(English Translation based on Japanese Original)

FACT BOOK 2011

May 11, 2011

We create harmony.

NTT都市開発
NTT Urban Development Co.

FACT SHEETS Contents

Year-to-Year Comparison (Consolidated)

1. Consolidated Statements of Income and Comprehensive Income

(1)Consolidated Statements of Income

(Million yen)

	Mar-10	Mar-11	Change	Change (%)
Net sales	149,224	145,693	(3,530)	(2.4%)
Operating expenses	133,095	121,369	(11,725)	(8.8%)
Operating income	16,129	24,324	8,195	50.8%
Non-operating income	2,564	2,512	(51)	(2.0%)
Non-operating expenses	8,477	8,282	(195)	(2.3%)
Ordinary income	10,215	18,554	8,339	81.6%
Extraordinary income	17,628	220	(17,407)	(98.7%)
Extraordinary losses	6,025	2,652	(3,372)	(56.0%)
Income before income taxes and minority interests	21,819	16,122	(5,696)	(26.1%)
Taxes	14,367	5,431	(8,936)	(62.2%)
Income before minority interests	—	10,691	—	—
Minority interests	1,335	1,384	49	3.7%
Net income	6,116	9,307	3,190	52.5%

(2)Consolidated Statements of Comprehensive Income

(Million yen)

	Mar-10	Mar-11	Change	Change (%)
Income before minority interests	—	10,691	—	—
Other comprehensive income	(84)	(33)	51	—
Comprehensive income	7,366	10,658	3,291	44.7%

Increases/Decreases
(Billion yen)

■ Net Sales
- Leasing: (5.4)
- Residential property sales: +0.0
- Others: +1.8

■ Operating expenses
- Leasing: (3.1)
- Residential property sales: (10.9)
- Others: +1.9

■ Non-operating expenses
- Interest expense: (0.3)

■ Extraordinary income
- Gain on sale of fixed assets: (17.4)

■ Extraordinary losses
- Impairment loss (3.0)
- Loss on sale of fixed assets: (1.3)
- Loss on adjustment for changes of accounting standard for asset retirement obligations: +1.0
- Loss on disaster: +0.5

2. Net Sales and Income by Segment

(Million yen)

	Mar-10	Mar-11	Change	Change (%)
Net sales				
Leasing	98,092	92,608	(5,484)	(5.6%)
Residential property sales	41,643	41,725	81	0.2%
Others	14,553	16,383	1,829	12.6%
Eliminations	(5,064)	(5,022)	41	—
Total	149,224	145,693	(3,530)	(2.4%)
Operating income				
Leasing	31,521	29,226	(2,295)	(7.3%)
Residential property sales	(10,498)	533	11,031	—
Others	1,358	1,212	(146)	(10.8%)
Eliminations/Corporate	(6,252)	(6,647)	(395)	—
Total	16,129	24,324	8,195	50.8%

Increases/Decreases

■ Leasing Business
-Both net sales and operating income dropped, as an increase in rent income from new properties was more than offset by a decline in rent income from existing properties and the effect of the sale of properties in the previous fiscal year and other factors.

■Residential Property Sales Business
-Net sales was almost in line with the year-ago level, as an increase in the average sales price was offset by a fall in the number of condominiums delivered. Operating income was ¥0.5 billion, mainly reflecting good sale and improved profit margin of condominium, and a decline in losses on the revaluation of inventories.

■ Others
- Net sales increased due mainly to consolidation of Premier REIT Advisers Co., Ltd. and progress in construction of the second phase of the Otemachi 1-Chome Urban Area Redevelopment Project Type 1

Year-to-Year Comparison (Consolidated)

3. Consolidated Balance Sheets

(Million yen)

	Mar-10	Mar-11	Change	Change (%)
Current assets	125,200	113,762	(11,437)	(9.1%)
Fixed assets	791,525	796,729	5,204	0.7%
Total assets	916,725	910,492	(6,232)	(0.7)
Current liabilities	84,973	104,822	19,848	23.4%
Long-term liabilities	646,213	614,886	(31,326)	(4.8%)
Total liabilities	731,187	719,709	(11,477)	(1.6%)
Total net assets	185,537	190,783	5,245	2.8%
Interest-bearing debt (consolidated)	496,682	487,780	(8,902)	(1.8%)

Increases/Decreases
(Billion yen)

■Assets
○ Current assets
- Deposits paid: +0.6
- Note and account receivable, trade: (7.9)
- Inventories: (0.9)

○ Fixed assets
- Land: +4.5
- Investments and other asset: +4.2
- Construction in progress: +3.0
- Buildings and structures: (7.6)

■Liabilities
○ Current liabilities
- Long-term borrowings: (payment within one year) +23.0
- Accrued income tax: +5.0
- Commercial paper: (4.9)

○ Long-term liabilities
- Corporate bonds: +8.3
- Long-term borrowings: (34.0)
- Deposits from tenants: (4.3)

■Net assets
- Net income: +9.3
- Dividends paid: (3.9)

4. Consolidated Statements of Cash Flows

(Million yen)

	Mar-10	Mar-11	Change
Cash and cash equivalents at the beginning of the term	8,691	20,508	11,816
Operating activities	35,168	40,417	5,249
Depreciation and amortization	25,520	23,388	(2,131)
Investing activities	6,695	(28,257)	(34,953)
Free cash flow	41,863	12,159	(29,704)
Financing activities	(30,028)	(14,641)	15,386
Cash and cash equivalents at the end of the term	20,508	18,015	(2,493)

Key factors
(Billion yen)

■Operating CF 40.4
- Income before income taxes and minority interests: 16.1
- Depreciation and amortization: 23.3
- Decrease in notes and accounts receivable, trade: 8.1
- Decrease in inventories: 1.9
- Increase in notes and accounts payable, trade: 1.7
- Interest paid: (7.9)
- Decrease in deposits from tenants: (5.7)

■Investing CF (28.2)
- Proceeds from sales of property, plant and equipment : 1.4
- Purchases of property, plant and equipment : (24.5)
- Purchases of investment securities: (3.7)

■Financing CF (14.6)
- Net Decrease in borrowings: (8.9)
- Dividends paid: (3.9)

Year's Data (Consolidated)

1. Financial Highlights

	Unit	Mar-07	Mar-08	Mar-09	Mar-10	Mar-11	Mar-12 (Forecast)
Net sales	Million yen	128,215	138,206	144,277	149,224	145,693	144,000
Operating income	Million yen	25,091	28,718	25,244	16,129	24,324	24,500
Ordinary income	Million yen	22,938	26,196	19,504	10,215	18,554	18,700
Net income	Million yen	12,995	14,758	15,989	6,116	9,307	9,500
Total assets	Million yen	581,848	900,325	936,650	916,725	910,492	-
Net assets	Million yen	125,169	177,969	183,593	185,537	190,783	-
Net worth	Million yen	125,091	136,395	148,150	150,232	155,534	-
Interest-bearing debt	Million yen	293,069	451,849	521,070	496,682	487,780	497,500
Shares outstanding	Shares	3,291,200	3,291,200	3,291,200	3,291,200	3,291,200	-
Operating activities	Million yen	(5,076)	5,700	(12,091)	35,168	40,417	-
Investing activities	Million yen	(32,995)	(77,893)	(57,397)	6,695	(28,257)	-
Financing activities	Million yen	20,823	85,038	63,079	(30,028)	(14,641)	-
Investment	Million yen	48,595	93,367	75,638	24,714	29,925	40,000
Depreciation and amortization	Million yen	23,657	23,246	25,762	25,520	23,388	-
Net operating income (NOI)	Million yen	50,504	52,748	64,277	61,480	56,722	-
Net income per share	JPY	3,948.64	4,484.09	4,858.34	1,858.48	2,827.98	2,886.49
Return on equity (ROE)	%	10.8	11.3	11.2	4.1	6.1	-
Dividend payout ratio	%	25.3	26.8	24.7	64.6	42.4	41.6
Dividend on equity (DOE)	%	2.7	3.0	2.8	2.6	2.6	-
Net worth ratio	%	21.5	15.1	15.8	16.4	17.1	-
Net D/E ratio	X	2.32	2.44	2.78	2.55	2.45	2.42
Interest coverage ratio	X	-	1.2	-	4.3	5.1	-

[Formulas for calculation of indicators]

* Investment = Capital expenditure + Purchases of investment securities (on a basis of cash flows from investing activities)
* NOI = Income for the leasing business - cost of sales for the leasing business + depreciation and amortization expense (including long-term prepaid expenses)
* Net income per share = Net income / Shares outstanding
* Return on equity = Net income / ((Net worth at the end of the previous year + Net worth at the end of the year under review) / 2)
* Dividend payout ratio = (Full-year) dividend per share / Net income per share
* Dividend on equity = (Full-year) dividend / ((Net worth at the end of the previous year + Net worth at the end of the year under review) / 2)
* Net worth ratio = Net worth / Total assets
* Net D/E ratio = (interest-bearing debt - cash and cash equivalents - time deposits whose deposit term exceeds three months) / net assets
* Interest coverage ratio = Cash flows from operating activities / Interest expenses (on the basis of cash flows from operating activities)
* Net worth = Net assets - Share options - Minority interest

2. Segment Information

(Million yen)

	Mar-07	Mar-08	Mar-09	Mar-10	Mar-11	(Forecast) Mar-12
Net sales	128,215	138,206	144,277	149,224	145,693	144,000
Leasing	85,312	89,917	99,928	98,092	92,608	91,100
Residential property sales	32,680	38,415	32,688	41,643	41,725	35,600
Others	13,524	13,845	16,624	14,553	16,383	22,100
Eliminations	(3,301)	(3,971)	(4,963)	(5,064)	(5,022)	(4,800)
Operating expense	103,124	109,488	119,032	133,095	121,369	119,500
Leasing	62,127	63,891	64,367	66,570	63,381	63,900
Residential property sales	27,451	31,821	38,706	52,142	41,192	34,100
Others	12,573	12,872	15,123	13,194	15,170	19,100
Eliminations/Corporate	971	902	834	1,187	1,624	2,400
Operating income	25,091	28,718	25,244	16,129	24,324	24,500
Leasing	23,184	26,025	35,560	31,521	29,226	27,200
Residential property sales	5,228	6,593	(6,018)	(10,498)	533	1,500
Others	951	973	1,500	1,358	1,212	3,000
Eliminations/Corporate	(4,273)	(4,873)	(5,798)	(6,252)	(6,647)	(7,200)
Operating income margin	19.6%	20.8%	17.5%	10.8%	16.7%	17.0%
Leasing	27.2%	28.9%	35.6%	32.1%	31.6%	29.9%
Residential property sales	16.0%	17.2%	(18.4%)	(25.2%)	1.3%	4.2%
Others	7.0%	7.0%	9.0%	9.3%	7.4%	13.6%
Assets	581,848	900,325	936,650	916,725	910,492	-
Leasing	480,612	756,955	795,286	800,739	805,609	-
Residential property sales	88,606	128,258	133,099	96,039	85,726	-
Others	7,122	10,439	7,322	7,618	9,814	-
Eliminations/Corporate	5,507	4,671	942	12,326	9,342	-
Depreciation and amortization	23,657	23,246	25,762	25,520	23,388	-
Leasing	23,468	22,924	25,476	24,874	22,725	-
Residential property sales	2	8	8	14	4	-
Others	7	60	76	89	67	-
Eliminations/Corporate	179	254	201	541	590	-
Capex	48,589	76,713	65,002	23,691	25,682	-
Leasing	48,466	76,458	63,380	22,935	23,520	-
Residential property sales	4	5	0	4	0	-
Others	20	24	169	124	38	-
Eliminations/Corporate	97	224	1,451	626	2,122	-

1. Leasing

○ By type

	Unit	Mar-07	Mar-08	Mar-09	Mar-10	Mar-11
Office/retail						
Net sales	Million yen	79,691	82,483	91,927	90,758	85,807
Leasable area	m^2	1,070,521	1,146,353	1,154,905	1,138,997	1,149,628
Sub-leases	m^2	55,953	18,365	21,374	21,159	16,326
Residential/others	Million yen	5,621	7,434	8,000	7,333	6,800
Net sales	Million yen	85,312	89,917	99,928	98,092	92,608

○ Vacancy rate

(%)

	2007				2008				2009				2010				2011
	3	6	9	12	3	6	9	12	3	6	9	12	3	6	9	12	3
Central Tokyo (Tokyo 5 wards)	0.9	1.4	0.5	0.8	0.5	1.1	8.7	3.1	2.8	4.8	4.9	5.5	6.5	4.9	4.1	3.7	3.6
Nationwide	2.1	1.8	1.4	4.1	4.2	2.3	4.8	3.2	3.1	4.4	5.0	4.8	6.4	6.2	6.0	6.4	5.7

○ Market value of rental properties

(Million yen)

Consolidated balance sheet amount			Market value at end of March 2011
Amount at end of March 2010	Change	Amount at end of March 2011	
737,885	(771)	737,113	1,180,817

2. Residential Property Sales

(Million yen/unit)

	Mar-07		Mar-08		Mar-09		Mar-10		Mar-11	
	Units /Lots	Profits	Units /Lots	Profits	Units /Lots	Profits	Units /Lots	Profits	Units /Lots	Profits
Sale of condominiums										
Units delivered										
Tokyo area	469	18,167	212	12,299	342	14,731	421	15,959	463	22,948
Other areas	201	7,531	413	18,020	221	10,114	422	14,718	253	8,678
Inventories	22	-	146	-	335	-	267	-	91	-
Sale of land lots										
Lots delivered										
Tokyo area	193	4,726	164	3,474	-	550	12	2,481	20	1,957
Other areas	39	2,255	164	3,331	387	7,291	242	6,559	306	5,828
Inventories	4	-	2	-	91	-	42	-	27	-
Total										
Units/Lots delivered										
Tokyo area	662	22,893	376	15,773	342	15,281	433	18,441	483	24,906
Other areas	240	9,786	577	21,351	608	17,406	664	21,277	559	14,507
Inventories	26	-	148	-	426	-	309	-	118	-
Others										
Units delivered										
Tokyo area	-	-	-	-	-	-	-	-	-	-
Other areas	-	-	1	1,289	-	-	2	1,925	1	2,312
Inventories	-	-	-	-	-	-	-	-	-	-
Grand total	-	32,680	-	38,415	-	32,688	-	41,643	-	41,725

3. NOI Figures by Key Buildings

(Million yen)

	Location	Sector	Mar-07	Mar-08	Mar-09	Mar-10	Mar-11
Urbannet Otemachi Building	Chiyoda, Tokyo	Office	5,507	5,845	6,498	5,920	5,371
Otemachi First Square	Chiyoda, Tokyo	Office	4,508	4,902	4,994	4,403	3,972
NTT Makuhari Building	Mihama, Chiba	Office	2,220	2,371	2,349	2,309	1,979
Granpark Tower	Minato, Tokyo	Office	4,051	4,054	4,069	4,727	4,521
Seavans N Building	Minato, Tokyo	Office	2,644	2,933	3,182	3,052	2,465
Tokyo Opera City	Shinjuku, Tokyo	Office	1,676	1,845	1,862	1,704	1,512
Urbannet Ikebukuro Building	Toshima, Tokyo	Office	1,054	1,046	1,106	1,016	-
Akihabara UDX	Chiyoda, Tokyo	Office	-	-	7,874	7,722	7,530
JA Building, Keidanren Kaikan	Chiyoda, Tokyo	Office	-	-	-	1,113	1,989
Urbannet Oroshimachi Building	Wakabayashi, Sendai	Office	487	532	457	548	216
Urbannet Itsutsubashi Building	Aoba, Sendai	Office	250	236	233	240	217
Urbannet CS Building	Naka, Nagoya	Office	349	340	363	347	343
Johoku Building	Kita, Nagoya	Other	388	521	-	-	-
Urbannet Shizuoka Building	Aoi, Shizuoka	Office	314	293	338	305	307
Urbannet Shizuoka Otemachi Building	Aoi, Shizuoka	Office	387	404	423	390	359
Urbannet Kaminagoya Building	Nishi, Nagoya	Office	107	108	107	109	106
Urbannet Fushimi Building	Naka, Nagoya	Office	426	429	457	450	439
Urbannet Nagoya Building	Higashi, Nagoya	Office	2,464	2,386	2,464	2,275	2,131
Sumitomo Corporation Nagoya Building	Higashi, Nagoya	Office	-	-	-	-	287
NTT Osaka Chuo Building	Chuo, Osaka	Office	431	411	410	374	373
Urban Ace Kitahama Building	Chuo, Osaka	Office	443	399	427	435	413
Urban Ace Higobashi Building	Nishi, Osaka	Office	336	329	334	336	328
Urban Ace Sannomiya Building	Chuo, Kobe	Office	452	461	436	437	441
Urban Ace Awaza Building	Nishi, Osaka	Office	416	412	376	351	330
Urbannet Honmachi Building	Chuo, Osaka	Office	362	379	376	375	362
Tradepia Yodoyabashi	Chuo, Osaka	Office	-	-	327	849	742
NTT Cred Motomachi Building	Naka, Hiroshima	Commercial	3,849	3,732	3,785	3,287	3,269
NTT Cred Hakushima Building	Naka, Hiroshima	Office	842	786	806	816	775
NTT Cred Okayama Building	Kita, Okayama	Office	567	564	467	316	309
NTT-T Building	Chuo, Fukuoka	Commercial	2,149	2,160	2,220	2,127	2,068
NTT-KF Building	Chuo, Fukuoka	Office	319	326	324	323	234
Urbannet Hakata Building	Hakata, Fukuoka	Office	223	273	295	280	248
Emuzu Odori Building	Chuo, Sapporo	Office	426	396	415	367	365
Emuzu Minami 22-jo Building	Chuo, Sapporo	Office	111	122	119	114	116
Urbannet Sapporo Building	Chuo, Sapporo	Office	796	767	771	745	767
Total other buildings			11,935	12,971	15,595	13,302	11,820
Total			50,504	52,748	64,277	61,480	56,722

*1: Nagoya Mitsukoshi OS Center has been renamed Johoku Building.(It was sold in September 2008)
*2: Akihabara UDX is a property owned by a company consolidated into the Group in the fiscal year ended March 31, 2008.
*3: The Company acquired Tradepia Yodoyabashi in November 2008.
*4: JA Building, Keidanren Kaikan were completed in April 2009.
*5: The Company sold Urbannet Ikebukuro Building in March 2010.
*6: Sumitomo Corporation Nagoya Building was acquired in April 2010.

1. Consolidated Balance Sheet

(Million yen)

	Mar-07	Mar-08	Mar-09	Mar-10	Mar-11
(Assets)					
I. Current assets					
1. Cash and cash equivalents	2,057	9,577	8,954	9,601	10,270
2. Notes and accounts receivable, trade	6,271	6,009	5,167	14,403	6,458
3. Inventories	82,745	122,660	127,830	81,593	80,613
4. Deferred tax assets	725	1,172	1,411	1,507	1,723
5. Other current assets	3,053	10,617	5,084	18,100	14,699
6. Less allowance for doubtful receivables	(1)	(0)	(1)	(6)	(2)
Total current assets	94,853	150,037	148,447	125,200	113,762
II. Fixed assets					
1. Property and equipment					
(1) Buildings and structures	312,244	369,152	350,767	337,061	329,385
(2) Machinery and vehicles	3,420	3,072	2,614	2,418	2,132
(3) Land	101,723	333,183	378,620	395,698	400,206
(4) Lease assets	-	330	241	160	203
(5) Construction in progress	14,083	246	9,359	6,624	9,718
(6) Other fixed assets	3,281	3,384	3,523	3,907	3,618
Property and equipment, net	434,753	709,370	745,127	745,870	745,265
2. Intangible assets, net	1,703	1,817	3,338	3,416	4,969
3. Investments and other assets					
(1) Investment securities	20,422	14,637	16,391	17,535	21,150
(2) Long-term prepaid expenses	20,070	19,630	18,920	18,410	17,982
(3) Deferred tax assets	3,301	97	50	332	373
(4) Other assets	6,749	4,739	4,379	5,961	6,990
(5) Less allowance for doubtful receivables	(5)	(5)	(3)	(0)	(0)
Total investments and other assets	50,538	39,099	39,737	42,238	46,495
Total fixed assets	486,995	750,287	788,202	791,525	796,729
Total assets	581,848	900,325	936,650	916,725	910,492

Financial Statement Data

(Million yen)

	Mar-07	Mar-08	Mar-09	Mar-10	Mar-11
(Liabilities)					
I. Current liabilities					
1. Notes and accounts payable, trade	21,714	28,139	9,052	6,287	8,083
2. Short-term borrowings	7,842	-	25,798	-	-
3. Lease liabilities	-	195	179	130	101
4. Current portion of long-term debt (payment within one year)	26,261	45,190	41,979	44,339	67,360
5. Corporate bonds (payable within one year)	9,300	11,611	5,109	2,861	1,611
6. Commercial paper	-	10,000	9,994	4,999	-
7. Accrued income taxes	4,193	7,439	611	607	5,662
8. Provision for Loss on Disaster	-	-	-	-	574
9. Other current liabilities	26,845	24,830	24,046	25,747	21,428
Total current liabilities	96,156	127,406	116,772	84,973	104,822
II. Long-term liabilities					
1. Corporate bonds	32,992	88,563	107,185	115,318	123,704
2. Long-term debt	216,673	296,482	331,003	329,163	295,102
3. Lease liabilities	-	364	257	157	196
4. Deferred tax liabilities	-	56,973	60,403	70,854	68,644
5. Accrued employees' retirement benefits	5,231	4,984	5,255	5,734	5,889
6. Accrued directors‘ and corporate auditors’ retirement benefits	203	45	67	88	121
7. Deposits from tenants	105,230	108,792	97,857	92,434	88,081
8. Negative goodwill	-	38,530	34,032	32,234	30,186
9. Other long-term liabilities	191	212	220	226	2,957
Total long-term liabilities	360,522	594,949	636,284	646,213	614,886
Total liabilities	456,679	722,356	753,056	731,187	719,709
(Net assets)					
I. Shareholders' equity					
1. Common stock	48,760	48,760	48,760	48,760	48,760
2. Capital surplus	34,109	34,109	34,109	34,109	34,109
3. Retained earnings	41,925	53,392	65,103	67,270	72,628
II. Accumulated other comprehensive income					
1. Unrealized gains on available-for-sale securities, net of taxes	296	133	176	113	257
2. Foreign currency translation adjustment	-	-	-	(21)	(221)
III. Minority interests	77	41,573	35,443	35,305	35,248
Total Net assets	125,169	177,969	183,593	185,537	190,783
Total liabilities and Net assets	581,848	900,325	936,650	916,725	910,492

2. Consolidated Statements of Income and Comprehensive Income

(Million yen)

(1)Consolidated Statements of Income

	Mar-07	Mar-08	Mar-09	Mar-10	Mar-11
I. Net sales	128,215	138,206	144,277	149,224	145,693
II. Cost of sales	91,781	96,042	104,259	115,823	104,442
Gross profit	36,433	42,163	40,017	33,401	41,251
III. Selling, general and administrative expenses	11,342	13,445	14,773	17,271	16,926
Operating income	25,091	28,718	25,244	16,129	24,324
IV. Non-operating income					
1. Interest income	11	13	83	68	56
2. Dividend income	44	31	46	27	36
3. Contributions	39	112	92	3	103
4. Gain on donated fixed assets	32	67	33	4	0
5. Gain on the amortization of negative goodwill	-	-	1,926	1,926	1,926
6. Equity in earnings of affiliates	1,624	2,245	66	109	110
7. Others	97	331	124	424	279
Total non-operating income	1,850	2,801	2,373	2,564	2,512
V. Non-operating expense					
1. Interest expense	3,794	5,036	7,780	8,267	7,928
2. Others	208	287	332	210	353
Total non-operating expense	4,003	5,323	8,113	8,477	8,282
Ordinary Income	22,938	26,196	19,504	10,215	18,554

(Million yen)

	Mar-07	Mar-08	Mar-09	Mar-10	Mar-11
VI. Extraordinary income					
1. Gain on sales of fixed assets	306	79	12,037	17,628	212
2. Gain on disbursement of substitutional portion of the National Welfare Pension Plan	-	664	-	-	-
3. Others	-	-	-	-	8
Total extraordinary income	306	743	12,037	17,628	220
VII. Extraordinary loss					
1. Loss on sales of fixed assets	0	5	1,136	1,377	8
2. Loss on disposals of fixed assets	1,432	1,724	1,892	1,389	1,052
3. Loss from the application of lease accounting standards	-	171	-	-	-
4. Impairment loss	-	-	457	3,086	-
5. Loss on adjustment for changes of accounting standard for asset retirement obligations	-	-	-	-	1,001
6. Loss on disaster	-	-	-	-	585
7. Others	0	27	661	171	4
Total extraordinary losses	1,432	1,929	4,147	6,025	2,652
Income before income taxes and minority interests	21,812	25,010	27,393	21,819	16,122
Income taxes (current)	7,929	11,600	6,547	4,247	7,996
Income taxes (deferred)	885	(1,348)	3,208	10,119	(2,565)
Income before minority interests	-	-	-	-	10,691
Minority interests	2	0	1,648	1,335	1,384
Net income	12,995	14,758	15,989	6,116	9,307

(2)Consolidated Statements of Comprehensive Income

	Mar-07	Mar-08	Mar-09	Mar-10	Mar-11
Income before minority interests	-	-	-	-	10,691
Other comprehensive income	-	-	-	(84)	(33)
Comprehensive income	-	-	-	7,366	10,658

3. Consolidated Statements of Changes in Shareholders' Equity and Other Net Assets

(Million yen)

	Mar-07	Mar-08	Mar-09	Mar-10	Mar-11
Shareholders' equity					
Common stock					
Balance at the beginning of the year	48,760	48,760	48,760	48,760	48,760
Balance at the end of the year	48,760	48,760	48,760	48,760	48,760
Capital surplus					
Balance at the beginning of the year	34,109	34,109	34,109	34,109	34,109
Balance at the end of the year	34,109	34,109	34,109	34,109	34,109
Retained earnings					
Balance at the beginning of the year	32,299	41,925	53,392	65,103	67,270
Cash dividends paid	(1,645)	(1,645)	(2,303)	(1,974)	(1,974)
Bonuses to directors and corporate auditors	(78)	-	-	-	-
Midterm dividend	(1,645)	(1,645)	(1,974)	(1,974)	(1,974)
Net income	12,995	14,758	15,989	6,116	9,307
Balance at the end of the year	41,925	53,392	65,103	67,270	72,628
Accumulated other comprehensive income					
Balance at the beginning of the year	-	-	-	176	91
Balance at the end of the year	-	-	-	91	36
Minority interests in consolidated subsidiaries					
Balance at the beginning of the year	80	77	41,573	35,443	35,305
Balance at the end of the year	77	41,573	35,443	35,305	35,248

4. Consolidated Statements of Cash Flows

(Million yen)

	Mar-07	Mar-08	Mar-09	Mar-10	Mar-11
I. Operating activities					
Income before income taxes and minority interests	21,812	25,010	27,393	21,819	16,122
Depreciation and amortization	23,657	23,246	25,762	25,520	23,388
Loss on adjustment for changes of accounting standard for asset retirement obligations	-	-	-	-	1,001
Loss on disaster	-	-	-	-	585
Amortization of negative goodwill	-	-	(1,926)	(1,926)	(1,926)
Loss on impairment of fixed assets	-	-	457	3,086	-
Amortization of goodwill	-	-	-	128	141
Increase (decrease) in allowance for doubtful receivables	(0)	(2)	(0)	2	(4)
Increase (decrease) in accrued employees' retirement benefits	146	(246)	271	478	151
Interest and dividends income	(55)	(44)	(129)	(95)	(93)
Interest expense	3,794	5,036	7,780	8,267	7,928
Equity in earnings of affiliates	(1,624)	(2,245)	(66)	(109)	(110)
Gain on sales of property and equipment	(306)	(79)	(12,037)	(17,628)	(212)
Loss on disposal of property and equipment	1,431	1,724	1,892	1,389	1,052
Loss on sales of property and equipment	0	5	1,136	1,377	8
Decrease (Increase) in lease investment asset	-	-	(488)	(1,311)	(595)
Extraordinary loss from the application of the lease accounting standards	-	171	-	-	-
Decrease (Increase) in notes and accounts receivable, trade	(97)	262	842	(9,235)	8,122
Amortization of bonds issuance costs	7	-	-	42	32
Decrease (Increase) in inventories	(42,281)	(39,933)	(12,822)	25,211	1,987
Increase (decrease) in notes and accounts payable, trade	8,439	6,425	(19,086)	(2,664)	1,795
Increase (decrease) in deposits from tenants	(9,514)	(483)	(8,586)	(5,547)	(5,708)
Bonuses to directors and corporate auditors	(78)	-	-	-	-
Others	1,598	(2,118)	(1,526)	(1,236)	(2,444)
Sub-total	6,930	16,729	8,864	47,525	51,225
Interest and dividends received	1,561	2,172	166	124	128
Interest paid	(3,575)	(4,942)	(7,758)	(8,222)	(7,996)
Income taxes paid	(9,992)	(8,257)	(13,363)	(4,258)	(2,940)
Net cash provided by operating activities	(5,076)	5,700	(12,091)	35,168	40,417

(Million yen)

	Mar-07	Mar-08	Mar-09	Mar-10	Mar-11
II. Investing activities					
Purchases of property and equipment	(43,117)	(74,892)	(66,225)	(22,231)	(24,533)
Proceeds from sales of property and equipment	1,068	5,753	19,629	30,667	1,470
Purchases of investment securities	(6)	(214)	(952)	(1,023)	(3,739)
Proceeds from sales of investment securities	125	-	-	-	308
Proceeds from refund of investment securities	8,950	2,372	-	537	350
Purchase of shares in affiliates that involves changes in the scope of consolidation	-	(10,810)	-	-	(294)
Purchase of additional preferred equity securities	-	-	(8,784)	-	-
Others	(15)	(101)	(1,064)	(1,254)	(1,820)
Net cash used in investing activities	(32,995)	(77,893)	(57,397)	6,695	(28,257)
III. Financing activities					
Net increase (decrease) in short-term borrowings	(26,657)	(7,842)	25,798	(25,798)	-
Net increase (decrease) in commercial paper	-	10,000	(5)	(4,995)	(4,999)
Proceeds from long-term borrowings	67,750	125,000	76,500	42,500	33,300
Repayments of long-term borrowings	(32,457)	(26,261)	(45,190)	(41,979)	(44,339)
Proceeds from corporate bonds	22,984	-	23,664	10,966	9,994
Payments of redemption of bonds	(7,500)	(12,300)	(11,611)	(5,111)	(2,861)
Payments of other long-term accounts payable	-	(60)	(21)	-	-
Proceeds from issuance of new shares of common stock	-	0	-	-	-
Cash dividends paid	(3,290)	(3,290)	(4,278)	(3,949)	(3,949)
Cash dividends paid to minority shareholders	(5)	-	(1,794)	(1,473)	(1,433)
Others	-	(206)	18	(186)	(352)
Net cash provided by financing activities	20,823	85,038	63,079	(30,028)	(14,641)
IV. Effect of change in exchange rate on cash and cash equivalents	-	-	-	(19)	(11)
V. Net increase (decrease) in cash and cash equivalents	(17,248)	12,846	(6,409)	11,816	(2,493)
VI. Cash and cash equivalents at the beginning of the year	19,503	2,255	15,101	8,691	20,508
VII. Cash and cash equivalents at the end of the year	2,255	15,101	8,691	20,508	18,015