minutes)	11	507.52	111	part of floors of the property, 14 / 1	Jan. 07	Mar. 07
Gakugeidaigaku Grandfort	Gakugeidaigaku (13 minutes)	4	400.41	278	part of the 4th floor of the property	Mar. 03	Mar. 05
Village Nakamachi	Yutenji (7 minutes)	16	1,631.73	916	3 / 1	Oct. 88	Mar. 07
Total 15 condominiums		538	19,312.88	6,876			

- Notes: 1. Antenia Ochanomizu and COLLECTIVE HOUSE SUGAMO are properties remodeled from offices. Date of completion is the date of completion of remodeling.
2. Total floor area indicated for Flor Sugamo, COLLECTIVE HOUSE SUGAMO, and Gakugeidaigaku Grandfort is the exclusively owned area because of sectional ownership.
3. In addition, the Company owns three residential properties consisting of one detached house for lease and two condominiums for sectional ownership in Fusa Heiwadai in Abiko, Chiba prefecture.

## Status of Shares (as of September 30, 2008)

1. Number of shareholders 24,926
2. Number of shares issued and outstanding 149,503,980 shares

### 3. Potential dilution

	Outstanding balance (number of shares)	Percentage (%) *
7th series of the convertible bonds with stock acquisition rights	19,704,433	13.2
Total	19,704,433	13.2

\* Percentage of rights not exercised to outstanding shares

### 4. Type of Shareholders

Classification	Number of shareholders	Percentage of total equity (%)	Number of shares (000's)	Percentage of total equity (%)	
				September 2008	March 2008
Government and municipalities	0	0.00	0	0.00	0.00
Financial institutions	48	0.19	39,234	26.25	23.10
Securities companies	111	0.45	9,822	6.57	8.00
Other corporations	269	1.08	15,479	10.35	10.09
Foreign corporations, etc.	153	0.61	38,174	25.53	27.63
Individuals and others	24,344	97.67	46,167	30.88	30.79
Treasury stock	1	0.00	624	0.42	0.39
Total	24,926	100.00	149,503	100.00	100.00

### 5. Major shareholders

Name	Number of shares (000's)	Percentage of total equity (%)
Japan Trustee Services Bank, Ltd. (Trust Account)	8,553	5.7
The Master Trust Bank of Japan, Ltd. (Trust Account)	8,378	5.6
Morgan Whitefriars Equity Derivative	4,541	3.0
Chase Manhattan Bank GTS Clients Account Escrow	4,200	2.8
Japan Trustee Services Bank, Ltd. (Trust Account 4G)	3,817	2.6
Goldman Sachs and Company Regular Account	3,569	2.4
BNP Paribas Securities (Japan) Limited (BNP Paribas Securities Corp.)	2,801	1.9
CLARIDEN LEU Ltd.	2,312	1.5
Deutsche Securities Inc.	2,266	1.5
Japan Trustee Services Bank, Ltd. (Trust Account 4)	2,231	1.5