

平成20年3月期 (March 31,2008)

FACT SHEETS

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March 31,2008(Non-consolidated)

住友不動産株式会社

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(ご照会先)

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平成20年3月期(Mar-08) 連結決算(Consolidated base)

[損益計算書](Statements of operations)

| | | 16/3 | 17/3 | 18/3 | 19/3 | 20/3 | 21/3 |
|--------------------|--|-----------|-----------|-----------|-----------|-----------|------------------|
| | | (Mar-04) | (Mar-05) | (Mar-06) | (Mar-07) | (Mar-08) | 通期予想 (Mar-09) |
| 単位: 百万円 (¥million) | | | | | | | |
| 営業収益 | Revenue from operations | 573,861 | 616,114 | 646,525 | 676,834 | 691,928 | 720,000 |
| 売上総利益 | Gross profit | 138,783 | 145,478 | 158,720 | 186,343 | 203,725 | 213,000 |
| 粗利益率 | Gross profit margin | 24.2% | 23.6% | 24.5% | 27.5% | 29.4% | 29.6% |
| 広告費 | Selling expenses | 9,900 | 10,085 | 10,618 | 10,510 | 10,142 | 12,000 |
| 一般管理費 | G & A expenses | 32,906 | 35,101 | 36,078 | 38,656 | 38,974 | 39,000 |
| 販管費 | S,G&A expenses | 42,807 | 45,187 | 46,697 | 49,167 | 49,117 | 51,000 |
| 営業利益 | Operating income | 95,976 | 100,291 | 112,023 | 137,176 | 154,607 | 162,000 |
| 営業利益率 | Operating income margin | 16.7% | 16.3% | 17.3% | 20.3% | 22.3% | 22.5% |
| 受取利息・配当金 | Interest & dividend income | 983 | 1,390 | 1,977 | 2,306 | 3,483 | 3,500 |
| その他 | Others | 1,289 | 863 | 1,066 | 1,241 | 1,153 | 500 |
| 営業外収益 | Non-operating income | 2,272 | 2,254 | 3,043 | 3,547 | 4,637 | 4,000 |
| 支払利息 | Interest expenses | 23,544 | 19,644 | 17,642 | 20,555 | 25,609 | 31,000 |
| その他 | Others | 8,728 | 8,507 | 10,386 | 7,762 | 8,459 | 8,000 |
| 営業外費用 | Non-operating expenses | 32,272 | 28,151 | 28,028 | 28,317 | 34,069 | 39,000 |
| (金融収支) | (Net interest receive) | (▲22,561) | (▲18,254) | (▲15,665) | (▲18,249) | (▲22,126) | (▲27,500) |
| 経常利益 | Ordinary profit | 65,976 | 74,393 | 87,038 | 112,406 | 125,176 | 127,000 |
| 固定資産売却益 | Gain on sale of fixed assets | | | 15,238 | 64 | 174 | |
| 投資有価証券売却益 | Gain on sale of investments in securities | | 120 | 1,446 | 226 | 2 | |
| 匿名組合清算利益 | Gain on liquidation of silent partnership | | | | 46,191 | | |
| その他 | Others | | 5 | 1,907 | 1,440 | 2,661 | |
| 特別利益 | Extraordinary income | 0 | 126 | 18,592 | 47,924 | 2,838 | |
| 固定資産処分損 | Loss on sale of fixed assets | 49,414 | 36,284 | 17,209 | 62,656 | 60 | |
| 固定資産減損損失 | Loss on impairment of fixed assets | | | 25,244 | 793 | 4,291 | |
| 投資有価証券評価損 | Loss on devaluation of investments in securities | 143 | 715 | 68 | 1,548 | 5,110 | |
| 投資有価証券売却損 | Loss on sale of investments in securities | 286 | | | | | |
| 販売用不動産整理損 | Loss on devaluation of inventories | | | | | 2,097 | |
| 貸倒損失 | Write offs of bad debt | | 3,481 | | 2,828 | | |
| 役員退職慰労金 | Payment for directors' retirement benefits | | 2,270 | | | | |
| その他 | Others | 549 | 1,077 | 1,565 | 396 | 2,483 | |
| 特別損失 | Extraordinary loss | 50,393 | 43,828 | 44,087 | 68,223 | 14,044 | 10,000 |
| 税金等調整前当期利益 | Income before income taxes | 15,582 | 30,691 | 61,542 | 92,107 | 113,970 | 117,000 |
| 法人税等 | Income tax and other taxes | 7,370 | 13,005 | 26,329 | 38,536 | 47,614 | 48,500 |
| 少数株主利益 | Minority interest | 1,892 | 2,137 | 2,705 | 3,271 | 3,222 | 3,500 |
| 当期純利益 | Net income | 6,320 | 15,547 | 32,506 | 50,299 | 63,132 | 65,000 |
| 減価償却費 | Depreciation | 12,210 | 14,018 | 16,330 | 15,677 | 17,150 | 18,000 |

[セグメント情報](Segment Information)

| (1) 営業収益 | | 16/3 | 17/3 | 18/3 | 19/3 | 20/3 | 21/3 |
|-------------------------|--------------|----------------|----------------|----------------|----------------|----------------|------------------|
| Revenue from operations | | (Mar-04) | (Mar-05) | (Mar-06) | (Mar-07) | (Mar-08) | 通期予想 (Mar-09) |
| 単位: 百万円 (¥million) | | | | | | | |
| 賃貸事業 | Leasing | 202,776 | 221,234 | 234,280 | 262,619 | 279,567 | 290,000 |
| 販売事業 | Sales | 213,302 | 224,191 | 224,735 | 211,035 | 193,574 | 205,000 |
| 完工事業 | Housing | 125,085 | 127,387 | 135,157 | 142,563 | 156,605 | 160,000 |
| 流通事業 | Brokerage | 39,808 | 43,444 | 49,217 | 56,532 | 58,541 | 60,000 |
| 合計 | Total | 573,861 | 616,114 | 646,525 | 676,834 | 691,928 | 720,000 |

| (2) 営業利益 | | 16/3 | 17/3 | 18/3 | 19/3 | 20/3 | 21/3 |
|-----------------------|--------------|---------------|----------------|----------------|----------------|----------------|------------------|
| Operating income | | (Mar-04) | (Mar-05) | (Mar-06) | (Mar-07) | (Mar-08) | 通期予想 (Mar-09) |
| 単位: 百万円 (¥million) | | | | | | | |
| 賃貸事業 | Leasing | 52,657 | 55,867 | 63,300 | 83,494 | 93,414 | 103,000 |
| 販売事業 | Sales | 32,280 | 32,355 | 33,117 | 36,536 | 42,727 | 38,000 |
| 完工事業 | Housing | 8,210 | 8,430 | 8,745 | 8,815 | 10,160 | 11,000 |
| 流通事業 | Brokerage | 8,538 | 13,488 | 16,968 | 20,938 | 20,003 | 21,000 |
| 合計 | Total | 95,976 | 100,291 | 112,023 | 137,176 | 154,607 | 162,000 |

※流通事業費用に含めていた住友不動産販売(株)の一般管理部門経費(16/3期 2,487百万円)を、17/3期より共通費用としました。

| (3) 営業利益率 | | 16/3 | 17/3 | 18/3 | 19/3 | 20/3 | 21/3 |
|-------------------------|--------------|--------------|--------------|--------------|--------------|--------------|------------------|
| Operating income margin | | (Mar-04) | (Mar-05) | (Mar-06) | (Mar-07) | (Mar-08) | 通期予想 (Mar-09) |
| 賃貸事業 | Leasing | 26.0% | 25.3% | 27.0% | 31.8% | 33.4% | 35.5% |
| 販売事業 | Sales | 15.1% | 14.4% | 14.7% | 17.3% | 22.1% | 18.5% |
| 完工事業 | Housing | 6.6% | 6.6% | 6.5% | 6.2% | 6.5% | 6.9% |
| 流通事業 | Brokerage | 21.4% | 31.0% | 34.5% | 37.0% | 34.2% | 35.0% |
| 合計 | Total | 16.7% | 16.3% | 17.3% | 20.3% | 22.3% | 22.5% |

| (4) 資産 | | 16/3 | 17/3 | 18/3 | 19/3 | 20/3 | 21/3 |
|-----------------------|--------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Assets of segment | | (Mar-04) | (Mar-05) | (Mar-06) | (Mar-07) | (Mar-08) | 通期予想 (Mar-09) |
| 単位: 百万円 (¥million) | | | | | | | |
| 賃貸事業 | Leasing | 1,481,757 | 1,538,469 | 1,619,959 | 1,787,363 | 1,949,817 | |
| 販売事業 | Sales | 261,678 | 293,259 | 415,442 | 554,519 | 568,668 | |
| 完工事業 | Housing | 26,024 | 17,755 | 19,617 | 19,939 | 18,786 | |
| 流通事業 | Brokerage | 17,694 | 7,934 | 8,456 | 17,824 | 14,943 | |
| 合計 | Total | 2,090,970 | 2,136,329 | 2,460,080 | 2,747,899 | 2,894,003 | |

| (5) 従業員数 | | 16/3 | 17/3 | 18/3 | 19/3 | 20/3 | 21/3 |
|---------------------|--------------|--------------|--------------|--------------|--------------|--------------|------------------|
| Number of employees | | (Mar-04) | (Mar-05) | (Mar-06) | (Mar-07) | (Mar-08) | 通期予想 (Mar-09) |
| 賃貸事業 | Leasing | 1,398 | 1,540 | 1,606 | 1,859 | 1,813 | |
| 販売事業 | Sales | 799 | 803 | 703 | 720 | 722 | |
| 完工事業 | Housing | 1,903 | 2,043 | 2,267 | 2,546 | 2,853 | |
| 流通事業 | Brokerage | 2,248 | 2,235 | 2,350 | 2,476 | 2,579 | |
| 合計 | Total | 6,937 | 7,246 | 7,607 | 8,280 | 8,738 | |

[事業の概況]

| (1) 賃貸事業部門(Leasing) | | 16/3 | 17/3 | 18/3 | 19/3 | 20/3 | 21/3 |
|----------------------------|-------------------------|--------------|--------------|--------------|--------------|--------------|----------|
| 【連結ベース】(Consolidated base) | | (Mar-04) | (Mar-05) | (Mar-06) | (Mar-07) | (Mar-08) | 通期予想 |
| 単位:千㎡ (1,000㎡) | | (Mar-04) | (Mar-05) | (Mar-06) | (Mar-07) | (Mar-08) | (Mar-09) |
| 期末延床面積 | Gross floor area | 2,876 | 3,082 | 3,112 | 3,360 | 3,411 | |
| 所有 | Outright ownership | 1,216 | 1,416 | 1,490 | 1,601 | 1,640 | |
| SPC | Owned by SPC | 544 | 533 | 514 | 688 | 700 | |
| サブリース事業 | Sub-lease business | 1,116 | 1,133 | 1,108 | 1,071 | 1,071 | |
| 東京都区部 | Tokyo 23wards | 2,639 | 2,851 | 2,875 | 3,134 | 3,184 | |
| その他 | Other Area | 237 | 231 | 236 | 226 | 226 | |

| オフィス期末空室率(※) | Vacancy rate | 7.8% | 6.9% | 5.7% | 4.8% | 3.8% |
|--------------|--------------|------|------|------|------|------|
|--------------|--------------|------|------|------|------|------|

※竣工後1年を経過した既存オフィスビルの空室率(単独ベース)

| (2) 販売事業部門(Sales) | | 16/3 | 17/3 | 18/3 | 19/3 | 20/3 | 21/3 |
|----------------------------|------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 【連結ベース】(Consolidated base) | | (Mar-04) | (Mar-05) | (Mar-06) | (Mar-07) | (Mar-08) | 通期予想 |
| 単位:戸、百万円 (units、¥million) | | (Mar-04) | (Mar-05) | (Mar-06) | (Mar-07) | (Mar-08) | (Mar-09) |
| マンション新規発売戸数 | Condominiums units supplied | 5,189 | 4,776 | 4,507 | 3,548 | 3,187 | 4,500 |
| マンション契約戸数 | Condominiums units sold | 4,030 | 5,229 | 4,860 | 3,954 | 2,631 | 4,500 |
| マンション完成済み未契約戸数 | Condominiums units unsold | 860 | 1,277 | 794 | 947 | 1,126 | |

| 計上戸数 | | Units delivered | 4,473 | 4,994 | 4,992 | 4,527 | 3,743 | 4,200 |
|-------------|--------------------------------|------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| マンション・戸建 | Condominiums & Detached houses | | 4,358 | 4,927 | 4,879 | 4,440 | 3,654 | 4,100 |
| 宅地 | Land lots | | 115 | 67 | 113 | 87 | 89 | 100 |
| 売上高 | | Sales income | 213,284 | 224,191 | 224,735 | 211,035 | 193,574 | 205,000 |
| マンション・戸建 | Condominiums & Detached houses | | 206,975 | 214,796 | 219,158 | 199,373 | 175,341 | 195,000 |
| 宅地 | Land lots | | 5,333 | 6,782 | 4,592 | 6,518 | 11,921 | 5,000 |
| その他 | Others | | 975 | 2,613 | 984 | 5,142 | 6,312 | 5,000 |

| (3) 完工事業部門(Housing) | | 16/3 | 17/3 | 18/3 | 19/3 | 20/3 | 21/3 |
|----------------------------|-----------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 【連結ベース】(Consolidated base) | | (Mar-04) | (Mar-05) | (Mar-06) | (Mar-07) | (Mar-08) | 通期予想 |
| 単位:棟、百万円 (units、¥million) | | (Mar-04) | (Mar-05) | (Mar-06) | (Mar-07) | (Mar-08) | (Mar-09) |
| 受注棟数 | Units contracted | 6,926 | 7,821 | 8,238 | 8,564 | 9,004 | 9,500 |
| 新築そっくりさん | Remodeling "Shinchiku Sokkurisan" | 4,843 | 5,550 | 6,116 | 6,892 | 7,324 | 7,800 |
| 注文住宅 | Custom Home | 2,083 | 2,271 | 2,122 | 1,672 | 1,680 | 1,700 |

| 計上棟数 | | Units delivered | 6,434 | 7,076 | 7,687 | 8,136 | 8,586 | 9,150 |
|-------------|-----------------------------------|--------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| 新築そっくりさん | Remodeling "Shinchiku Sokkurisan" | | 4,391 | 5,157 | 5,748 | 6,508 | 6,956 | 7,500 |
| 注文住宅 | Custom Home | | 2,043 | 1,919 | 1,939 | 1,628 | 1,630 | 1,650 |
| 売上高 | | Revenue from housing business | 125,085 | 127,387 | 135,157 | 142,563 | 156,605 | 160,000 |
| 新築そっくりさん | Remodeling "Shinchiku Sokkurisan" | | 43,998 | 55,765 | 63,117 | 75,163 | 83,797 | 90,000 |
| 注文住宅 | Custom Home | | 46,460 | 44,803 | 47,282 | 42,754 | 45,582 | 45,000 |
| ユニバーサルホーム | Universal Home | | 2,482 | 2,827 | 3,536 | 3,993 | 3,736 | 4,500 |
| その他 | Others | | 32,145 | 23,992 | 21,222 | 20,653 | 23,490 | 20,500 |

[連結キャッシュ・フロー計算書] (Consolidated Statements of Cash Flows)

| | | 16/3 | 17/3 | 18/3 | 19/3 | 20/3 | 21/3 |
|---------------------------|---|----------------|----------------|-----------------|-----------------|-----------------|------------------|
| | | (Mar-04) | (Mar-05) | (Mar-06) | (Mar-07) | (Mar-08) | 通期予想 (Mar-09) |
| 単位: 百万円 | (¥million) | | | | | | |
| 税金等調整前当期純利益 | Income before income tax and minority interest | 15,582 | 30,691 | 61,542 | 92,107 | 113,970 | |
| 減価償却費 | Depreciation and amortization | 12,210 | 14,018 | 16,330 | 15,677 | 17,150 | |
| 貸倒引当金の増加額又は減少額(△) | Provision for allowance for doubtful accounts -- net | △2,905 | △17,321 | 1,663 | 6,264 | △35,885 | |
| 固定資産売却益 | Gain on sale of property and equipment | | | △15,238 | △64 | △174 | |
| 固定資産売却損 | Loss on sale of property and equipment | 49,414 | 36,284 | 17,209 | 62,656 | 60 | |
| 固定資産減損損失 | Loss on impairment of fixed assets | | | 25,244 | 793 | 4,291 | |
| 売上債権の増加額(△)又は減少額 | Decrease (Increase) in notes and accounts receivable -- trade | △11,360 | 4,787 | 5,238 | 4,599 | 7,324 | |
| たな卸資産の増加額(△) | Increase in inventories | △22,032 | △20,003 | △108,021 | △190,790 | △71,116 | |
| 営業貸付金の増加額(△)又は減少額 | Decrease (Increase) in trade loans receivable | 7,533 | 29,192 | △4,853 | 2,298 | 16,563 | |
| 仕入債務の増加額又は減少額(△) | Increase (Decrease) in notes and accounts payable -- trade | 17,224 | △26,994 | 10,281 | 2,093 | △18,087 | |
| 前受金の増加額又は減少額(△) | Increase (Decrease) in advances received | △2,336 | 6,688 | 12,032 | 1,383 | △7,249 | |
| 法人税等の還付又は支払額(△) | Receipt (Payments) for income tax and other taxes | 824 | △1,219 | △9,665 | △49,184 | △41,917 | |
| その他 | Other -- net | △30,537 | △8,092 | △406 | 3,284 | △4,378 | |
| 営業活動によるキャッシュ・フロー | Net cash provided by operating activities | 33,617 | 48,031 | 11,357 | △48,880 | △19,448 | |
| 有形固定資産の取得による支出 | Payments for purchases of property and equipment | △34,189 | △106,784 | △237,024 | △152,601 | △144,016 | |
| 有形固定資産の売却による収入 | Proceeds from sale of property and equipment | 18,095 | 21,902 | 91,055 | 529 | 926 | |
| 有価証券/投資有価証券の純増減 | Increase in securities | △21,198 | △7,753 | △38,757 | △1,919 | △33,112 | |
| 差入保証金・敷金の純増減 | Decrease (Increase) in guarantee and lease deposits paid to lessors | △2,845 | 1,711 | △14,522 | △14,057 | 12,316 | |
| 預り保証金・敷金の純増減 | Increase (Decrease) in guarantee and lease deposits received | △10,211 | △11,836 | △8,582 | 14,808 | 9,579 | |
| 共同投資事業出資預託金の純増減 | Receipts (Payments) of contributions to partnerships | 36,696 | 43,883 | △10,050 | △14,997 | 14,972 | |
| その他 | Other -- net | 1,144 | △1,942 | 8,222 | △19,651 | 558 | |
| 投資活動によるキャッシュ・フロー | Net cash provided by (used in) investing activities | △12,508 | △60,819 | △209,658 | △187,887 | △138,774 | |
| 短期借入金・CPの純増減 | Increase (Decrease) in short-term bank loans & CP | △87,428 | △32,178 | 76,025 | 56,700 | △21,800 | |
| 社債の純増減 | Increase (Decrease) in bonds and notes | △29,209 | 2,477 | △2,667 | 19,126 | 33,433 | |
| 長期借入金の純増減 | Increase (Decrease) in long-term debt | 27,149 | 19,461 | 155,285 | 130,785 | 179,764 | |
| 配当金の支払額 | Cash dividends paid | △2,695 | △4,580 | △6,653 | △5,224 | △7,595 | |
| その他 | Other -- net | 109,605 | △1,440 | △12,689 | 48,665 | △39,072 | |
| 財務活動によるキャッシュ・フロー | Net cash provided by (used in) financing activities | 17,422 | △16,260 | 209,299 | 250,053 | 144,730 | |
| 現金及び現金同等物の増加額又は減少額 | Net increase (decrease) in cash and cash equivalents | 36,768 | △29,209 | 12,918 | 13,667 | △13,286 | |
| 現金及び現金同等物の期首残高 | Cash and cash equivalents at beginning of year | 95,703 | 132,476 | 103,237 | 116,155 | 129,822 | |
| 現金及び現金同等物の期末残高 | Cash and cash equivalents at end of year | 132,476 | 103,237 | 116,155 | 129,822 | 116,535 | |

【財務の状況】

| (1) 総資産、自己資本 | | 16/3 | 17/3 | 18/3 | 19/3 | 20/3 | 21/3 |
|-----------------------|----------------------|-----------|-----------|-----------|-----------|-----------|----------|
| Total assets & Equity | | (Mar-04) | (Mar-05) | (Mar-06) | (Mar-07) | (Mar-08) | 通期予想 |
| 単位: 百万円 | | (Mar-04) | (Mar-05) | (Mar-06) | (Mar-07) | (Mar-08) | (Mar-09) |
| 総資産 | Total assets | 2,090,970 | 2,136,329 | 2,460,080 | 2,747,899 | 2,894,003 | |
| ROA | Return On Assets(※1) | 4.7% | 4.8% | 5.0% | 5.4% | 5.6% | |
| 自己資本 | Shareholders' equity | 303,875 | 320,097 | 375,656 | 409,196 | 427,423 | |
| 自己資本比率 | Equity Ratio | 14.5% | 15.0% | 15.3% | 14.9% | 14.8% | |
| ROE | Return On Equity(※2) | 2.5% | 5.0% | 9.3% | 12.8% | 15.1% | |

(※1) (営業利益 + 受取利息・配当金) ÷ 総資産 (期首期末平均) (Operating Income + Interest & Dividend Income / Total Assets)

(※2) 当期利益 ÷ 自己資本 (期首期末平均) (Net Income / Shareholder's Equity)

| (2) 連結有利子負債 | | 16/3 | 17/3 | 18/3 | 19/3 | 20/3 | 21/3 |
|-----------------------|---------------------------------------|-----------|-----------|-----------|-----------|-----------|----------|
| Interest-bearing debt | | (Mar-04) | (Mar-05) | (Mar-06) | (Mar-07) | (Mar-08) | 通期予想 |
| 単位: 百万円 | | (Mar-04) | (Mar-05) | (Mar-06) | (Mar-07) | (Mar-08) | (Mar-09) |
| CP | Commercial Paper | 34,000 | 40,500 | 51,500 | 108,000 | 88,500 | |
| 短期借入 | Short-term loans | 171,423 | 132,745 | 197,770 | 197,970 | 195,670 | |
| 長期借入 | Long-term loans | 510,574 | 530,036 | 685,321 | 816,107 | 875,872 | |
| 社債 | Bonds; Debentures | 332,631 | 335,108 | 332,441 | 351,567 | 385,000 | |
| 永久劣後ローン | Perpetual subordinated loan | | | | | 120,000 | |
| 連結有利子負債 | Interest-bearing debt | 1,048,629 | 1,038,389 | 1,267,032 | 1,473,644 | 1,665,042 | |
| 長期比率 | Ratio of long-term debt | 80% | 83% | 80% | 79% | 83% | |
| 固定金利比率 | Ratio of fixed-interest debt | 82% | 87% | 77% | 83% | 85% | |
| 現金・預金 | Cash, time and notice deposits | 132,473 | 103,234 | 116,152 | 129,819 | 116,532 | |
| 連結純有利子負債 | Net interest-bearing debt | 916,156 | 935,155 | 1,150,880 | 1,343,825 | 1,548,510 | |
| デットエクイティレシオ | Net D/E Ratio(※3) | 3.01 | 2.92 | 3.06 | 3.28 | 3.62 | |
| インタレストカバレッジ | Interest Coverage(※4) | 4.12 | 5.18 | 6.46 | 6.79 | 6.17 | |
| 純有利子負債 / 営業利益倍率 | Net Debt / Operating Profit Ratio(※5) | 9.4 | 9.2 | 10.1 | 9.6 | 9.8 | |

(※3) ネット連結有利子負債 ÷ 連結自己資本 (Net Outstanding Interest-bearing Debt / Shareholders' Equity)

(※4) (営業利益 + 受取利息・配当金) ÷ 支払利息 (Operating Income + Interest & Dividend Income / Interest Expenses)

(※5) ネット連結有利子負債 ÷ (営業利益 + 受取利息・配当金) (Net Outstanding Interest-bearing Debt / Operating Income + Interest & Dividend Income)

| (3) 賃貸セグメント資産総利回り | | 16/3 | 17/3 | 18/3 | 19/3 | 20/3 |
|--------------------------|---|-----------|-----------|-----------|-----------|-----------|
| Return on Leasing Assets | | (Mar-04) | (Mar-05) | (Mar-06) | (Mar-07) | (Mar-08) |
| 単位: 百万円 | | (Mar-04) | (Mar-05) | (Mar-06) | (Mar-07) | (Mar-08) |
| 賃貸営業利益 | Operating income of leasing business | 52,657 | 55,867 | 63,300 | 83,494 | 93,414 |
| 減価償却費 | Depreciation | 11,211 | 13,057 | 15,209 | 14,570 | 15,861 |
| 賃貸キャッシュフロー | Cash flows from leasing business | 63,868 | 68,924 | 78,509 | 98,064 | 109,275 |
| 賃貸セグメント資産 | Assets of leasing segment | 1,481,757 | 1,538,469 | 1,619,959 | 1,787,363 | 1,949,817 |
| 預り保証金・敷金 | Guarantee & security deposits received from tenants | ▲ 127,257 | ▲ 141,944 | ▲ 151,691 | ▲ 162,498 | ▲ 172,076 |
| 賃貸投資残 | Net investments of leasing business | 1,354,500 | 1,396,525 | 1,468,268 | 1,624,865 | 1,777,741 |
| 賃貸セグメント資産総利回り | Return on leasing assets(※6) | 4.7% | 5.0% | 5.5% | 6.3% | 6.4% |

(※6) 賃貸キャッシュフロー ÷ 賃貸投資残 (期首期末平均) (Cash flows from leasing business / Net assets of leasing business)

| (4) 棚卸資産 | | 16/3 | 17/3 | 18/3 | 19/3 | 20/3 |
|--|-----------------------------|----------|----------|----------|----------|----------|
| Turnover of sales business inventories | | (Mar-04) | (Mar-05) | (Mar-06) | (Mar-07) | (Mar-08) |
| 単位: 百万円 | | (Mar-04) | (Mar-05) | (Mar-06) | (Mar-07) | (Mar-08) |
| 不動産販売事業収益 | Revenue from sales business | 213,302 | 224,191 | 224,735 | 211,035 | 193,574 |
| 棚卸資産 | Inventories | 234,019 | 260,613 | 388,627 | 531,376 | 550,862 |
| 棚卸資産回転率 | Turnover of inventories(※7) | 0.91 | 0.86 | 0.58 | 0.40 | 0.35 |

(※7) 不動産販売事業収益 ÷ 棚卸資産 (Revenue from sales business / Inventories)

(参考)平成20年3月期(Mar-08) 単独決算(Non-consolidated base)

| [損益計算書](Statements of operations) | | 16/3 | 17/3 | 18/3 | 19/3 | 20/3 | 21/3 |
|-----------------------------------|---|------------------|------------------|------------------|------------------|------------------|------------------|
| 単位: 百万円 (¥million) | | (Mar-04) | (Mar-05) | (Mar-06) | (Mar-07) | (Mar-08) | 通期予想 (Mar-09) |
| 賃貸事業 | Leasing | 182,061 | 198,754 | 211,082 | 237,805 | 254,367 | 265,000 |
| 販売事業 | Sales | 209,535 | 217,230 | 219,746 | 202,059 | 185,435 | 197,000 |
| 完成工事事業 | Housing | 90,426 | 100,217 | 110,054 | 117,359 | 129,574 | 135,000 |
| その他事業 | Others | 4,861 | 4,981 | 3,996 | 3,931 | 3,514 | 3,000 |
| 営業収益 | Revenue from operations | 486,885 | 521,184 | 544,880 | 561,156 | 572,892 | 600,000 |
| 賃貸事業 | Leasing | 38,684 | 40,739 | 58,908 | 78,820 | 88,705 | 98,000 |
| 販売事業 | Sales | 43,379 | 41,968 | 42,079 | 43,384 | 46,618 | 43,000 |
| 完成工事事業 | Housing | 19,808 | 22,641 | 25,422 | 27,735 | 31,808 | 33,000 |
| その他事業 | Others | 4,720 | 4,935 | 3,994 | 3,921 | 3,509 | 3,000 |
| 売上総利益 | Gross profit | 106,592 | 110,283 | 130,402 | 153,861 | 170,642 | 177,000 |
| 賃貸事業 | Leasing | 21.2% | 20.5% | 27.9% | 33.1% | 34.9% | 37.0% |
| 販売事業 | Sales | 20.7% | 19.3% | 19.1% | 21.5% | 25.1% | 21.8% |
| 完成工事事業 | Housing | 21.9% | 22.6% | 23.1% | 23.6% | 24.5% | 24.4% |
| その他事業 | Others | 97.1% | 99.1% | 99.9% | 99.7% | 99.9% | 100.0% |
| 粗利益率 | Gross profit margin | 21.9% | 21.2% | 23.9% | 27.4% | 29.8% | 29.5% |
| 販売費 | Selling expenses | 14,634 | 14,006 | 14,452 | 13,914 | 12,810 | 14,500 |
| 一般管理費 | G & A expenses | 17,249 | 19,531 | 19,772 | 21,485 | 24,231 | 24,500 |
| 販管費 | S,G&A expenses | 31,884 | 33,538 | 34,225 | 35,400 | 37,042 | 39,000 |
| 営業利益 | Operating income | 74,707 | 76,744 | 96,177 | 118,461 | 133,600 | 138,000 |
| 受取利息・配当金 | Interest & dividend income | 6,147 | 6,546 | 4,065 | 4,750 | 6,820 | 7,500 |
| その他 | Others | 932 | 645 | 562 | 506 | 537 | 500 |
| 営業外収益 | Non-operating income | 7,080 | 7,191 | 4,628 | 5,256 | 7,357 | 8,000 |
| 支払利息 | Interest expenses | 22,452 | 18,680 | 17,630 | 20,506 | 25,141 | 30,000 |
| その他 | Others | 8,723 | 8,553 | 10,418 | 7,760 | 8,358 | 8,000 |
| 営業外費用 | Non-operating expenses | 31,176 | 27,234 | 28,048 | 28,267 | 33,500 | 38,000 |
| (金融収支) | (Net interest receive) | (▲16,305) | (▲12,134) | (▲13,565) | (▲15,756) | (▲18,321) | (▲22,500) |
| 経常利益 | Ordinary profit | 50,612 | 56,702 | 72,757 | 95,450 | 107,457 | 108,000 |
| 固定資産売却益 | Gain on sales of fixed assets | | | 15,236 | 0 | 122 | |
| 匿名組合清算利益 | Gain on liquidation of silent partnership | | | | 46,191 | | |
| 投資有価証券売却益 | Gain on sale of investments in securities | | | 1,446 | 201 | 2 | |
| その他 | Others | | 74 | 1,700 | 1,440 | 2,012 | |
| 特別利益 | Extraordinary income | 0 | 74 | 18,382 | 47,833 | 2,137 | 0 |
| 固定資産処分損 | Loss on sale of fixed assets | 44,529 | 21,520 | 17,490 | 62,656 | 60 | |
| 固定資産減損損失 | Loss on impairment of fixed assets | | | 24,767 | 793 | 4,292 | |
| 役員退職慰労金 | Payment for directors' retirement benefits | | 2,270 | | | | |
| 投資有価証券評価損 | Loss on devaluation of investments in securities | 84 | 715 | 68 | 1,548 | 5,354 | |
| 販売用不動産整理損 | Loss on devaluation of inventories | | | | | 2,097 | |
| 関係会社債権放棄額 | Loss from forgiveness of loan receivable from an affiliated company | | 7,245 | | | | |
| その他 | Others | 825 | 498 | 1,700 | 301 | 649 | |
| 特別損失 | Extraordinary loss | 45,439 | 32,250 | 44,027 | 65,300 | 12,455 | 10,000 |
| 税引前当期利益 | Income before income taxes | 5,173 | 24,526 | 47,112 | 77,983 | 97,139 | 98,000 |
| 法人税等 | Income tax and other taxes | 2,287 | 9,863 | 19,918 | 30,732 | 38,961 | 39,500 |
| 当期利益 | Net income | 2,886 | 14,662 | 27,194 | 47,251 | 58,178 | 58,500 |
| 減価償却費 | Depreciation | 7,944 | 10,009 | 14,370 | 13,512 | 13,742 | 14,000 |

※平成17年3月31日付で新都心リアルエステート(株)を合併しました。