

(English translation based on Japanese original)

FACT SHEETS

for the First Quarter of the Fiscal Year Ending March 31, 2013 (FY2012)

August 3, 2012

We create harmony.



NTT都市開発
NTT Urban Development Co.



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Year-to-Year Comparison (Consolidated)

1. Consolidated Statements of Income and Comprehensive Income

(1) Consolidated Statements of Income

	Jun-11	Jun-12	Change	(Million yen) Change (%)
Operating revenue	28,177	41,467	13,290	47.2%
Operating expenses	22,015	31,112	9,097	41.3%
Operating income	6,162	10,354	4,192	68.0%
Non-operating income	689	724	34	5.0%
Non-operating expenses	2,052	1,975	(77)	(3.8%)
Ordinary income	4,799	9,103	4,304	89.7%
Extraordinary income	—	—	—	—
Extraordinary loss	232	67	(165)	(71.0%)
Income before income taxes and minority interests	4,566	9,035	4,469	97.9%
Income taxes, etc	1,561	2,697	1,135	72.7%
Income before minority interests	3,004	6,338	3,333	111.0%
Minority interests in income	287	355	67	23.6%
Net income	2,716	5,982	3,266	120.2%

(2) Consolidated Statements of Comprehensive Income

	Jun-11	Jun-12	Change	(Million yen) Change (%)
Income before minority interests	3,004	6,338	3,333	111.0%
Other comprehensive income	(92)	879	972	—
Comprehensive income	2,911	7,217	4,306	147.9%

Increases/Decreases (Billion yen)

■ Operating revenue	
- Leasing:	+3.9
- Residential property sales:	+8.3
- Others:	+1.0
■ Operating expenses	
- Leasing:	+0.9
- Residential property sales:	+7.3
- Others:	+0.9

■ Extraordinary losses	
- Loss on retirement of non-current assets:	(0.1)

2. Operating Revenue and Income by Segment

	Jun-11	Jun-12	Change	(Million yen) Change (%)
Operating revenue				
Leasing	22,623	26,565	3,942	17.4%
Residential property sales	2,758	11,083	8,324	301.8%
Others	3,986	5,001	1,015	25.5%
Eliminations	(1,191)	(1,182)	8	—
Total	28,177	41,467	13,290	47.2%
Operating income				
Leasing	7,443	10,390	2,947	39.6%
Residential property sales	97	1,058	960	982.5%
Others	398	455	56	14.3%
Eliminations/Corporate	(1,777)	(1,550)	227	—
Total	6,162	10,354	4,192	68.0%

Increases/Decreases

■ Leasing Business
-Operating revenue increased ¥3.9 billion year on year and operating income increased ¥2.9 billion, with a fall of rent income from existing properties more than offset by income including rent income from new properties, and sales and penalty income from office buildings in London U.K.

■ Residential Property Sales Business
-Operating revenue increased ¥8.3 billion year on year and operating income increased ¥0.9 billion, mainly reflecting a rise in the number of condominiums delivered from 30 in the first quarter of the previous fiscal year to 168 in the first quarter under review.

Year-to-Year Comparison (Consolidated)

3. Consolidated Balance Sheets

	Mar-12	Jun-12	(Million yen)	
			Change	Change (%)
Current assets	129,941	134,862	4,920	3.8%
Non-current assets	798,595	795,370	(3,224)	(0.4%)
Total assets	928,537	930,232	1,695	0.2%
Current liabilities	88,727	77,767	(10,959)	(12.4%)
Non-current liabilities	636,082	644,479	8,396	1.3%
Total liabilities	724,810	722,247	(2,562)	(0.4%)
Total net assets	203,727	207,985	4,258	2.1%
Consolidated Interest-bearing debt	505,805	510,472	4,937	1.0%

Increases/Decreases (Billion yen)

■ Assets

- Current assets
 - Cash and deposits: +4.4
 - Notes and operating accounts receivable: +0.7
 - Deposits paid: +0.6
 - Inventories: (2.6)
- Non-current assets
 - Construction in progress : +2.5
 - Buildings and structures (net) : (4.6)

■ Liabilities

- Current liabilities
 - Income taxes payable: +1.7
 - Operating accounts payable-trade: (4.7)
 - Current portion of long-term loans payable: (5.2)
- Non-current liabilities
 - Long-term loans payable: +10.5
 - Negative goodwill: (0.4)
 - Bonds payable: (0.4)
 - Lease and guarantee deposits received: (1.3)

■ Net assets

- Net income: +5.9
- Dividends paid: (2.6)