FACT BOOK

for the First-half of the Fiscal Year Ending March 31, 2009 (FY2008)

November 4, 2008

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NTT都市開発
NTT Urban Development Co.

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Year-to-Year Comparison (Consolidated)

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1. Consolidated Statements of Income

(Million yen)

	Sep-07	Sep-08	Change	Change (%)
Net sales	56,604	68,372	11,767	20.8
Operating expense	45,548	50,226	4,677	10.3
Operating income	11,056	18,146	7,090	64.1
Non-operating income	1,268	1,236	(31)	(2.5)
Non-operating expense	2,353	3,998	1,644	69.9
Ordinary income	9,970	15,384	5,414	54.3
Extraordinary gain	740	2,082	1,341	181.0
Extraordinary losses	629	863	233	37.1
Income before income taxes	10,081	16,603	6,521	64.7
Taxes	4,095	6,890	2,794	68.2
Net income	5,985	9,713	3,727	62.3

Increases/Decreases (Billion yen)

■ Operating revenue
- Leasing: +5.5
- Residential property sales: +5.9
- Other: +0.8

■ Operating expense
- Leasing: (0.6)
- Residential property sales: +4.6
- Other: +0.8

■ Non-operating income
- Negative goodwill amortization: +0.9
- Equity in earnings of affiliates: (1.0)

■ Non-operating expense
- Interest expense: +1.4

■ Extraordinary gain
- Gain on sale of fixed assets: +2.0

■ Extraordinary losses
- Loss on disposal of fixed assets: +0.2

2. Net Sales and Income by Segment

(Million yen)

	Sep-07	Sep-08	Change	Change (%)
Net sales				
Leasing	44,248	49,756	5,507	12.4
Residential property sales	7,990	13,944	5,953	74.5
Other	6,168	6,995	826	13.4
Eliminations	(1,803)	(2,323)	(520)	-
Total	56,604	68,372	11,767	20.8
Operating income				
Leasing	12,180	18,347	6,166	50.6
Residential property sales	443	1,731	1,287	290.3
Other	452	445	(7)	(1.7)
Eliminations	(2,020)	(2,377)	(356)	-
Total	11,056	18,146	7,090	64.1

Increases/Decreases (Billion yen)

■ Leasing
- Net sales and operating income rose with making UDX Tokutei Mokuteki Kaisha (Special Purpose Company) the Company’s consolidated subsidiary, acquiring rents from new buildings and increasing the rents for existing buildings.

■ Residential property sales
- Net sales and operating income grew, as a result of increased deliveries of condominiums with high income margins.

■ Other
- Net sales rose, while operating income fell, as a result of a rise in revenues from contract constructions.

Year-to-Year Comparison (Consolidated)

3. Consolidated Balance Sheets

(Million yen)

	Mar-08	Sep-08	Change	Change (%)
Current assets	150,037	157,059	7,021	4.7
Fixed assets	750,287	747,062	(3,225)	(0.4)
Total assets	900,325	904,122	3,796	0.4
Current liabilities	127,406	108,101	(19,305)	(15.2)
Long-term liabilities	594,949	610,771	15,821	2.7
Total liabilities	722,356	718,873	(3,483)	(0.5)
Total net assets	177,969	185,249	7,280	4.1
Interest-bearing debt (consolidated)	451,849	475,511	23,662	5.2

Increases/Decreases
(Billion yen)

■Assets
○ Current assets
- Inventories: +15.4

○ Fixed assets
- Loss due to depreciation and amortization: (12.4)
- Land: +6.3

■Liabilities
○ Current liabilities
- Accounts payable: (23.7)

○ Long-term liabilities
- Corporate Bonds: +19.1

■Net assets
- Net income: +9.7
- Dividends paid: (2.3)

4. Consolidated Statements of Cash Flows

(Million yen)

	Sep-07	Sep-08	Change
Cash and cash equivalents at the beginning of the term	2,255	15,101	12,846
Operating activities	(14,408)	(13,992)	416
Depreciation and amortization	11,402	12,390	988
Investing activities	(39,552)	(13,167)	26,385
Free cash flow	(53,961)	(27,160)	26,801
Financing activities	55,151	20,245	(34,906)
Cash and cash equivalents at the end of the term	3,445	8,186	4,741

Key factors
(Billion yen)

■Operating CF - 13.9
- Income before income taxes and minority interests: 16.6
- Depreciation and amortization: 12.3
- Decrease in inventories: (14.0)
- Decrease in notes and accounts payable, trade: (23.7)
- Income taxes paid: (7.3)

■Investing CF - 13.1
- Purchases of property and equipment: (16.3)
- Sales of property and equipment: 3.8

■Financing CF 20.2
- Increase in borrowings: 23.6
- Dividends paid: (2.3)
- Dividends paid to minority shareholders: (0.9)