

Consolidated Financial Results for the Second Quarter of Fiscal 2007 (April 1, 2007 - September 30, 2007)

Fiscal 2007 (Year ending March 31, 2008)

November 8, 2007

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1. Results for Second Quarter of Fiscal 2007 (April 1, 2007 - September 30, 2007)

(1) Consolidated financial results (Amounts less than one million yen, except for per share amounts, are omitted.)

	Operating revenues		Operating income		Ordinary profit		Net income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Six months ended Sep. 30, 2007	354,888	12.9	88,414	28.7	75,101	30.8	40,289	33.5
Six months ended Sep. 30, 2006	314,246	26.2	68,704	61.2	57,396	83.4	30,178	158.3
(Reference) Fiscal 2006	676,834	-	137,176	-	112,406	-	50,299	-

	Earnings per share	
	Yen	
Six months ended Sep. 30, 2007	84.87	
Six months ended Sep. 30, 2006	63.54	
(Reference) Fiscal 2006	105.92	

Notes 1. Average number of shares issued and outstanding (consolidated)

Fiscal 2007, 1H : 474,708,869 shares; Fiscal 2006, 1H : 474,968,698 shares

2. Percentages represent changes compared with the same period of the previous fiscal year.

(2) Consolidated financial position (Amounts less than one million yen, except for per share amounts, are omitted.)

	Total assets	Shareholders' equity	Shareholders' equity ratio	Shareholders' equity per share
	Millions of yen	Millions of yen	%	Yen
As of Sep. 30, 2007	2,746,132	434,498	15.8	915.38
As of Sep. 30, 2006	2,492,888	389,674	15.6	820.55
(Reference) Fiscal 2006	2,747,899	409,196	14.9	861.93

Note: Number of shares issued and outstanding (consolidated)

As of September 30, 2007 : 474,666,473 shares; As of September 30, 2006 : 474,893,435 shares

2. Dividend Position

	Dividends per share		
	Interim	Year end	Annual
	Yen	Yen	Yen
Fiscal 2006	6.00	8.00	14.00
Fiscal 2007	8.00	-	16.00
Forecast for Fiscal 2007	-	8.00	

3. Consolidated Business Forecasts for Fiscal 2007 (Year ending March 31, 2008)

	Operating revenues	Operating income	Ordinary profit	Net income
	Millions of yen	Millions of yen	Millions of yen	Millions of yen
Fiscal 2007	690,000	150,000	120,000	60,000

Note: The foregoing estimates were based on information available as of the date this data was released, and actual results may differ from estimates due to various arising in the future.

4. Results of main segments

(1) Operating revenue

	Six months ended Sep. 30, 2006	Six months ended Sep. 30, 2007	Increase (Decrease)	(Millions of yen)	
				Forecast for Fiscal 2007	Increase (Decrease)
Leasing	129,523	137,340	+7,816	272,000	+9,381
Sales	99,501	118,532	+19,031	202,000	(9,035)
Construction	57,029	67,398	+10,368	152,000	+9,437
Brokerage	25,859	29,288	+3,429	62,000	+5,468
Other and Elimination/Corporate	2,332	2,327	(4)	2,000	(2,083)
Total	314,246	354,888	+40,642	690,000	+13,166

(2) Operating income

	Six months ended Sep. 30, 2006	Six months ended Sep. 30, 2007	Increase (Decrease)	(Millions of yen)	
				Forecast for Fiscal 2007	Increase (Decrease)
Leasing	44,558	47,401	+2,843	89,000	+5,506
Sales	18,792	33,438	+14,646	39,000	+2,464
Construction	742	2,002	+1,260	9,500	+685
Brokerage	9,142	10,849	+1,707	23,000	+2,062
Other and Elimination/Corporate	(4,530)	(5,276)	(746)	(10,500)	+2,109
Total	68,704	88,414	+19,710	150,000	+12,824