

Summary of Financial Statements

- For the three months ended June 30, 2012 -



August 2012

Disclaimer:

Forecasts or assessment figures on this document is depend and based on data available at the date of issue.
Results or actual performances may be different from those estimates because of unexpected affairs.

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1. Summary of Consolidated Income Statements

P.1

Billions of yen

	March 2012	March 2013	Change		March 2013 Forecast				March 2012 Result
	1Q Result < A >	1Q Result < B >	Amount < B - A >	%	Interim		Annual		
					Progress	Progress			
Net sales	112.5	110.6	(1.9)	(1.7%)	260.0	42.6%	530.0	20.9%	500.9
Construction contracts	70.3	73.0	2.8	3.9%	164.0	44.5%	342.0	21.4%	330.3
Design and supervision	1.0	0.9	(0.1)	(11.9%)	3.0	28.8%	8.0	10.8%	7.8
Leasing and management	15.5	17.0	1.5	9.6%	34.0	50.1%	72.0	23.7%	66.4
Real estate sale	24.6	18.5	(6.1)	(24.7%)	56.8	32.7%	103.3	18.0%	92.1
Others	1.1	1.2	0.1	7.0%	2.2	52.8%	4.7	24.7%	4.3
Gross profit	11.1	10.2	(0.9)	(8.0%)	22.9	44.4%	53.2	19.1%	49.7
Construction contracts	6.9	6.0	(0.9)	(13.0%)	14.4	41.8%	31.5	19.1%	31.2
[Profit ratio of construction contracts]	[9.8%]	[8.3%]	[(1.5p)]		[8.8%]		[9.2%]		[9.5%]
Design and supervision	0.5	0.4	(0.0)	(3.7%)	1.6	27.8%	4.1	10.9%	4.1
Leasing and management	2.2	2.8	0.6	29.1%	5.3	53.3%	12.0	23.6%	10.5
Real estate sale	1.3	0.6	(0.7)	(52.7%)	1.2	49.5%	4.8	12.4%	2.7
Others	0.2	0.3	0.1	24.2%	0.4	70.5%	0.8	35.2%	1.1
Selling, general and administrative expense	6.8	7.1	0.3	5.1%	14.4	49.3%	29.2	24.3%	28.1
Operating income	4.3	3.1	(1.2)	(28.6%)	8.5	36.2%	24.0	12.8%	21.6
[Operating income ratio]	[3.8%]	[2.8%]	[(1.0p)]		[3.3%]		[4.5%]		[4.3%]
Interest income (expenses), net	(0.7)	(0.8)	(0.1)		(1.9)		(4.2)		(4.6)
Others, net	0.2	0.1	(0.1)		0.4		0.2		1.2
Ordinary income	3.8	2.4	(1.4)	(37.4%)	7.0	34.0%	20.0	11.9%	18.2
[Ordinary income ratio]	[3.4%]	[2.1%]	[(1.3p)]		[2.7%]		[3.8%]		[3.6%]
Special income (losses), net	(0.0)	(0.0)	0.0		-		-		0.5
Income before income taxes and minority interests	3.7	2.4	(1.4)	(37.0%)	7.0	33.8%	20.0	11.8%	18.7
Current tax	0.1	0.1	(0.0)						0.9
Deferred tax	1.0	0.9	(0.1)		2.0		8.0		6.5
Minority interests	(0.0)	(0.0)	0.0						0.0
Net income	2.7	1.4	(1.3)	(47.9%)	5.0	27.7%	12.0	11.5%	11.2
Depreciation and amortization, excluding goodwill-amortization	0.9	0.8	(0.1)	(15.4%)					
Number of employees	4,580	4,729	149	3.3%					

2.Summary of Non-Consolidated Income Statements

P.2

Billions of yen

	March 2012 1Q Result < A >	March 2013 1Q Result < B >	Change		March 2013 Forecast				March 2012 Result
			Amount < B - A >	%	Interim Progress	Annual		Progress	
Net sales	83.3	80.5	(2.8)	(3.4%)	190.0	42.3%	380.0	21.2%	368.0
Construction contracts	59.2	62.7	3.5	6.0%	135.0	46.4%	280.0	22.4%	278.1
Commissioned works	1.4	1.0	(0.4)	(28.3%)	3.0	34.1%	5.0	20.5%	5.2
Design and supervision	1.0	0.9	(0.1)	(11.6%)	3.0	28.9%	8.0	10.8%	7.9
Lease rentals of buildings	0.8	0.7	(0.1)	(13.0%)	1.4	49.7%	2.7	25.8%	2.9
Real estate sale	20.9	15.2	(5.7)	(27.5%)	47.6	31.9%	84.3	18.0%	74.0
Gross profit	7.2	6.4	(0.8)	(11.3%)	13.9	45.9%	31.2	20.4%	29.5
Construction contracts	5.0	4.4	(0.6)	(11.9%)	9.5	46.5%	21.0	21.0%	21.8
Commissioned works	0.8	0.6	(0.1)	(16.9%)	1.6	40.1%	3.1	20.7%	3.1
[Profit ratio of construction works]	[9.5%]	[7.9%]	[(1.6p)]		[8.0%]		[8.5%]		[8.8%]
Design and supervision	0.5	0.4	(0.0)	(2.6%)	1.6	28.0%	4.1	10.9%	4.1
Lease rentals of buildings	0.3	0.2	(0.1)	(20.8%)	0.4	57.5%	0.8	28.8%	1.0
Real estate sale	0.7	0.6	(0.0)	(2.9%)	0.8	79.9%	2.2	29.0%	(0.5)
Selling, general and administrative expense	3.5	3.5	(0.0)	(1.2%)	7.4	47.3%	14.7	23.8%	14.3
Operating income	3.6	2.9	(0.8)	(21.2%)	6.5	44.2%	16.5	17.4%	15.2
[Operating income ratio]	[4.4%]	[3.6%]	[(0.8p)]		[3.4%]		[4.3%]		[4.1%]
Interest income (expenses), net	2.1	1.1	(0.9)		0.2		(1.6)		(1.2)
Others, net	0.1	0.1	(0.0)		0.3		0.1		0.7
Ordinary income	5.9	4.2	(1.7)	(29.5%)	7.0	59.4%	15.0	27.7%	14.6
[Ordinary income ratio]	[7.1%]	[5.2%]	[(1.9p)]		[3.7%]		[3.9%]		[4.0%]
Special income (losses), net	0.0	(0.0)	(0.0)		-		-		0.5
Income before income taxes and minority interests	5.9	4.1	(1.7)	(29.6%)	7.0	59.2%	15.0	27.6%	15.1
Current tax	0.2	0.2	0.0		1.0		4.5		(1.8)
Deferred tax	0.9	0.5	(0.3)						5.9
Net income	4.9	3.4	(1.4)	(29.7%)	6.0	57.1%	10.5	32.6%	11.1
Depreciation and amortization, excluding goodwill-amortization	0.2	0.1	(0.1)	(42.7%)					
Number of employees	2,048	2,054	6	0.3%					

3-1. Summary of Consolidated Balance Sheets

P.3

Billions of yen

	3/31/2012	6/30/2012	Change			3/31/2012	6/30/2012	Change	
			Amount	%				Amount	%
Current assets:	333.3	318.8	(14.5)	(4.3%)	Current liabilities:	211.7	197.4	(14.3)	(6.8%)
Cash and bank deposits	89.2	87.0	(2.2)	(2.5%)	Notes and accounts payable	112.7	104.3	(8.4)	(7.4%)
Notes and accounts receivable, trade	101.7	84.0	(17.7)	(17.4%)	Short-term borrowings	12.9	12.9	-	-%
Costs incurred on uncompleted contracts	6.5	10.2	3.7	56.6%	Current portion of long-term debt	42.4	42.4	-	-%
Real estate for sale	36.4	32.1	(4.3)	(11.8%)	Advances received on uncompleted contracts	14.3	14.5	0.2	1.1%
Costs and advances for real estate operations	44.7	46.8	2.2	4.8%	Other current liabilities	29.4	23.3	(6.1)	(20.8%)
Real estate for development projects	35.3	37.4	2.1	5.9%	Long-term liabilities:	153.4	149.6	(3.8)	(2.5%)
Deferred tax assets	7.2	7.2	0.1	1.0%	Long-term debt	143.0	138.9	(4.1)	(2.9%)
Other current assets	12.8	14.5	1.7	13.1%	Other long-term liabilities	10.4	10.7	0.3	2.7%
Allowance for doubtful accounts	(0.5)	(0.5)	0.0	(7.2%)					
					Total liabilities	365.1	347.0	(18.1)	(5.0%)
Fixed assets:	133.8	132.6	(1.1)	(0.8%)	Capital stock	57.5	57.5	-	-%
Property and equipment, leasehold rights	94.4	94.2	(0.3)	(0.3%)	Capital surplus	7.5	7.5	-	-%
Investment securities	6.7	6.7	(0.1)	(1.3%)	Retained earnings	52.1	52.9	0.8	1.5%
Deferred tax assets	15.9	15.1	(0.9)	(5.6%)	Treasury stock	(0.1)	(0.1)	0.0	(0.1%)
Other fixed assets	17.8	17.9	0.1	0.7%	Net unrealized gain on other securities	1.1	1.0	(0.1)	(6.6%)
Allowance for doubtful accounts	(1.1)	(1.1)	0.0	(0.5%)	Translation adjustments	(16.2)	(14.4)	1.8	(10.9%)
					Minority interests	0.2	0.1	(0.0)	(5.2%)
Total assets	467.1	451.5	(15.6)	(3.3%)	Total net assets	102.0	104.5	2.5	2.4%
					Total liabilities and net assets	467.1	451.5	(15.6)	(3.3%)

《Summary of Consolidated Statements of Change in Net Assets》

Billions of yen

	3/31/2012	Dividend on preferred stock	Treasury stock	Net Income	By other reasons	6/30/2012
Capital stock	57.5					57.5
Capital surplus	7.5					7.5
Retained earnings	52.1	(0.6)		1.4		52.9
Treasury stock	(0.1)		0.0			(0.1)
Adjustments and others:	(15.1)				1.7	(13.4)
Minority interests:	0.2				(0.0)	0.1
Total net assets	102.0	(0.6)	0.0	1.4	1.7	104.5

3-2. Summary of Consolidated Balance Sheets

P.4

《Notes and accounts receivable, trade》

Billions of yen

	3/31/2012	6/30/2012	Change	
			Amount	%
PFI projects	84.4	70.2	(14.2)	(16.9%)
Others	17.3	13.8	(3.5)	(20.1%)
Total	101.7	84.0	(17.7)	(17.4%)

《Real estate balance》

Billions of yen

	3/31/2012	6/30/2012	Change	
			Amount	%
Real estate for sale	36.4	32.1	(4.3)	(11.8%)
Costs and advances for real estate operations	44.7	46.8	2.2	4.8%
Real estate for development projects	35.3	37.4	2.1	5.9%
Inventories	116.4	116.4	(0.1)	(0.1%)
Property and equipment, leasehold rights	94.4	94.2	(0.3)	(0.3%)
Total	210.9	210.5	(0.3)	(0.2%)

《Interest-bearing debt balance》

Billions of yen

	3/31/2012	6/30/2012	Change	
			Amount	%
Short-term borrowings	12.9	12.9	-	-%
(Of which, amount utilized of C.L. of credit)	12.6	12.6	-	-%
Current portion of long-term debt	39.2	39.2	-	-%
Long-term debt	130.0	129.2	(0.8)	(0.6%)
Total	182.1	181.3	(0.8)	(0.5%)
PFI projects	16.2	12.9	(3.2)	(20.0%)
Total	198.3	194.2	(4.1)	(2.1%)

《Equity ratio》

Billions of yen

	3/31/2012	6/30/2012	Change	
			Amount	%
Shareholders' equity	101.8	104.3	2.5	2.4%
[Equity ratio]	[21.8%]	[23.1%]	[1.3p]	

4. Summary of Non-consolidated Balance Sheets

P.5

	3/31/2012	6/30/2012	Change	
			Amount	%
Current assets:	246.8	238.8	(8.0)	(3.2%)
Cash and bank deposits	66.4	67.4	1.0	1.5%
Notes and A/R, construction contracts	66.2	58.1	(8.2)	(12.3%)
AR; Real estate and Lease rental of building	3.6	1.4	(2.2)	(60.4%)
Cost incurred on uncompleted contracts	5.1	6.9	1.8	34.8%
Real estate for sale	36.0	31.8	(4.3)	(11.9%)
Costs and advances for real estate operations	44.7	46.8	2.1	4.7%
Real estate for development projects	9.3	9.4	0.1	1.0%
Deferred tax assets	6.4	6.6	0.2	3.2%
Other current assets	9.0	10.4	1.4	15.7%
Fixed assets:	143.2	142.5	(0.7)	(0.5%)
Property and equipment, leasehold rights	20.2	20.1	(0.1)	(0.5%)
Investment securities	2.7	2.6	(0.1)	(2.6%)
Investments in subsidiaries	50.7	51.2	0.5	1.0%
Investments in affiliates	11.7	11.7	-	-%
Long-term loans to subsidiaries and affiliates	37.0	36.8	(0.2)	(0.6%)
Long-term deferred tax assets	14.2	13.5	(0.7)	(5.2%)
Other fixed assets	9.0	8.9	(0.1)	(1.1%)
Allowance for doubtful accounts	(2.2)	(2.2)	0.0	(0.0%)
Total assets	390.0	381.3	(8.7)	(2.2%)
Current liabilities:	173.2	161.7	(11.5)	(6.6%)
Notes and A/P, construction contracts	100.8	91.0	(9.8)	(9.7%)
Short-term borrowings	12.6	12.6	-	-%
Current portion of long-term debt	32.6	32.6	-	-%
Advances received on uncompleted contracts	13.2	12.6	(0.6)	(4.7%)
Other current liabilities	14.0	12.9	(1.0)	(7.5%)
Long-term liabilities:	121.0	121.0	(0.0)	(0.0%)
Long-term debt	105.1	105.1	-	-%
Long-term debt to affiliates	13.9	13.9	-	-%
Other long-term liabilities	2.0	2.0	(0.0)	(0.5%)
Total liabilities	294.2	282.7	(11.5)	(3.9%)
Capital stock	57.5	57.5	-	-%
Capital surplus	7.5	7.5	-	-%
Retained earnings	30.0	32.8	2.8	9.5%
Treasury stock	(0.1)	(0.1)	0.0	(0.1%)
Adjustments and others	0.9	0.9	(0.1)	(7.3%)
Total net assets	95.8	98.6	2.8	2.9%
Total liabilities and net assets	390.0	381.3	(8.7)	(2.2%)

《Excess of work taken on》

	3/31/2012	6/30/2012	Change	
			Amount	%
Costs incurred on uncompleted contracts	5.1	6.9	1.8	34.8%
Advances received on uncompleted contracts	13.2	12.6	(0.6)	(4.7%)
Receipt (payment) in advance, net	8.0	5.6	(2.4)	(29.9%)
Notes and A/R, construction contracts	66.2	58.1	(8.2)	(12.3%)
Notes and A/P, construction contracts	100.8	91.0	(9.8)	(9.7%)
Excess (shortage) of work taken on	42.6	38.6	(4.1)	(9.5%)

《Real estate balance》

	3/31/2012	6/30/2012	Change	
			Amount	%
Inventories	90.0	88.0	(2.1)	(2.3%)
Property and equipment, leasehold rights	20.2	20.1	(0.1)	(0.5%)
Real estate balance, total	110.2	108.1	(2.2)	(2.0%)

《Interest-bearing debt balance》

	3/31/2012	6/30/2012	Change	
			Amount	%
Short-term borrowings	12.6	12.6	-	-%
(Of which, amount utilized of C.L. of credit)	12.6	12.6	-	-%
Current portion of long-term debt	32.6	32.6	-	-%
Long-term debt	105.1	105.1	-	-%
Long-term debt to affiliates	13.9	13.9	-	-%
Interest-bearing debt balance, total	164.2	164.2	-	-%

《Equity ratio》

	3/31/2012	6/30/2012	Change	
			Amount	%
Shareholders' equity	95.8	98.6	2.8	2.9%
[Equity ratio]	[24.6%]	[25.9%]	[1.3p]	

5. Summary of Cash Flows Statements

P.6

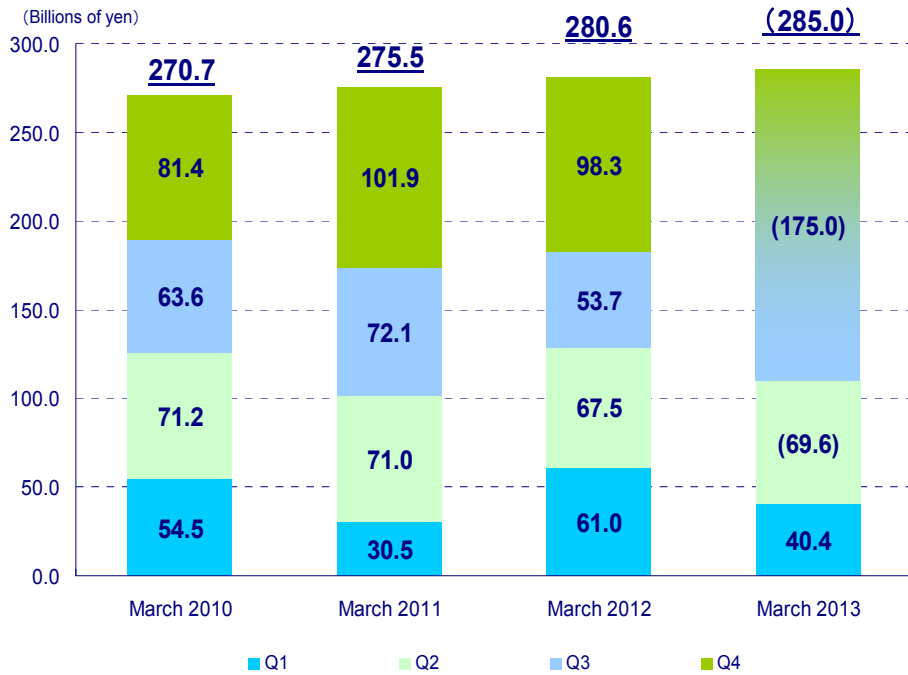
	Billions of yen			
	March 2012 1Q Result < A >	March 2012 1Q Result < B >	Change Amount < B - A >	March 2012 Result
Cash flows from Operating activities				
Income (loss) before income taxes and minority interests	3.7	2.4	(1.4)	18.7
Depreciation and amortization, except goodwill-amortization	0.9	0.8	(0.1)	3.6
Special income (losses)	0.0	0.0	(0.0)	(0.4)
Provision (reversal) of allowance for doubtful accounts, net	(0.2)	(0.0)	0.1	(0.8)
Valuation loss on inventories	0.1	0.0	(0.0)	3.9
Decrease (increase) in costs incurred on uncompleted contracts	(1.5)	(3.7)	(2.2)	1.1
Increase (decrease) in amounts received for uncompleted contracts	1.2	0.2	(1.0)	1.2
Decrease (increase) in notes and accounts receivable	5.2	17.7	12.5	(17.8)
Increase (decrease) in notes, accounts payable and accrued expenses	(4.9)	(8.4)	(3.5)	27.4
Decrease (increase) in inventories	7.9	1.9	(6.1)	(0.3)
Others	(5.0)	(6.4)	(1.4)	(1.8)
Income taxes paid	(0.7)	(0.5)	0.1	(1.1)
Net cash provided by (used in) operating activities	6.8	3.7	(3.1)	33.7
Cash flows from Investing activities				
Purchases of property, equipment and intangible assets	(0.6)	(0.6)	0.0	(2.2)
Proceeds from sale of property, equipment and intangible assets	0.0	0.0	0.0	5.0
Others	(0.4)	(0.4)	(0.0)	(0.4)
Net cash provided by (used in) investing activities	(1.0)	(1.0)	0.0	2.4
Cash flows from Financing activities				
Increase (decrease) in short-term borrowings, net	-	-	-	(9.5)
Increase in long-term debt	1.7	1.6	(0.1)	32.2
Repayment of long-term debt	(6.1)	(5.8)	0.3	(44.3)
Cash dividends paid	(0.7)	(0.6)	0.1	(0.7)
Redemption of treasury stock	-	-	-	(5.1)
Acquisition of treasury stock	(0.0)	(0.0)	(0.0)	(0.0)
Financing cost	(0.0)	(0.0)	(0.0)	(1.4)
Others	(0.0)	(0.0)	(0.0)	(0.1)
Net cash provided by (used in) financing activities	(5.1)	(4.8)	0.2	(28.8)
Effect of exchange rate changes on cash and cash equivalents	0.0	0.1	0.0	(0.0)
Net increase (decrease) in cash and cash equivalents	0.7	(2.0)	(2.8)	7.2
Cash and cash equivalents at beginning of the year	81.7	88.9	7.2	81.7
Cash and cash equivalents at end of the year	82.4	86.9	4.5	88.9

《Orders》

Billions of yen

	March 2012	March 2013	Change	March 2013 Forecast			
	1Q	1Q		Interim		Annual	
	Result	Result		Progress	Progress		
Orders	61.0	40.4	(20.5)	110.0	36.8%	285.0	14.2%
Construction business	58.9	39.1	(19.8)	106.5	36.7%	278.0	14.1%
Private-sector condominiums	57.0	32.9	(24.1)	98.0	33.6%	261.0	12.6%
General construction	0.9	4.8	3.9	5.0	95.4%	10.0	47.7%
Civil engineering	0.0	0.1	0.1	1.0	8.8%	2.0	4.4%
Consulting contracts	1.0	1.3	0.3	2.5	53.8%	5.0	26.9%
Design and supervision	2.1	1.3	(0.8)	3.5	38.3%	7.0	19.2%

《Orders received, quarterly》



* Figures for 2Q and annual of March 2013 are forecast

《FYR: Condominium newly supplied》

	April 2011 - June 2011 (3 months)			April 2012 - June 2012 (3 months)		
	Newly supplied			Newly supplied		
	Total	Construction by Haseko	Construction share	Total	Construction by Haseko	Construction share
Tokyo metropolitan area	9,673	2,031	21.0%	11,547	3,551	30.8%
Kinki area	4,784	1,021	21.3%	5,617	1,609	28.6%
Total	14,457	3,052	21.1%	17,164	5,160	30.1%

《Order by Size(Private-sector condominiums)》

Billions of yen

	March 2012		March 2013		Change	
	1Q result	Share	1Q result	Share	Amount	%
Less than 200 units	11.1	20.2%	24.9	78.7%	13.8	124.8%
200 to 399 units	9.0	16.4%	6.7	21.3%	(2.3)	(25.4%)
400 units or more	34.8	63.4%	-	-%	(34.8)	(100.0%)
Total	54.9	100.0%	31.6	100.0%	(23.3)	(42.4%)

* Excluding construction incidental to the condominiums

《Order by Region》

Billions of yen

	March 2012		March 2013		Change	
	1Q result	Share	1Q result	Share	Amount	%
Tokyo metropolitan area	51.7	84.8%	33.5	82.8%	(18.3)	(35.3%)
Kinki area	7.7	12.7%	6.9	17.0%	(0.8)	(10.8%)
Tokai area	1.5	2.5%	0.1	0.2%	(1.5)	(94.7%)
Total	61.0	100.0%	40.4	100.0%	(20.5)	(33.7%)

《Exclusive contract and Construction-with-design orders》

	March 2012	March 2013	Change
	1Q result	1Q result	
Exclusive contract	33.5%	86.4%	52.9p
Construction-with-design orders	98.7%	97.6%	(1.1p)

*Excluding commissioned works

Billions of yen

	March 2012			March 2013			March 2013		
	1Q result			1Q result			Annual forecast		
	Net sales	Ordinary income	Net income	Net sales	Ordinary income	Net income	Net sales	Ordinary income	Net income
Service-related business group *1,2	20.4	1.2	0.8	21.1	0.9	0.6	100.9	6.4	3.9
Haseko Community Inc.	7.3	0.7	0.4	7.5	0.5	0.3	34.5	2.5	1.5
Haseko Smile Community Co., Ltd.	1.5	0.0	0.0	1.6	0.0	0.0	9.2	0.6	0.4
Haseko Community Kyushu Inc.	0.3	(0.0)	(0.0)	0.3	(0.0)	(0.0)	1.5	0.0	0.0
Haseko Livenet Inc.	5.5	0.4	0.2	5.8	0.4	0.2	23.8	1.9	1.1
Haseko Reform Inc.	4.4	(0.1)	(0.1)	4.2	(0.2)	(0.1)	25.6	0.7	0.4
Century Life Co., Ltd.	0.6	0.0	0.0	0.6	0.0	0.0	2.2	0.2	0.1
Haseko Systems Inc.	0.9	0.2	0.1	1.1	0.2	0.1	4.0	0.6	0.4
Haseko Urbest Inc.	1.9	(0.1)	(0.1)	1.9	(0.3)	(0.3)	6.9	1.0	0.6
Haseko Real Estate Inc. *3	-	-	-	-	-	-	5.3	(0.0)	(0.0)
Haseko Intec Inc. *2	0.8	(0.0)	(0.0)	0.6	(0.1)	(0.0)	5.7	0.3	0.2
Brighton Corporation	2.2	(0.3)	(0.2)	2.7	(0.0)	(0.0)	11.5	0.4	0.3
Fuji Kensetsu Co., Ltd.	4.4	(0.0)	(0.0)	3.8	(0.1)	(0.1)	25.7	0.7	0.4
Foris Corporation	0.8	0.0	0.0	0.8	(0.0)	(0.0)	8.6	0.1	0.1
Hasec Inc.	15.3	0.1	0.1	16.5	0.0	0.0	60.2	0.1	0.1
Haseko America Inc.	1.8	(0.1)	(0.1)	1.5	(0.2)	(0.2)	10.6	(0.3)	(0.3)
Oak Development Co., Ltd.	0.2	(0.2)	(0.2)	0.4	(0.0)	(0.0)	1.4	(0.2)	(0.2)

*1. Figures for "Service related business group" is simply added of each company.

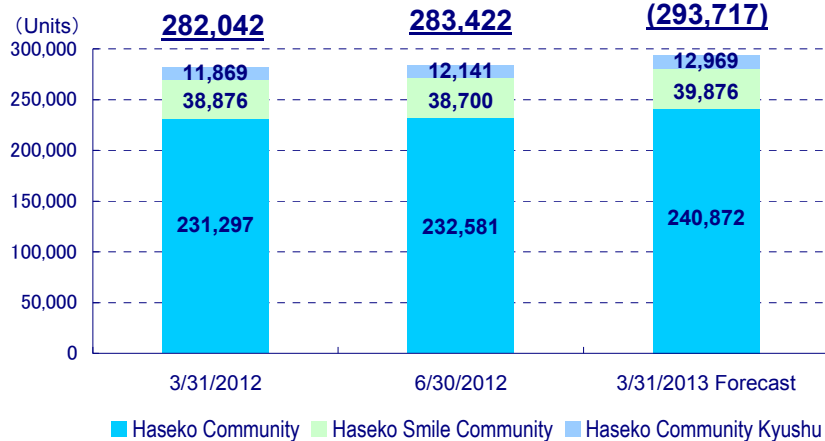
*2. Haseko Intec Inc., has changed the segment from Service related business group to Real estate related business group, due to the reorganization in our group.

*3. Real estate brokering operations has transferred from Haseko Urbest to Haseko Real Estate Inc. (Previous corporate name: Haseko Partners Inc.) since July 1, 2012.

Condominium Building Management

 HASEKO COMMUNITY Inc.
 HASEKO SMILE COMMUNITY Co., Ltd.  HASEKO COMMUNITY KYUSHU Inc.

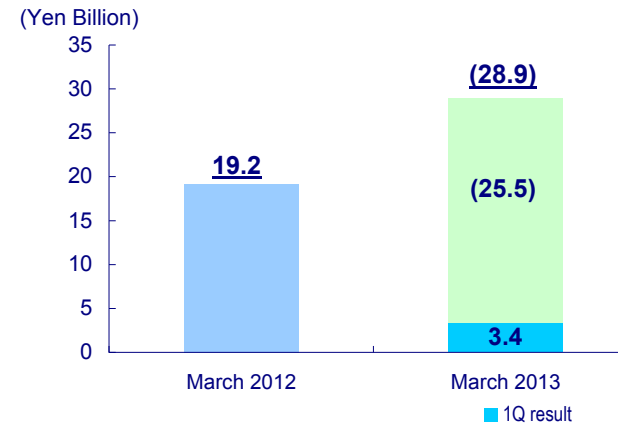
Managing condominium units



Extensive Refurbishment and Interior improvement

 HASEKO REFORM Inc.

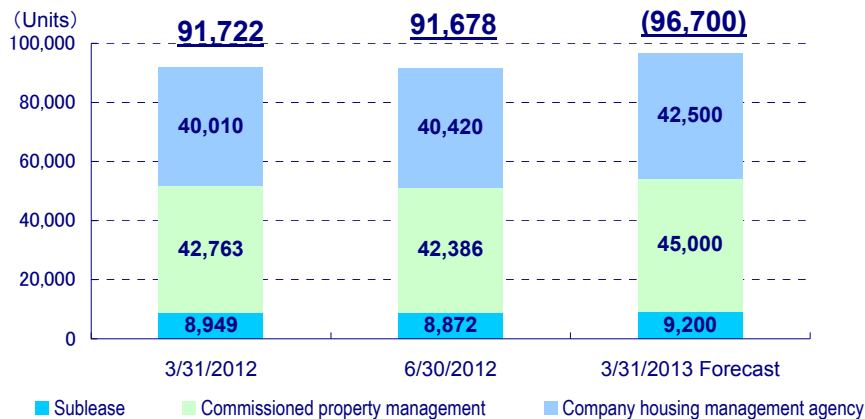
Orders



Rental Apartment Management and Operation

 HASEKO LIVENET Inc.

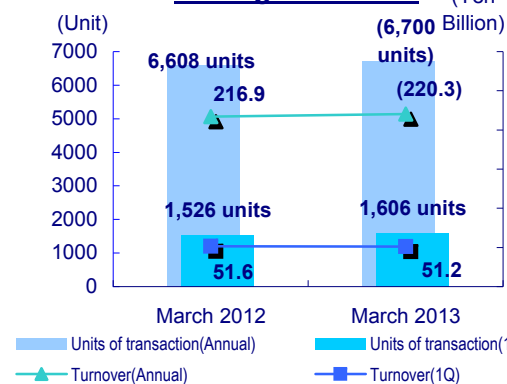
Managing units



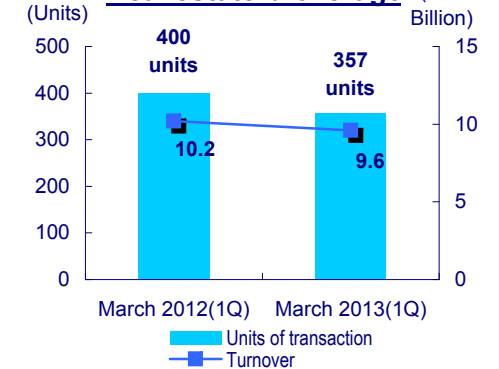
Consignment Sales and Brokerage of Real Estate

 HASEKO URBEST Inc.

Consignment sale



Real estate brokerage



* Real estate brokering operations has transferred from Haseko Urbest to Haseko Real Estate Inc. (Previous corporate name: Haseko Partners Inc.) since July 1, 2012.

《Preferred stock》

Class B I

As of 7/13/2012

Issued amount	35 billion yen	
Number of issued shares	70,000,000 shares	
Issued price	500 yen per share	
Voting rights	No	
Preferred dividends	Dividend rate	Until March/2014: Japanese yen TIBOR (6-month) +1.00%
		Over March/2015: Japanese yen TIBOR (6-month) +1.80%
Distribution of residual property	500 yen per share	
Mandatory redemption right	Period	Until Sep. 30, 2015
	Amount	The amount equal to 500 yen plus accumulated unpaid dividends and the accrued dividends equivalent
Redemption requesting right	Period	During the period from Jul. 1 to Jul. 31 of each fiscal year from FY2009 up to FY2032
	Restrictions	Shareholders are entitled to make redemption request, in case the retained earnings carried forward of the Company at the end of the fiscal year immediately before exceeds 10 billion yen. The amount of the said redemption shall not exceed, the calculated by deducting the amount equivalent to double the dividends payment during the fiscal year immediately before, or the amount of 9 billion, whichever is greater
	Amount	The amount equal to 500 yen plus accumulated unpaid dividends and the accrued dividends equivalent
Conversion request right	Period	From Oct. 1, 2015 to Sep. 30, 2032
	Conversion price	Initial conversion price: Market price 1 year before conversion start date(however, not below 72 yen) Ceiling price: 300% of initial conversion price Floor price: 50% of initial conversion price
Mandatory conversion	Exercise of right day	On the date determined by the Board of directors held on or after Oct. 1, 2032

《Assumed Schedule for Redeeming the Preferred Stocks》

Redeem all existing preferred stocks (Preferred Stocks Class B I) by the arrival of their conversion period that starts in October 2015, by using profits for the period, in order to avoid dilution caused by the conversion of the preferred stocks into common stocks.

Preferred Stocks Class B I

	March, 2012	July, 2012	FY2013 March/2014	FY2014 March/2015	FY2015 March/2016
Conversion to common stocks				October/2014 Initial conversion price to be decided	October/2015 Conversion may be requested
Mandatory redemption period	(Previous: Until the end of September 2014)			Until the end of September 2015	
Redemption schedule	Redeemed and retired 5 billion yen	Redeemed and retired 5 billion yen	Redeem 35 billion yen		

*1 The resolution was approved as proposed, and the term allowed for mandatory redemption was extended for an additional year by September 30, 2015, at the annual meeting of shareholders and the class shareholders meeting held on June 28, 2012.

《Number of shares outstanding as of June 30, 2012》

Common stock (including treasury stock): 1,503,971,989 shares

Treasury stock: 803,128 shares

Preferred stock(Class B I): 80,000,000 shares

