

July 30, 2010



MITSUBISHI ESTATE

FACT BOOK 2011/3 - 1st Q

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Forward-looking statement

This FACT BOOK contains “forward-looking statements” which relate to, without limitation, our future economic performance, our plans and objectives for future operations and projections of revenue and other financial items. Forward-looking statements are inherently subject to risks and uncertainties, many of which we cannot predict with accuracy and some of which we might not even anticipate. Future events and actual results, financial and otherwise, may differ materially from the events and results discussed in the forward-looking statements.

I. Performance Comparisons (Consolidated)

1. Income Statement Results for 2011/3-1Q and 2010/3-1Q

Millions of yen (rounded down)			
	2011/3 1Q Results	2010/3 1Q Results	Change
Building Business	107,351	105,945	1,406
Residential Business	52,402	75,527	(23,124)
Urban Development & Investment Management	3,775	2,492	1,282
International Business	9,045	9,176	(131)
Architectural Design & Engineering	2,788	3,909	(1,120)
Custom-Built Housing	4,763	4,371	391
Hotel Business	7,041	7,042	(0)
Real Estate Services	5,731	5,141	590
Other	841	871	(29)
Eliminations	(4,728)	(4,865)	137
Revenue from Operations	189,014	209,613	(20,599)
Building Business	29,975	30,613	(637)
Residential Business	(1,648)	2,357	(4,006)
Urban Development & Investment Management	1,970	795	1,174
International Business	1,938	1,935	2
Architectural Design & Engineering	(414)	588	(1,003)
Custom-Built Housing	(508)	(566)	58
Hotel Business	67	(22)	90
Real Estate Services	(754)	(1,218)	464
Other	82	145	(62)
Eliminations or Corporate	(3,630)	(4,711)	1,080
Operating Income	27,078	29,917	(2,839)
Non-operating revenue	2,817	2,346	470
Non-operating expense	10,635	11,028	(392)
Income Before Taxes and Special Items	19,260	21,235	(1,975)
Extraordinary income	-	-	-
Extraordinary loss	1,385	-	1,385
Income Before Income Taxes and Minority Interests	17,874	21,235	(3,361)
Corporation tax, inhabitants' tax and enterprise tax	2,279	2,170	109
Income taxes-deferred	6,650	7,556	(905)
Income Before Minority Interests	8,943	11,508	(2,565)
Minority interests	2,176	1,873	302
Net Income	6,767	9,635	(2,867)

Millions of yen (rounded down)			
■ Breakdown of extraordinary loss	2011/3 1Q Results	2010/3 1Q Results	Change
Impairment loss on equity investments	1,385	-	1,385
Total	1,385	-	1,385

【Reference】Income Statement Estimates for 2011/3 (Released on April 30, 2010)

Millions of yen (rounded down)			
	2011/3 Estimates	2010/3 Results	Change
Revenue from Operations	975,000	1,013,415	(38,415)
Operating Income	156,000	148,972	7,028
Income Before Taxes and Special Items	121,000	117,381	3,619
Net Income	63,000	11,900	51,100

4. Balance Sheet Results at June 30, 2010 and March 31, 2010

	Millions of yen (rounded down)		
	At June 30, 2010	At Mar 31, 2010	Change
Assets			
I. Current assets			
1. Cash	111,831	175,159	(63,327)
2. Notes and accounts receivable-trade	21,151	31,889	(10,737)
3. Marketable securities	5,454	3,567	1,887
4. Property for sale	135,158	150,245	(15,086)
5. Property for sale in progress	353,131	323,943	29,187
6. Property for development	8,798	8,844	(46)
7. Appropriated construction in progress	14,765	9,926	4,838
8. Other inventories	814	814	0
9. Equity investments	227,676	226,201	1,475
10. Deferred income taxes	36,416	41,850	(5,433)
11. Other current assets	62,636	57,146	5,490
12. Allowance for doubtful accounts	(459)	(506)	46
Total current assets	977,377	1,029,082	(51,705)
II. Fixed assets			
1. Property and equipment			
(1) Buildings and structures	868,186	876,239	(8,053)
(2) Machinery and equipment	23,764	24,223	(459)
(3) Land	1,665,637	1,652,937	12,700
(4) Land in trust	277,166	277,425	(259)
(5) Construction in progress	25,927	26,723	(796)
(6) Other property and equipment	13,809	14,472	(662)
Total property and equipment	2,874,491	2,872,021	2,469
2. Intangible assets			
(1) Leaseholds	88,394	88,665	(270)
(2) Other intangible assets	6,850	6,927	(77)
Total intangible assets	95,245	95,593	(347)
3. Investments and other assets			
(1) Investment securities	171,734	201,303	(29,568)
(2) Long-term loans	1,758	1,769	(11)
(3) Lease deposits	91,587	96,017	(4,430)
(4) Deferred income taxes	7,295	7,757	(461)
(5) Other investments	52,670	53,374	(703)
(6) Allowance for doubtful accounts	(1,924)	(1,853)	(70)
Total investments and other assets	323,121	358,368	(35,246)
Total fixed assets	3,292,858	3,325,982	(33,124)
Total assets	4,270,235	4,355,065	(84,829)

	Millions of yen (rounded down)		
	At June 30, 2010	At Mar 31, 2010	Change
Liabilities			
I. Current liabilities			
1. Notes and accounts payable-trade	51,958	78,800	(26,841)
2. Short-term borrowings	100,496	105,586	(5,090)
3. Current portion of long-term debt	165,034	286,169	(121,134)
4. Bonds due within one year	30,402	39,916	(9,514)
5. Accrued income taxes	2,737	8,472	(5,734)
6. Deferred tax liability	0	0	0
7. Other current liabilities	123,135	132,077	(8,941)
Total current liabilities	473,765	651,023	(177,257)
II. Long-term liabilities			
1. Bonds	540,000	550,000	(10,000)
2. Long-term borrowings	890,829	772,149	118,680
3. Lease deposits received	379,584	382,413	(2,828)
4. Deferred tax liability	213,246	223,756	(10,510)
5. Deferred tax liabilities on land revaluation	332,194	332,194	-
6. Accrued employees' retirement benefits	15,906	15,570	336
7. Accrued directors' retirement benefits	448	644	(196)
8. Negative goodwill	84,368	83,705	662
9. Other long-term liabilities	61,565	37,384	24,180
Total long-term liabilities	2,518,144	2,397,819	120,324
Total liabilities	2,991,909	3,048,842	(56,933)
Net Assets			
I. Shareholders' Equity			
1. Capital	141,373	141,373	-
2. Capital surplus	170,485	170,485	-
3. Retained earnings	401,217	402,792	(1,574)
4. Less treasury stock, at cost	(3,977)	(3,926)	(50)
Total shareholders' equity	709,099	710,724	(1,624)
II. Valuation, translation adjustments and others			
1. Unrealized holding gain on securities	40,934	59,729	(18,795)
2. Deferred gains or losses on hedging instruments	(529)	(376)	(153)
3. Land revaluation reserve	458,303	458,303	-
4. Foreign currency translation adjustments	(45,522)	(45,223)	(298)
Total valuation, translation adjustments and others	453,184	472,432	(19,247)
III. Stock acquisition rights	305	305	-
IV. Minority interests	115,736	122,760	(7,023)
Total net assets	1,278,325	1,306,222	(27,896)
Total liabilities and net assets	4,270,235	4,355,065	(84,829)

II. Highlights

1. Major Performance Items (Consolidated)

(Millions of yen)

	2008/3	2009/3	2010/3-1Q	2010/3	2011/3-1Q	2011/3 (Estimates)
Revenue from operations	787,652	942,626	209,613	1,013,415	189,014	975,000
Operating income	177,983	138,567	29,917	148,972	27,078	156,000
Income before taxes and special items	162,061	108,624	21,235	117,381	19,260	121,000
Net income	86,963	45,423	9,635	11,900	6,767	63,000
Total assets	4,327,137	4,429,070	4,393,514	4,355,065	4,270,235	4,365,000
Shareholders' equity*1	1,238,889	1,148,494	1,188,013	1,183,156	1,162,284	1,235,000
Interest-bearing debt	1,645,407	1,834,195	1,834,596	1,762,111	1,734,686	1,660,000
Cash flow from operating activities	(16,248)	45,824	(21,591)	212,668	(12,980)	200,000
Cash flow from investing activities	(212,207)	(214,500)	(35,506)	(112,639)	(4,550)	(60,000)
Cash flow from financing activities	238,942	141,055	(16,914)	(106,852)	(44,117)	(120,000)
EBITDA*2	245,911	209,522	49,324	230,730	47,167	233,000
Return on assets (ROA)*3	4.9 %	3.3 %	-	3.5 %	-	3.7 %
Interest coverage ratio (ICR)*4	8.5 times	4.7 times	-	5.2 times	-	5.9 times
Return on equity (ROE)*5	7.1 %	3.8 %	-	1.0 %	-	5.3 %
Earnings per share (EPS) (Yen)	62.99	32.90	6.95	8.58	4.88	45.99

*1 Shareholders' equity = Net assets - Stock acquisition rights - Minority interest

*2 EBITDA = Operating income + Interest income + Dividend income + Equity in earnings of unconsolidated subsidiaries and affiliates + Depreciation + Amortization of goodwill

*3 ROA = (Operating income + Interest income + Dividend income + Equity in earnings of unconsolidated subsidiaries and affiliates) / Total assets (average)

*4 ICR = (Operating income + Interest income + Dividend income + Equity in earnings of unconsolidated subsidiaries and affiliates) / Interest expense

*5 ROE = Net income / Shareholders' equity (average)

2. Segment Information (Consolidated)

(Millions of yen; as percentage of total)

(1) Revenue from Operations	2008/3		2009/3		2010/3-1Q		2010/3		2011/3-1Q		2011/3 (Estimates)	
Building Business	380,562	46.9%	406,606	42.3%	105,945	49.4%	489,696	47.4%	107,351	55.4%	467,000	47.0%
Residential Business	213,903	26.3%	309,039	32.1%	75,527	35.2%	350,008	33.8%	52,402	27.0%	338,000	34.0%
Urban Development & Investment Management	29,430	3.6%	91,919	9.6%	2,492	1.2%	50,691	4.9%	3,775	1.9%	29,000	2.9%
International Business	71,920	8.9%	47,382	4.9%	9,176	4.3%	40,187	3.9%	9,045	4.7%	49,500	5.0%
Architectural Design & Engineering	19,086	2.3%	20,058	2.1%	3,909	1.8%	19,466	1.9%	2,788	1.4%	18,500	1.9%
Custom-Built Housing	31,216	3.8%	29,349	3.0%	4,371	2.0%	26,427	2.5%	4,763	2.5%	31,000	3.1%
Hotel Business	33,163	4.1%	30,775	3.2%	7,042	3.3%	28,564	2.8%	7,041	3.6%	29,500	3.0%
Real Estate Services	27,941	3.4%	23,374	2.4%	5,141	2.4%	25,816	2.5%	5,731	3.0%	27,500	2.8%
Other	4,982	0.6%	3,872	0.4%	871	0.4%	3,281	0.3%	841	0.5%	3,000	0.3%
Eliminations or corporate	(24,554)		(19,752)		(4,865)		(20,724)		(4,728)		(18,000)	
	787,652		942,626		209,613		1,013,415		189,014		975,000	

(Millions of yen)

(2) Operating income	2008/3		2009/3		2010/3-1Q		2010/3		2011/3-1Q		2011/3 (Estimates)	
Building Business	114,490		119,204		30,613		149,836		29,975		147,000	
Residential Business	24,326		(15,460)		2,357		(35,730)		(1,648)		6,500	
Urban Development & Investment Management	16,863		33,504		795		40,259		1,970		6,000	
International Business	27,544		12,526		1,935		10,496		1,938		10,500	
Architectural Design & Engineering	2,324		2,178		588		1,392		(414)		1,000	
Custom-Built Housing	(616)		(281)		(566)		(370)		(508)		0	
Hotel Business	1,362		(19)		(22)		(112)		67		500	
Real Estate Services	4,108		(445)		(1,218)		210		(754)		500	
Other	995		669		145		189		82		0	
Eliminations or corporate	(13,415)		(13,309)		(4,711)		(17,198)		(3,630)		(16,000)	
Operating income	177,983		138,567		29,917		148,972		27,078		156,000	

(3) Rate of return	2008/3		2009/3		2010/3-1Q		2010/3		2011/3-1Q		2011/3 (Estimates)	
Building Business	30.1%		29.3%		28.9%		30.6%		27.9%		31.5%	
Residential Business	11.4%		-5.0%		3.1%		-10.2%		-3.1%		1.9%	
Urban Development & Investment Management	57.3%		36.4%		31.9%		79.4%		52.2%		20.7%	
International Business	38.3%		26.4%		21.1%		26.1%		21.4%		21.2%	
Architectural Design & Engineering	12.2%		10.9%		15.0%		7.2%		-14.8%		5.4%	
Custom-Built Housing	-2.0%		-1.0%		-12.9%		-1.4%		-10.7%		0.0%	
Hotel Business	4.1%		-0.1%		-0.3%		-0.4%		1.0%		1.7%	
Real Estate Services	14.7%		-1.9%		-23.7%		0.8%		-13.2%		1.8%	
Other	20.0%		17.3%		16.6%		5.8%		9.8%		0.0%	
Eliminations or corporate												
	22.6%		14.7%		14.3%		14.7%		14.3%		16.0%	

(Millions of yen)

(4) Depreciation	2008/3	2009/3	2010/3-1Q	2010/3	2011/3-1Q	2011/3 (Estimates)
Building Business	45,893	49,207	14,307	61,743	14,686	-
Residential Business	795	1,643	439	1,962	435	-
Urban Development & Investment Management	2,316	1,260	359	1,780	469	-
International Business	5,539	6,070	1,415	6,302	1,506	-
Architectural Design & Engineering	40	45	14	69	18	-
Custom-Built Housing	144	143	32	144	37	-
Hotel Business	1,510	1,425	308	1,275	282	-
Real Estate Services	388	451	135	537	128	-
Other	139	114	18	79	19	-
Eliminations or corporate	99	3	5	31	(31)	-
	56,867	60,364	17,036	73,926	17,553	69,000

(Millions of yen)

(5) Operating income before depreciation	2008/3	2009/3	2010/3-1Q	2010/3	2011/3-1Q	2011/3 (Estimates)
Building Business	160,384	168,411	44,920	211,579	44,661	-
Residential Business	25,121	(13,817)	2,796	(33,768)	(1,213)	-
Urban Development & Investment Management	19,179	34,764	1,154	42,039	2,439	-
International Business	33,083	18,596	3,350	16,798	3,444	-
Architectural Design & Engineering	2,364	2,223	602	1,461	(396)	-
Custom-Built Housing	(471)	(138)	(534)	(226)	(471)	-
Hotel Business	2,872	1,406	286	1,163	349	-
Real Estate Services	4,496	6	(1,083)	747	(626)	-
Other	1,134	783	163	268	101	-
Eliminations or corporate	(13,315)	(13,306)	(4,706)	(17,167)	(3,661)	-
	234,850	198,932	46,953	222,898	44,631	225,000

(Millions of yen)

(6) Capital expenditure	2008/3	2009/3	2010/3-1Q	2010/3	2011/3-1Q	2011/3 (Estimates)
Building Business	122,149	111,413	28,806	79,748	25,943	-
Residential Business	1,835	11,475	1,135	6,502	1,270	-
Urban Development & Investment Management	106,345	11,128	4,552	21,964	160	-
International Business	44,857	70,829	1,209	8,222	1,710	-
Architectural Design & Engineering	63	132	41	151	6	-
Custom-Built Housing	205	213	10	321	11	-
Hotel Business	1,216	1,057	56	330	62	-
Real Estate Services	729	725	104	301	299	-
Other	397	99	1	34	0	-
Eliminations or corporate	3,798	(393)	(291)	4,197	(285)	-
	281,597	206,681	35,624	121,775	29,179	-

(Millions of yen)

(7) Total assets	2008/3	2009/3	2010/3-1Q	2010/3	2011/3-1Q	2011/3 (Estimates)
Building Business	2,566,825	2,828,850	2,830,345	2,846,909	2,839,093	-
Residential Business	731,816	750,489	725,423	688,298	646,295	-
Urban Development & Investment Management	337,375	325,851	327,948	250,005	249,223	-
International Business	351,016	303,982	317,305	318,075	318,691	-
Architectural Design & Engineering	22,155	25,329	23,088	25,016	23,913	-
Custom-Built Housing	14,992	14,113	12,824	14,250	14,075	-
Hotel Business	28,626	26,902	25,970	25,416	24,709	-
Real Estate Services	31,909	56,026	25,394	55,691	32,569	-
Other	26,406	26,401	26,119	27,188	26,896	-
Eliminations or corporate	216,013	71,122	79,094	104,213	94,767	-
	4,327,137	4,429,070	4,393,514	4,355,065	4,270,235	4,365,000

3. Building Business Data (Consolidated)

(Thousands of square meters)

	2007/3	2008/3	2009/3	2009/6	2010/3	2010/6
Contracted area	2,684	2,881	3,280	3,559	3,643	3,572
Owned by MEC	1,774	2,021	2,265	2,530	2,560	2,545
Subleases	909	859	1,015	1,029	1,082	1,027

4. Building Business Data (Unconsolidated)

(Thousands of square meters)

	2007/3	2008/3	2009/3	2009/6	2010/3	2010/6	2011/3 (Estimates)
(1) Total operating floor space							
Owned by MEC	2,879	3,218	3,161	3,383	3,359	3,362	3,359
Subleases	890	956	1,186	1,218	1,301	1,285	1,425
Total	3,769	4,175	4,347	4,601	4,660	4,647	4,785
(2) Leasable area	2,499	2,736	2,824	2,930	2,983	2,944	3,097
(3) Vacancy rate (All uses in Japan)	1.68 %	2.06 % (*1)	2.86 %	3.41 %	3.40 %	4.46 %	3.7 %
(4) Average rent (All uses in Japan)	¥21,733	¥22,602	¥23,560	¥23,972	¥24,864	¥24,773	¥25,000

*1. The vacancy rate for 2008/3 is calculated with the inclusion of renovating space in Akasaka Park Building.

(We have already agreed with the some prospective tenants for the space, so the actual vacancy rate, excluding renovating space, is 1.26%)

5. Marunouchi Area Building Data(Unconsolidated)

(Thousands of square meters; millions of yen)

	2007/3	2008/3	2009/3	2010/3-1Q	2010/3	2011/3-1Q
Floor space	1,897	2,195	2,258	2,528	2,565	2,528
Leasable area	1,246	1,415	1,477	1,579	1,614	1,587
Office vacancy rate	0.55 %	0.19 %	1.09 %	2.26 %	2.42 %	3.67 %
Building lease revenue	¥146,399	¥165,928	¥180,265	¥48,479	¥199,230	¥49,992

6. Residential Business Data (Consolidated)

	2009/3	2010/3-1Q	2010/3	2011/3-1Q	2011/3(Estimates)
Condominiums sold (Millions of yen)	219,945	59,121	275,120	35,985	267,000
Condominiums sold (units)	5,103	1,456	6,987	848	6,100
Gross margin	15.1 %	18.8 %	10.8 %	14.1 %	14.0 %
Inventory (units)	1,902	2,180	1,910	1,441	-
Inventory excluding units contracted (units)	1,611	1,750	1,622	1,107	-
New Supply of condominiums (units)	5,525	1,534	5,910	1,607	5,600

7. Residential Business Data (Unconsolidated)

	2007/3		2008/3		2009/3		2010/3-1Q		2010/3		2011/3-1Q		2011/3 (Estimates)	
(1) Revenue	Millions of yen	Units	Millions of yen	Units	Millions of yen	Units	Millions of yen	Units	Millions of yen	Units	Millions of yen	Units	Millions of yen	Units
Condominiums sold	167,692	3,445	148,678	2,780	124,700	2,125	15,316	322	133,950	2,779	18,736	416	132,000	2,500
Single-family homes sold	5,561	126	4,302	82	2,635	51	450	7	1,745	33	61	2	300	10
		Lots		Lots		Lots		Lots		Lots		Lots		Lots
Developed lots sold	6,606	258	7,690	179	3,601	107	274	7	3,718	220	969	16	3,200	110
Residential-use	4,885	251	6,769	176	3,071	104	94	6	3,538	219	969	16	2,700	107
Business-use	1,721	7	921	3	530	3	180	1	180	1	0	0	500	3
Other	13,462		13,140		28,576		2,453		13,129		5,085		21,000	
Total	193,321		173,814		159,512		18,495		152,543		24,853		156,500	
(2) Inventory	Millions of yen	Units	Millions of yen	Units	Millions of yen	Units	Millions of yen	Units	Millions of yen	Units	Millions of yen	Units	Millions of yen	Units
Condominiums	6,140	126	7,415	214	41,426	895	41,100	974	41,526	1,103	32,676	864	-	-
Inventory excluding units contracted (units)		77		194		801		858		951		679		-
Single-family homes	1,280	31	1,444	34	1,231	26	970	25	298	10	239	8	-	-
Total	7,420		8,859		42,657		42,070		41,824		32,915		-	
(3) Gross margin of condominiums	22.4 %		24.6 %		21.7 %		19.3 %		8.8 %		17.6 %		15.0 %	
(4) New supply of condominiums	2,474	Units	2,323	Units	1,754	Units	599	Units	2,503	Units	606	Units	2,200	Units

8. Residential Business Data (Towa Real Estate Development Co., Ltd.)

	2009/3	2010/3-1Q	2010/3	2011/3-1Q	2011/3(Estimates)
Condominiums sold (Millions of yen)	95,245	43,804	141,170	17,249	135,000
Condominiums sold (units)	2,978	1,134	4,208	432	3,600
Gross margin(*)	6.4 %	18.6 %	12.6 %	10.3 %	13.0 %
Inventory (units)	1,007	1,206	807	577	-
Inventory excluding units contracted (units)	810	892	671	428	-
New Supply of condominiums (units)	3,771	935	3,407	1,001	3,400

* Gross Margin: Subtract Land Acquisition Cost and Construction Cost from Sales

9. Special Purpose Vehicle

(Billions of yen)

	2007/3	2008/3	2009/3	2009/6	2010/3	2010/6
Building Business						
Equity investment by Mitsubishi Estate	32.0	44.2	84.8	84.5	86.8	89.6
Equity investment by other companies	27.7	28.0	46.9	47.1	51.8	56.2
Interest bearing debt borrowed by SPV (*1)	142.1	228.3	430.6	430.6	504.4	527.1
Residential business						
Equity investment by Mitsubishi Estate	0.9	0	2.4	7.3	8.9	8.9
Equity investment by other companies	3.2	0	0	0	2.0	2.0
Interest bearing debt borrowed by SPV(*1)	19.1	0.7	0	0	0	0
Urban development & investment management business						
Equity investment by Mitsubishi Estate	78.1	139.2	171.5	172.7	117.6	117.6
Equity investment by other companies	35.8	82.2	98.0	98.2	47.2	44.8
Interest bearing debt borrowed by SPV(*1)	263.7	429.6	453.3	454.8	408.6	426.2
Total						
Equity investment by Mitsubishi Estate	111.1	183.5	258.7	264.5	213.4	216.2
Equity investment by other companies	66.8	110.3	145.0	145.3	101.1	103.1
Interest bearing debt borrowed by SPV(*1)	425.0	658.7	884.0	885.5	913.1	953.3

The numbers include the following S.P.V

1. TMK vehicles under the real estate securitization law - Mitsubishi Estate's share : over 20%
2. YK-TK or GK-TK vehicles under the commercial law - Mitsubishi Estate's share : over 20%

(*1) All of the debts borrowed by SPV are "Non-Recourse Loan"

III. Summary of Consolidated Financial Statements

1. Consolidated Balance Sheets

(Millions of yen)

	At March 31, 2008	At March 31, 2009	At June 30, 2009	At March 31, 2010	At June 30, 2010
Assets					
Current assets					
Cash	186,321	181,168	108,015	175,159	111,831
Notes and accounts receivable-trade	37,063	28,949	19,482	31,889	21,151
Marketable securities	31,739	4,442	3,572	3,567	5,454
Property for sale	153,085	198,085	188,831	150,245	135,158
Property for sale in progress	429,181	383,352	379,116	323,943	353,131
Property for development	9,139	8,974	8,976	8,844	8,798
Appropriated construction in progress	10,315	9,162	12,827	9,926	14,765
Other inventories	1,102	960	824	814	814
Equity investments	185,640	257,879	267,639	226,201	227,676
Deferred income taxes	47,053	43,559	36,596	41,850	36,416
Other current assets	51,179	59,006	58,551	57,146	62,636
Allowance for doubtful accounts	(436)	(402)	(404)	(506)	△ 459
Total current assets	1,141,385	1,175,139	1,084,028	1,029,082	977,377
Fixed assets					
Property and equipment					
Buildings and structures	753,179	792,064	865,743	876,239	868,186
Machinery and equipment	25,516	22,733	26,335	24,223	23,764
Land	1,564,953	1,632,779	1,637,234	1,652,937	1,665,637
Land in trust	280,547	277,425	277,425	277,425	277,166
Construction in progress	83,271	136,344	71,161	26,723	25,927
Other property and equipment	7,267	8,371	8,598	14,472	13,809
Total property and equipment	2,714,735	2,869,718	2,886,499	2,872,021	2,874,491
Intangible assets					
Leaseholds	61,684	86,076	85,561	88,665	88,394
Other intangible assets	4,498	6,405	6,313	6,927	6,850
Total intangible assets	66,183	92,481	91,875	95,593	95,245
Investments and other assets					
Investment securities	251,805	152,424	186,239	201,303	171,734
Long-term loans	3,387	1,799	1,789	1,769	1,758
Lease deposits	86,595	88,983	92,994	96,017	91,587
Deferred income taxes	8,156	3,952	4,076	7,757	7,295
Other investments	56,520	47,608	48,594	53,374	52,670
Allowance for doubtful accounts	(1,631)	(3,037)	(2,582)	(1,853)	△ 1,924
Total investments and other assets	404,834	291,731	331,112	358,368	323,121
Total fixed assets	3,185,752	3,253,930	3,309,486	3,325,982	3,292,858
Total assets	4,327,137	4,429,070	4,393,514	4,355,065	4,270,235

(Millions of yen)

	At March 31, 2008	At March 31, 2009	At June 30, 2009	At March 31, 2010	At June 30, 2010
Liabilities					
Current liabilities					
Notes and accounts payable-trade	114,780	101,450	71,787	78,800	51,958
Short-term borrowings	56,131	139,300	110,047	105,586	100,496
Current portion of long-term debt	161,418	194,087	307,975	286,169	165,034
Commercial paper	10,000	10,000	-	-	-
Bonds due within one year	43,587	63,216	59,485	39,916	30,402
Accrued income taxes	38,372	20,273	2,363	8,472	2,737
Deferred tax liability	0	33	33	0	0
Other current liabilities	159,622	161,236	117,322	132,077	123,135
Total current liabilities	583,913	689,597	669,015	651,023	473,765
Long-term liabilities					
Bonds	540,000	545,000	540,000	550,000	540,000
Long-term borrowings	834,269	880,129	813,972	772,149	890,829
Lease deposits received	359,561	371,141	380,761	382,413	379,584
Deferred tax liability	226,241	206,460	220,092	223,756	213,246
Deferred tax liabilities on land revaluation	323,953	333,045	333,045	332,194	332,194
Accrued employees' retirement benefits	18,083	14,296	15,426	15,570	15,906
Accrued directors' retirement benefits	691	786	554	644	448
Negative goodwill	67,172	84,921	81,311	83,705	84,368
Other long-term liabilities	25,955	28,979	30,111	37,384	61,565
Total long-term liabilities	2,395,928	2,464,759	2,415,274	2,397,819	2,518,144
Total liabilities	2,979,841	3,154,357	3,084,289	3,048,842	2,991,909
Net assets					
Shareholders' equity					
Capital	136,534	136,534	141,373	141,373	141,373
Capital surplus	165,216	165,216	170,485	170,485	170,485
Retained earnings	387,214	408,775	407,348	402,792	401,217
Less treasury stock, at cost	(3,440)	(3,715)	(3,839)	(3,926)	(3,977)
Total shareholders' equity	685,524	706,810	715,368	710,724	709,099
Valuation, translation adjustments and others					
Unrealized holding gain on securities	89,621	30,730	52,029	59,729	40,934
Deferred gains or losses on hedging instruments	(357)	(591)	(624)	(376)	(529)
Land revaluation reserve	472,578	460,009	460,009	458,303	458,303
Foreign currency translation adjustments	(8,478)	(48,462)	(38,769)	(45,223)	(45,522)
Total valuation, translation adjustments and others	553,364	441,684	472,645	472,432	453,184
Stock acquisition rights	142	218	218	305	305
Minority interests	108,264	125,999	120,993	122,760	115,736
Total net assets	1,347,295	1,274,713	1,309,225	1,306,222	1,278,325
Total liabilities and net assets	4,327,137	4,429,070	4,393,514	4,355,065	4,270,235

2. Consolidated Income Statements

(Millions of yen)

	2008/3	2009/3	2010/3-1Q	2010/3	2011/3-1Q	2011/3 (Estimates)
Revenue from operations	787,652	942,626	209,613	1,013,415	189,014	975,000
Operating income	177,983	138,567	29,917	148,972	27,078	156,000
Non-operating income						
Interest income	3,349	1,714	79	390	108	500
Dividend income	3,474	4,053	1,158	2,781	1,254	2,000
Amortization of consolidation goodwill	-	1,041	259	1,060	258	1,000
Equity in earnings of unconsolidated subsidiaries and affiliates	3,739	1,558	162	763	242	500
Other non-operating income	3,752	2,867	686	4,345	953	2,000
Total non-operating income	14,316	11,235	2,346	9,342	2,817	6,000
Non-operating expenses						
Interest expense	22,167	31,073	7,521	29,207	6,299	27,000
Loss on disposal of fixed assets	4,616	4,024	2,037	6,676	3,243	6,500
Other non-operating expenses	3,454	6,080	1,469	5,049	1,091	7,500
Total non-operating expenses	30,238	41,179	11,028	40,933	10,635	41,000
Income before taxes and special items	162,061	108,624	21,235	117,381	19,260	121,000
Extraordinary income						
Gain on sales of investment securities	1,697	-	-	1,059	-	-
Gain on sales of shares of affiliated companies	2,255	6,283	-	-	-	-
Gain on sales of beneficial interest in trust	1,737	-	-	-	-	-
Gain on transference of air right	-	-	-	1,263	-	-
Total extraordinary income	5,690	6,283	-	2,323	-	-
Extraordinary loss						
Loss on valuation of inventories	1,458	7,375	-	-	-	-
Loss related to retirement of fixed assets	1,194	2,562	-	-	-	3,000
Loss on valuation of investment securities	2,769	7,524	-	-	-	-
Impairment loss on equity investments	-	-	-	54,523	1,385	-
Impairment loss	1,498	2,447	-	34,309	-	-
Loss on early repayment of loans	1,168	-	-	-	-	-
Loss on cancelation of land acquisition	-	4,991	-	-	-	-
Total extraordinary loss	8,088	24,902	-	88,832	1,385	3,000
Income before income taxes and minority interests	159,663	90,005	21,235	30,872	17,874	118,000
Corporation tax, inhabitants' tax and enterprise tax	52,390	34,707	2,170	16,319	2,279	47,500
Income taxes-deferred	9,472	△ 6,606	7,556	△ 4,966	6,650	
Income before minority interests	-	-	11,508	19,518	8,943	70,500
Minority interests	10,836	16,481	1,873	7,618	2,176	7,500
Net income	86,963	45,423	9,635	11,900	6,767	63,000

3. Consolidated Cash Flow Statements

(Millions of yen)

	2008/3	2009/3	2010/3-1Q	2010/3	2011/3-1Q	2011/3 (Estimates)
Income before income taxes and minority interests	159,663	90,005	21,235	30,872	17,874	118,000
Adjustment for extraordinary income or loss	(124)	19,316	2,325	94,000	2,528	7,500
Depreciation and amortization	56,867	60,364	17,036	73,926	17,553	69,000
Decrease (increase) in inventories	(79,102)	16,048	12,720	106,227	(15,224)	37,000
(Increase) decrease in equity investments	(85,042)	(93,848)	(7,708)	(20,284)	(5,509)	(37,000)
Other	(14,669)	9,230	(47,635)	(34,234)	(21,099)	18,000
Income taxes, etc.	(53,840)	(55,293)	(19,565)	(37,837)	(9,102)	(12,500)
Net cash provided by (used in) operating activities	(16,248)	45,824	(21,591)	212,668	(12,980)	200,000
Proceeds from sales of marketable securities and investment securities	11,448	9,046	51	2,223	2	0
Proceeds from sales of property and equipment and beneficial interests in trust of property and equipment	13,253	169	22	4,468	88	0
Purchases of property and equipment	(270,798)	(201,088)	(34,906)	(114,085)	(28,979)	(82,000)
Other	33,889	(22,627)	(673)	(5,246)	24,337	22,000
Net cash (used in) provided by investing activities	(212,207)	(214,500)	(35,506)	(112,639)	(4,550)	(60,000)
Newly acquired funds	389,537	334,439	105,331	282,461	146,012	138,000
Repayment	(130,408)	(226,649)	(73,744)	(322,794)	(171,265)	(200,000)
Cash dividends paid	(33,878)	(27,357)	(12,444)	(24,328)	(10,184)	(20,000)
Other	13,691	60,622	(36,057)	(42,191)	(8,680)	(38,000)
Net cash used in financing activities	238,942	141,055	(16,914)	(106,852)	(44,117)	(120,000)
Effect of exchange rate on cash and cash equivalents	(2,765)	(7,585)	1,692	612	229	-
Net increase (decrease) in cash and cash equivalents	7,721	(35,206)	(72,319)	(6,210)	(61,418)	20,000
Increase in cash and cash equivalents arising from changes in the scope of consolidation	5,901	542	-	-	-	-
Decrease in cash and cash equivalents arising from changes in the scope of consolidation	-	(495)	(516)	(516)	-	-
Cash and cash equivalents at the beginning of year	206,089	219,712	184,552	184,552	177,825	177,825
Cash and cash equivalents at the end of year	219,712	184,552	111,716	177,825	116,406	197,825

4. Total Assets, Capital Investment and Depreciation (Consolidated)

(Millions of yen)

	2008/3	2009/3	2010/3-1Q	2010/3	2011/3-1Q	2011/3 (Estimates)
Total assets	4,327,137	4,429,070	4,393,514	4,355,065	4,270,235	4,365,000
Capital investment	270,798	201,088	34,906	114,085	28,979	82,000
Depreciation	56,867	60,364	17,036	73,926	17,553	69,000

(Billions of yen)

*2011/3-1Q Capital investment 28.9 billion yen	Mitsubishi Estate 24.7	Building Business	Marunouchi redevelopment construction cost etc. = 14.1			
		Other	Refurbishment cost etc. = 9.1			
	Other 4.2	Rockefeller Group, Inc. etc.	Rockefeller Group, Inc. = 1.6 Chelsea Japan Co., Ltd. = 0.3	Marunouchi Heat Supply = 1.1 Sunshine City = 0.3		

*2011/3 Capital investment (Estimates) 82.0 billion yen	Mitsubishi Estate 49.5	Building Business	Marunouchi redevelopment construction cost etc. = 30.0			
		Other	Refurbishment cost etc. = 18.0			
	Other 32.5	Rockefeller Group, Inc. etc.	Rockefeller Group, Inc. = 16.0 Sunshine City = 4.0	Chelsea Japan Co., Ltd. = 7.5 Marunouchi Heat Supply = 2.0		

5. Interest-Bearing Debt (Consolidated)

(Millions of yen)

	2008/3	2009/3	2010/3-1Q	2010/3	2011/3-1Q	2011/3 (Estimates)
Interest-bearing debt	1,645,407	1,834,195	1,834,596	1,762,111	1,734,686	1,660,000
Net interest-bearing debt *1	1,425,695	1,649,642	1,722,880	1,584,286	1,618,279	1,462,000
Interest expense	22,167	31,073	7,521	29,235	6,299	27,000
Financial income and expense (net) *2	(15,344)	(25,304)	(6,283)	(26,063)	(4,937)	(24,500)
Average interest rate *3	1.66 % *5	1.79 % *6	1.64 %	1.63 %	1.44 %	1.58 %
Debt equity ratio *4	1.32	1.60	1.54	1.49	1.49	1.34

*1 Net interest-bearing debt = Interest-bearing debt - Cash and cash equivalents

*2 Financial income and expense = Interest income + Dividend income - Interest expense

*3 Average interest rate = Interest expense / Interest-bearing debt (average)

*4 Debt equity ratio = Interest-bearing debt / Shareholders' equity

*5 As of end of fiscal 2008/3, 4 subsidiaries are newly consolidated on B/S. (P/L consolidation starts from the beginning of fiscal 2009/3)

The interest bearing debt of 4 subsidiaries is reflected in the calculation. Average interest rate excluding the above debt is 1.83%.

*6 As of end of fiscal 2009/3, several subsidiaries are newly consolidated on B/S. (P/L consolidation starts from the beginning of fiscal 2010/3)

The interest bearing debt of several subsidiaries is reflected in the calculation. Average interest rate excluding the above debt is 1.80%.

6. Major Consolidated Subsidiaries

2011/3-1Q Result

(Millions of yen)

	Share of MEC	Revenue from operations	Operating income	Income before taxes and special items	Net income	Total assets	Shareholders' equity	Interest-bearing debt	Depreciation
Mitsubishi Estate Co., Ltd.	-	107,914	20,835	17,476	10,912	3,326,979	1,116,632	1,280,550	11,082
Mitsubishi Real Estate Services Co., Ltd.	100.00%	5,731	(720)	(659)	(451)	32,569	12,311	44	128
Mitsubishi Estate Home Co., Ltd.	100.00%	3,691	(479)	(472)	(474)	7,528	969	0	27
Mitsubishi Jisho Sekkei, Inc.	100.00%	2,413	(37)	(31)	(34)	22,544	12,706	0	12
Royal Park Hotels & Resorts Co., Ltd.	100.00%	4,763	(195)	(195)	(194)	4,840	567	61	82
Mitsubishi Estate Building Management Co., Ltd.	100.00%	8,400	646	656	420	32,573	6,179	3	23
Mitsubishi Jisyo Towa Community Co., Ltd.	100.00%	7,434	287	282	170	7,606	4,446	0	51
Mitsubishi Jisho Property Management Co., Ltd.	100.00%	4,826	263	363	170	17,730	8,389	0	7
Towa Real Estate Development Co., Ltd.	100.00%	19,134	(2,151)	(2,493)	(2,577)	207,429	12,420	169,001	117
Marunouchi Heat Supply Co., Ltd.	64.16%	3,102	217	258	152	24,561	14,999	6,172	611
Chelsea Japan Co., Ltd.	60.00%	7,109	2,083	1,935	1,148	78,539	17,149	41,218	1,407
Sunshine City Corporation	59.59%	6,852	1,686	1,583	886	104,447	42,463	38,554	1,410
Royal Park Hotel Co., Ltd.	51.00%	2,619	254	213	137	16,584	6,972	6,605	173
Rockefeller Group, Inc.	100.00%	7,787	1,464	1,223	128	183,452	95,267	63,418	1,048
	-	189,014	27,078	19,260	6,767	4,270,235	1,162,284	1,734,686	17,553
2011/3-1Q Exchange rate	¥/\$		¥/\$		¥/£		¥/£		
	PL 90.69	BS	93.04	PL	141.52	BS	140.40		

2010/3-1Q Result

(Millions of yen)

	Share of MEC	Revenue from operations	Operating income	Income before taxes and special items	Net income	Total assets	Shareholders' equity	Interest-bearing debt	Depreciation
Mitsubishi Estate Co., Ltd.	-	100,514	19,442	18,429	12,996	3,363,197	1,123,314	1,302,055	10,916
Mitsubishi Real Estate Services Co., Ltd.	100.00%	5,141	(1,179)	(1,066)	(1,137)	25,328	11,170	0	135
Mitsubishi Estate Home Co., Ltd.	100.00%	3,300	(503)	(501)	(501)	6,467	1,195	0	20
Mitsubishi Jisho Sekkei, Inc.	100.00%	3,555	848	848	490	21,601	12,211	0	12
Royal Park Hotels & Resorts Co., Ltd.	100.00%	4,828	(286)	(289)	(289)	5,085	929	480	95
Mitsubishi Estate Building Management Co., Ltd.	100.00%	7,798	595	630	237	32,326	5,254	0	33
Mitsubishi Jisyo Towa Community Co., Ltd.	100.00%	7,961	393	404	233	7,187	3,593	0	63
Mitsubishi Jisho Property Management Co., Ltd.	100.00%	5,010	349	361	199	16,803	7,909	0	5
Towa Real Estate Development Co., Ltd.	100.00%	48,072	2,636	1,946	1,467	247,343	15,430	184,744	118
Marunouchi Heat Supply Co., Ltd.	64.16%	3,031	148	152	(84)	27,783	14,584	8,001	647
Chelsea Japan Co., Ltd.	60.00%	6,136	1,796	1,652	982	69,269	14,770	38,557	1,199
Sunshine City Corporation	59.59%	7,182	2,042	1,920	1,137	105,590	40,354	39,884	1,385
Royal Park Hotel Co., Ltd.	51.00%	2,517	243	211	122	16,873	6,820	7,110	183
Rockefeller Group, Inc.	100.00%	9,176	2,141	1,366	201	261,283	137,242	105,404	1,271
	-	209,613	29,917	21,235	9,635	4,393,514	1,188,013	1,834,596	17,036
2010/3-1Q Exchange rate	¥/\$		¥/\$						
	PL 93.76	BS	98.23						

IV. Summary of Unconsolidated Financial Statements

1. Income Statement Results for 2011/3-1Q and 2010/3-1Q

Millions of yen (rounded down)

	2011/3-1Q Results	2010/3-1Q Results	Change
Building Business	80,023	79,699	323
Residential Business	24,853	18,495	6,357
Urban Development & Investment Management	2,454	1,846	607
Other	583	473	109
Revenue from Operations	107,914	100,514	7,399
Building Business	23,753	24,495	(741)
Residential Business	1,972	1,341	631
Urban Development & Investment Management	1,377	635	742
Other	(41)	(17)	(23)
Gross Income	27,062	26,454	608
Cost of sales	1,044	1,473	(429)
General and administrative expenses	5,182	5,538	(355)
Selling, General and Administrative Expenses	6,227	7,012	(784)
Operating Income	20,835	19,442	1,393
Non-operating revenue	5,437	6,695	(1,258)
Non-operating expense	8,795	7,709	1,086
Income Before Taxes and Special Items	17,476	18,429	(952)
Extraordinary income	-	-	-
Extraordinary loss	1,385	-	1,385
Income Before Income Taxes and Minority Interests	16,090	18,429	(2,338)
Income taxes-deferred	5,178	5,433	(254)
Net Income	10,912	12,996	(2,083)

Millions of yen (rounded down)

■ Breakdown of extraordinary loss

	2011/3-1Q Results	2010/3-1Q Results	Change
Impairment loss on equity investments	1,385	-	1,385
Total	1,385	-	1,385

【Reference】Income Statement Estimates for 2011/3 (Released on April 30, 2010)

Millions of yen (rounded down)

	2011/3 Estimates	2010/3 Results	Change
Revenue from Operations	531,000	572,829	(41,829)
Operating Income	109,500	107,104	2,396
Income Before Taxes and Special Items	85,500	88,878	(3,378)
Net Income	45,500	23,428	22,072

3. Unconsolidated Balance Sheets

Millions of yen (rounded down)

	At March 31, 2008	At March 31, 2009	At June 30, 2009	At March 31, 2010	At June 30, 2010
Assets					
Current assets					
Cash	61,794	82,444	60,732	117,648	61,803
Accounts receivable	32,743	39,216	15,205	47,207	19,118
Property for sale	102,610	141,486	143,000	115,355	104,539
Property for sale in progress	281,304	267,800	269,810	224,168	238,579
Property for development	8,767	8,641	8,643	8,626	8,580
Appropriated construction in progress	2,476	2,180	4,256	2,070	4,690
Equity investments	202,578	275,030	281,079	230,620	232,272
Advances	4,132	4,193	5,941	2,331	4,509
Prepaid expenses	13,552	13,216	12,996	12,274	12,216
Short-term loans of affiliated companies	-	-	59,155	132,755	140,255
Deferred income taxes	35,081	39,390	34,002	38,594	33,791
Other current assets	21,451	18,457	19,046	24,531	27,244
Allowance for doubtful accounts	(235)	(199)	(336)	(1,781)	(1,685)
Total current assets	766,257	891,859	913,533	954,402	885,916
Fixed assets					
Property and equipment					
Buildings	504,932	495,363	567,005	562,588	558,436
Structures	7,416	7,907	7,642	8,239	8,114
Machinery	4,946	3,625	3,578	3,216	3,175
Vehicles and equipment	1	0	0	1	1
Tools, furniture and fixtures	2,998	2,897	2,827	3,507	3,395
Land	1,265,030	1,264,996	1,265,039	1,285,031	1,296,920
Construction in progress	69,223	114,490	51,329	10,581	11,144
Other property and equipment	14	92	561	5,516	5,307
Total property and equipment	1,854,562	1,889,374	1,897,985	1,878,682	1,886,496
Intangible assets					
Goodwill	793	623	581	453	411
Leaseholds	6,423	6,423	6,423	9,624	9,624
Software	2,142	1,880	1,878	1,822	1,699
Other intangible assets	211	174	165	762	757
Total intangible assets	9,570	9,102	9,048	12,663	12,492
Investments and other assets					
Investment securities	229,610	134,231	167,821	179,825	150,097
Shares of affiliated companies	218,307	266,539	276,662	286,640	286,640
Bonds of affiliated companies	-	3,400	3,400	3,580	3,580
Long-term loans	1,284	1,284	1,284	1,284	1,284
Long-term loans of affiliated companies	2,303	2,346	2,280	1,896	1,830
Lease deposits	70,275	72,170	76,268	79,030	74,511
Bankruptcy and reclamation rights	180	2,047	2,276	1,290	1,359
Long-term prepaid expenses	11,153	10,469	10,445	20,609	19,992
Other investments	2,970	3,239	3,120	2,986	3,696
Allowance for doubtful accounts	(762)	(1,352)	(929)	(829)	(918)
Total investments and other assets	535,322	494,375	542,629	576,313	542,073
Total fixed assets	2,399,456	2,392,852	2,449,663	2,467,659	2,441,062
Total assets	3,165,713	3,284,712	3,363,197	3,422,062	3,326,979

	At March 31, 2008	At March 31, 2009	At June 30, 2009	At March 31, 2010	At June 30, 2010
Liabilities					
Current liabilities					
Accounts payable	62,148	57,006	34,362	49,788	35,594
Short-term borrowings	51,250	104,750	80,750	76,250	72,250
Current portion of long-term debt	64,107	69,067	74,057	97,539	107,428
Bonds due within one year	20,000	50,000	40,000	20,000	20,000
Accrued liability	42,863	21,961	11,555	17,956	10,418
Accrued expenses	6,543	6,966	5,097	6,871	4,850
Accrued corporation taxes	30,604	12,499	111	1,135	216
Advances received	33,271	9,705	13,316	9,173	14,501
Deposits received	90,169	129,238	143,623	179,825	122,420
Other current liabilities	6,768	123	1,697	935	2,324
Total current liabilities	407,726	461,318	404,572	459,475	390,006
Long-term liabilities					
Bonds	520,000	525,000	530,000	540,000	530,000
Long-term borrowings	387,191	501,124	576,701	556,585	545,772
Lease deposits received	286,889	297,269	306,612	308,885	306,964
Deferred tax liability	81,217	51,938	65,838	63,953	53,328
Deferred tax liabilities on land revaluation	323,953	333,045	333,045	332,194	332,194
Accrued employees' retirement benefits	1,170	1,287	1,524	1,515	1,749
Reserve for debt assumption	4,789	4,633	4,619	4,494	4,540
Other long-term liabilities	21,873	18,707	16,750	21,807	45,483
Total long-term liabilities	1,627,085	1,733,006	1,835,092	1,829,436	1,820,035
Total liabilities	2,034,811	2,194,324	2,239,664	2,288,911	2,210,041
Net assets					
Shareholders' equity					
(Capital)	136,534	136,534	141,373	141,373	141,373
(Capital surplus)					
Capital reserves	165,216	165,216	170,485	170,485	170,485
Total capital surplus	165,216	165,216	170,485	170,485	170,485
(Retained earnings)					
Earned surplus reserve	21,663	21,663	21,663	21,663	21,663
Other retained earnings	248,961	280,033	281,957	285,563	288,134
Reserve for special depreciation	351	250	233	181	656
Reserve for compression of fixed assets	90,735	92,998	99,074	105,649	105,379
Special account reserve for compression of fixed assets	6,335	6,335	-	-	-
Special reserve	88,254	108,254	108,254	108,254	108,254
Earned surplus carried forward	63,285	72,194	74,395	71,478	73,844
Total retained earnings	270,625	301,697	303,621	307,227	309,798
(Less treasury stock, at cost)	(3,402)	(3,633)	(3,806)	(3,886)	(3,880)
Total shareholders' equity	568,973	599,813	611,674	615,199	617,776
Valuation, translation adjustments and others					
Land revaluation reserve	89,589	30,728	52,013	59,724	40,934
Unrealized holding gain on securities	472,196	459,627	459,627	457,921	457,921
Total valuation, translation adjustments and others	561,785	490,355	511,640	517,645	498,855
Stock acquisition rights	142	218	218	305	305
Total net assets	1,130,901	1,090,387	1,123,532	1,133,150	1,116,937
	3,165,713	3,284,712	3,363,197	3,422,062	3,326,979

4. Unconsolidated Income Statements

(Millions of yen)

	2008/3	2009/3	2010/3-1Q	2010/3	2011/3-1Q	2011/3(Estimates)
Revenue from operations	524,711	511,758	100,514	572,829	107,914	531,000
Operating income	124,642	110,463	19,442	107,104	20,835	109,500
Non-operating income						
Interest income	305	223	104	586	258	1,500
Dividend income	7,856	9,632	6,176	8,589	4,547	5,000
Other non-operating income	2,839	2,467	414	2,760	631	1,500
Total non-operating income	11,001	12,323	6,695	11,936	5,437	8,000
Non-operating expenses						
Interest expense	6,616	8,809	2,376	9,169	2,035	9,000
Interest paid on bonds	9,539	10,798	2,717	10,705	2,621	10,500
Loss on disposal of fixed assets	4,214	3,672	1,755	5,528	3,203	6,500
Other non-operating expenses	2,014	3,065	859	4,759	935	6,000
Total non-operating expenses	22,384	26,346	7,709	30,162	8,795	32,000
Income before taxes and special items	113,259	96,440	18,429	88,878	17,476	85,500
Extraordinary gain						
Gain on sales of shares of investment securities	1,681	-	-	1,058	-	-
Gain on sales of shares of affiliated companies	-	-	-	12,223	-	-
Gain on transference of air right	-	-	-	1,263	-	-
Total extraordinary income	1,681	-	-	14,545	-	-
Extraordinary loss						
Loss on valuation of inventories	1,438	5,629	-	-	-	-
Loss related to retirement of fixed assets	1,194	2,583	-	-	-	4,000
Loss on valuation of investment securities	2,769	7,430	-	-	-	-
Impairment loss	-	1,375	-	31,613	-	-
Impairment loss on equity investments	-	-	-	53,188	1,385	-
Loss on liquidation of subsidiary	-	-	-	1,256	-	-
Total extraordinary loss	5,401	17,019	-	86,057	1,385	4,000
Income before income taxes and minority interests	109,538	79,421	18,429	17,366	16,090	81,500
Corporation tax, inhabitants' tax and enterprise tax	38,482	25,352	3	186	28	} 36,000
Reversal of corporation tax and others	-	-	549	-	185	
Income taxes-deferred	11,424	2,872	5,978	(6,247)	5,335	
Net income	59,631	51,196	12,996	23,428	10,912	45,500

5. Unconsolidated Cash Flow Statements

(Millions of yen)

	2008/3	2009/3	2010/3-1Q	2010/3	2011/3-1Q	2011/3 (Estimates)
Income before income taxes and minority interests	109,538	79,421	18,429	17,366	16,090	81,500
Adjustment for extraordinary income or loss	3,757	17,149	1,536	75,978	2,101	8,000
Depreciation and amortization	42,019	41,523	10,916	47,074	11,082	42,000
Decrease (increase) in inventories	(87,872)	(18,213)	(5,602)	66,959	(6,037)	11,000
Increase (decrease) in equity investments	(76,288)	(76,557)	(5,591)	(8,360)	(4,484)	(31,000)
Other	(655)	6,223	20,017	41,822	(41,230)	0
Income taxes, etc.	(22,887)	(43,257)	(11,463)	(21,318)	(1,862)	-
Net cash provided by (used in) operating activities	(32,388)	6,288	28,241	219,522	(24,339)	111,500
Proceeds from sales of marketable securities and investment securities	6,050	2,651	7	33,893	-	-
Proceeds from sales of property and equipment and beneficial interests in trust of property and equipment	992	4	-	4,394	-	-
Purchases of property and equipment	(131,916)	(118,193)	(30,368)	(77,674)	(24,768)	(49,500)
Other	(36,817)	(57,823)	(59,843)	(164,721)	16,886	(1,500)
Net cash (used in) provided by investing activities	(161,690)	(173,360)	(90,204)	(204,107)	(7,882)	(51,000)
Newly acquired capital	279,408	237,758	98,941	187,855	7,500	95,000
Repayment	(103,335)	(84,107)	(23,432)	(119,067)	(18,422)	(135,500)
Cash dividends paid	(22,089)	(22,088)	(11,043)	(19,372)	(8,328)	(16,000)
Other	9,234	53,159	(24,213)	(29,627)	(4,370)	-
Net cash used in financing activities	163,218	184,722	40,250	19,788	(23,622)	(56,500)
Net increase (decrease) in cash and cash equivalents	(30,860)	17,649	(21,712)	35,203	(55,844)	4,000
Increase in cash and cash equivalents arising from mergers and acquisitions	151	-	-	-	-	-
Cash and cash equivalents at the beginning of year	95,503	64,794	82,444	82,444	117,648	117,648
Cash and cash equivalents at the end of year	64,794	82,444	60,732	117,648	61,803	121,648

6. Total Assets, Capital Investment and Depreciation (Unconsolidated)

(Millions of yen)

	2008/3	2009/3	2010/3-1Q	2010/3	2011/3-1Q	2011/3 (Estimates)
Total assets	3,165,713	3,284,712	3,363,197	3,422,062	3,326,979	3,450,000
Capital investment	131,916	118,193	30,368	77,674	24,768	49,500
Depreciation	42,019	41,523	10,916	47,074	11,082	42,000

7. Interest-Bearing Debt (Unconsolidated)

(Millions of yen)

	2008/3	2009/3	2010/3-1Q	2010/3	2011/3-1Q	2011/3 (Estimates)
Interest-bearing debt	1,042,548	1,250,019	1,302,055	1,295,827	1,280,550	1,255,000
Net interest-bearing debt *1	977,754	1,167,575	1,241,323	1,178,179	1,218,747	1,133,000
Interest expense	16,155	19,607	5,094	19,874	4,656	19,500
Financial income and expense (net) *2	(7,994)	(9,752)	1,187	(10,698)	149	(13,000)
Average interest rate *3	1.71 %	1.71 %	1.59 %	1.56 %	1.45 %	1.53 %
Fixed interest ratio	79.60 %	68.86 %	70.67 %	68.90 %	68.85 %	- %
Long-term debt ratio	95.10 %	91.62 %	93.80 %	94.09 %	94.34 %	- %
Debt equity ratio *4	0.92	1.15	1.15	1.14	1.15	1.08

*1 Net interest-bearing debt = Interest-bearing debt - Cash and cash equivalents

*2 Financial income and expense = Interest income + Dividend income - Interest expense

*3 Average interest rate = Interest expense / Interest-bearing debt (average)

*4 Debt equity ratio = Interest-bearing debt / Shareholders' equity

8. Segment Information (Unconsolidated)

(Millions of yen; as percentage of total)

(1) Revenue from Operations	2008/3		2009/3		2010/3-1Q		2010/3		2011/3-1Q		2011/3 (Estimates)	
		%		%		%		%		%		%
Building Business	328,406	62.6	320,341	62.6	79,699	79.3	372,529	65.0	80,023	74.2	351,000	66.1
Residential Business	173,814	33.1	159,512	31.2	18,495	18.4	152,543	26.6	24,853	23.0	156,500	29.5
Urban Development & Investment Management	20,583	3.9	29,992	5.9	1,846	1.8	45,823	8.0	2,454	2.3	21,500	4.0
Other	1,907	0.4	1,912	0.4	473	0.5	1,933	0.3	583	0.5	2,000	0.4
total	524,711		511,758		100,514		572,829		107,914		531,000	

(Millions of yen)

(2) Operating income	2008/3		2009/3		2010/3-1Q		2010/3		2011/3-1Q		2011/3 (Estimates)	
Building Business	107,001		101,002		24,495		127,694		23,753		124,000	
Residential Business	32,471		16,952		1,341		(27,603)		1,972		12,000	
Urban Development & Investment Management	13,149		21,947		635		38,784		1,377		3,000	
Other	(41)		(225)		(17)		(372)		(41)		0	
Cost of sales	8,807		9,551		1,473		9,853		1,044		8,500	
General and administrative expenses	19,130		19,662		5,538		21,546		5,182		21,000	
total	124,642		110,463		19,442		107,104		20,835		109,500	

(3) Rate of return	2008/3		2009/3		2010/3-1Q		2010/3		2011/3-1Q		2011/3 (Estimates)	
	%		%		%		%		%		%	
Building Business	32.6		31.5		30.7		34.3		29.7		35.3	
Residential Business	18.7		10.6		7.3		(18.1)		7.9		7.7	
Urban Development & Investment Management	63.9		73.2		34.4		84.6		56.1		14.0	
Other	(2.1)		(11.8)		(3.6)		(19.2)		(7.0)		0.0	
average	23.8		21.6		19.3		18.7		19.3		20.6	