Please note that this document is a translation of the official announcement that was released on October 5, 2010. The translation is prepared and provided for the purpose of the readers' convenience only. All readers are strongly recommended to refer to the original Japanese version of the news release for complete and accurate information.

Summary of Consolidated Financial Statements for the First Nine Months of the Fiscal Year Ending November 30, 2010 (Japanese Accounting Standards)

October 5, 2010

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Start of distribution of dividends:－

Scheduled date of filing of Quarterly Report: October 8, 2010

Preparation of supplementary materials for quarterly financial results : Yes

Holding of quarterly financial results meeting : No

Note: All amounts are rounded down to the nearest million yen.

1. Consolidated Operating Results for the First Nine Months of the Fiscal Year Ending November 30, 2010 (December 1, 2009- August 31, 2010)

(1) Revenues and Income (Cumulative)

(Percentages represent changes compared with the same period of the previous fiscal year)

	Revenues (¥ million)	Change (%)	Operating income (¥ million)	Change (%)	Ordinary income (¥ million)	Change (%)	Net income (¥ million)	Change (%)
Nine months ended Aug. 31, 2010	22,199	(23.0)	2,936	(14.1)	2,338	(13.9)	1,364	5.7
Nine months ended Aug. 31, 2009	28,828	－	3,416	－	2,715	－	1,291	－

	Earnings per share (¥)	Earnings per share (diluted) (¥)
Nine months ended Aug. 31, 2010	3,214.56	－
Nine months ended Aug. 31, 2009	3,427.52	－

(2) Financial Position

	Total assets (¥ million)	Net assets (¥ million)	Equity ratio (%)	Book value per share (¥)
As of Aug. 31, 2010	60,368	25,397	42.1	55,593.47
As of Nov. 30, 2009	62,235	22,253	35.7	56,151.60

(Reference) Equity: As of Aug. 31, 2010: ¥25,397 million (As of Nov. 30, 2009: ¥22,227 million)

2. Dividends

	Dividends per share (¥)				
	1Q-end	2Q-end	3Q-end	Year-end	Full year
Year ended Nov. 30, 2009	－	0.00	－	500.00	500.00
Year ending Nov. 30, 2010	－	0.00	－		
Year ending Nov. 30, 2010 (Projected)				500.00	500.00

(Note) Corrections regarding current dividend forecasts during the quarter: No

3. Projected Results for the Fiscal Year Ending November 30, 2010 (December 1, 2009 – November 30, 2010)

(Percentages represent changes compared with the same period of the previous fiscal year)

	Revenues (¥ million)	Change (%)	Operating income (¥ million)	Change (%)	Ordinary income (¥ million)	Change (%)	Net income (¥ million)	Change (%)	Earnings per share (¥)
Year ending Nov. 30, 2010	30,268	(10.0)	3,097	92.8	2,211	237.0	1,280	－	2,802.79

(Note) Corrections regarding current consolidated forecast figures during the quarter: No

4. Other (Please refer to “2. Other Information” on page 6 of the attachments for details.)

(1) Changes in major subsidiaries during the period (3Q) : No
Newly added: - Excluded: -
Note: Changes in specified subsidiaries due to change in the scope of consolidation during the period (3Q)

(2) Application of simplified accounting methods and specific accounting methods : Yes
Note: Application of simplified accounting methods and accounting methods specific to the preparation of quarterly consolidated financial statements

(3) Changes in accounting rules, procedures, presentation methods, etc.
(a) Changes in consolidated accounting methods : No
(b) Changes other than (a) above : No
Note: Changes in accounting rules, procedures, presentation methods, etc. for preparation of quarterly consolidated financial statements included in "Changes in Basis of Preparation of Quarterly Consolidated Financial Statements"

(4) Number of shares issued and outstanding (common stock)

(a) Number of shares issued and outstanding at end of period (including treasury stock)	As of Aug. 31, 2010	456,840 shares	As of Nov. 30, 2009	395,840 shares
(b) Treasury stock at end of period	As of Aug. 31, 2010	−shares	As of Nov. 30, 2009	−shares
(c) Average number of issued shares during the period:	Nine months ended Aug. 31, 2010	424,522 shares	Nine months ended Aug. 31, 2009	376,840 shares

*Disclosure concerning status of implementation of quarterly review procedure
These quarterly financial statements are not subject to quarterly review procedures in accordance with the Financial Instruments and Exchange Law. However, at the time of disclosure, the Company has completed the review process for consolidated quarterly financial statements in accordance with the Financial Instruments and Exchange Law.

*Cautionary Remark Regarding Forward-Looking Statements
The projections are forward-looking statements based on currently available information, and therefore contain elements of uncertainty. Actual performance may differ from projections due to changes in operating conditions. For assumptions used for projected results and notes regarding the use of such projections, please refer to “(3) Qualitative Information Regarding the Consolidated Performance Forecasts” on page 5 in “1. Qualitative Information and Financial Statements”.

Contents of Attachments

1. Qualitative Information and Financial Statements, etc

(1) Qualitative Information Regarding Results of Consolidated Operations

During the three months ended August 31, 2010 (June 1, 2010 to August 31, 2010), the Japanese economy showed signs of recovery driven by an improved overseas economy mainly in Asian emerging countries. However, uncertainty over the Japanese economy is expected to continue for some time, given lingering concerns about the direction of appreciation of the yen and falling stock prices, the deterioration of employment situations and downside risks to overseas economies mainly in Europe and the United States.

In the real estate industry, where the Tosei Group operates, against a backdrop of the economic conditions mentioned above, the future outlook remained unclear due to worsening vacancy rates and rent levels. On the other hand, as for land prices, there are positive signs that residential land prices ceased to fall, the drop in general land prices have slowed down and end users showed a firm demand in the housing market in the greater Tokyo area.

In the real estate trading market, the total transaction value and volume by listed companies increased slightly after experiencing a sharp downturn during the global financial crisis and bottomed out after the first half of FY2009. The main factors would be that investment corporations resumed their property acquisitions due to an easing of lending restrictions in the J-REITs market and reshuffling of their investment portfolios in accordance with the industry being restructured.

In the market of condominium units for sale in the greater Tokyo area, the supply-demand balance has improved and maintained an adequate inventory level of 5,406 units as of the end of July. The closing rate has been above 70% for seven consecutive months and this quarter also witnessed supply and price increases in urban areas.

In the market for existing condominium units for sale in the greater Tokyo area, demand has been increasing after the financial crisis, stimulated by a decrease in new condo supplies, and the contract numbers have been stable from 7,000 to 8,000 per quarter. Also, the average unit price (the prices of properties are adjusted to 70 m^2) exceeded ¥30 million as of June 2010, for the first time in 20 months.

As of June 30, 2010, in the market for securitized real estate, the balance of total assets under management increased by ¥0.1 trillion to ¥23.9 trillion. The balance includes ¥15 trillion by private placement funds (increased ¥1.1 trillion from the end of 2009), ¥7.8 trillion by J-REITs (increased ¥0.2 trillion from the end of 2009) and ¥1.1 trillion by global funds* (decreased ¥1.2 trillion from the end of 2009). The market has seen some positive activities including origination of private placement funds in tandem with the improving financial situation.

In the market for leased office space in the 23 wards of Tokyo, as of July 2010, the average asking rent was down by ¥900 to ¥13,070 per *tsubo* year on year. The vacancy rate rose 2.4 percentage points (240 basis points) to 7.5% year on year, exceeding the level in 2003 when the substantial amount of office space was put on the market. There seems to be some time before the market recovers, due to an anticipated large supply of offices around Tokyo in the near future and a possible slowdown in demand caused by a slow recovery of corporate earnings.

In the property management market, there has been a transformation of the industry structure including shakeouts of firms, restructuring and shifting of business opportunities to major reliable companies. Reasons behind this were a slump in the real estate investment market, falling prices due to a growing cost awareness among building owners and management associations, and growing needs for compliance with regulations from firms that operate under the Financial Instruments and Exchange Law.

In this operating environment, by using a broad network as its strength, the Company and its Group have promoted sales focusing on small and medium-sized properties and new purchases of quality properties that will act as future revenue streams. As a result, a replacement of inventory progressed.

Moreover, the Group has made preparations to accelerate the investment by establishing a strong financial base, and the equity ratio has been raised to 42.1%.

As a result, for the three months ended August 31, 2010, consolidated revenues increased 21.0% compared with the same period of the previous fiscal year to ¥6,073 million, operating income increased 130.4 % to ¥907 million, ordinary income increased 291.0% to ¥699 million and net income was ¥415 million. (Net loss for the same period of FY2009 was ¥29 million.)

As for the nine months ended August 31, 2010, consolidated revenues decreased 23.0% compared with the same period of the previous fiscal year to ¥22,199 million, operating income decreased 14.1% to ¥2,936 million, ordinary income decreased 13.9% to ¥2,338 million, and net income increased 5.7% to ¥1,364 million.

*Note: Global funds are defined as private funds managed by foreign firms that have significant investment both in Japan and in overseas markets.

Segment results were as follows:

Revitalization Business

During the three months ended August 31, 2010, the Company sold a total of 12 units in Ecology Ochiai I, II (Shinjuku Ward, Tokyo), Renai Kamakura Ueki (Kamakura City, Kanagawa prefecture), THE Green House Shirokanedai (Minato Ward, Tokyo) and Confor Yotsuya (Shinjuku Ward, Tokyo), all these were sold through the Restyling Business. In addition, the Company sold three buildings it had revitalized including Kami-Ochiai Building (Shinjuku Ward, Tokyo). As a result, segment revenues increased 276.3% compared with the same period last year to ¥2,116 million. Meanwhile, due to the declines in rent caused by economic stagnation, the Company adopted the Accounting Standard for Measurement of Inventories (the LCM method) for some properties and lowered their book values by ¥114 million, charged to the cost of revenues. Consequently, segment operating income was ¥188 million, an increase of 1,616.2% compared with the same period last year.

As for the nine months ended August 31, 2010, consolidated revenues decreased 12.7% compared with the same period of the previous fiscal year to ¥7,053 million and operating income decreased 50.0% to ¥440 million.

Development Business

During the three months ended August 31, 2010, the development business sold Kanda Tosei Building (Chiyoda Ward, Tokyo) and land in Okusawa 7-chome (Setagaya Ward, Tokyo). As a result, segment revenues came to ¥2,322 million, a decrease of 13.3% compared with the same period last year. Meanwhile, for the same reasons that applied to the revitalization business, the development business recognized a ¥ 100 million valuation loss, charged to the cost of revenues, due to the Adoption of the LCM method. Consequently, segment operating income came to ¥613 million, an increase of 1,238.8% compared with the same period last year.

As for the nine months ended August 31, 2010, consolidated revenues decreased 33.9% compared with the same period of the previous fiscal year to ¥10,206 million and operating income increased 5.9% to ¥1,772 million.

Rental Business

During the three months ended August 31, 2010, a challenging situation continued due to office downsizing and relocations prompted by the prolonged recession. As a result, segment revenues were ¥606 million, down 26.0% compared with the same period last year and operating income was ¥276 million, down 36.9%.

As for the nine months ended August 31, 2010, consolidated revenues decreased 23.4% compared with the same period of the previous fiscal year to ¥1,975 million and operating income decreased 27.1% to ¥1,011 million.

Fund Business

During the three months ended Aug. 31, 2010, the Company earned asset management fees steadily as well as brokers' commissions. As a result, segment revenues were ¥244 million, an increase of 13.5% compared with the same period last year while operating income was ¥97 million, an increase of 14.3%.

For the nine months ended Aug. 31, 2010, consolidated revenues increased 35.6% compared with the same period of the previous fiscal year to ¥886 million, operating income increased 107.7% to ¥422 million.

As of Aug. 31, 2010, the balance of assets under management* totaled ¥232,962 million.

*Note: the balance of assets under management includes the balance of assets which were subject to consulting contracts and etc.

Property Management Business

During the three months ended August 31, 2010, the Company made efforts to wrap up new contracts and managed 314 properties as of July 31, 2010, including office buildings, parking lots and schools, while the office building management business saw contract cancellations due to changes in building ownership. Meanwhile, in the condominium management business, the number of properties managed by the Group increased to 181 as of July 31, 2010, due to an increase in new contracts for condominiums for sale or rent which are sold by other companies.

As a result, the number of managed properties increased to 495 (an increase of 12 buildings from the end of Q2). Consequently, segment revenues were ¥742 million, an increase of 7.0 % compared with the same period last year and segment operating income was down 40.6% to ¥41 million.

As for the nine months ended August 31, 2010, consolidated revenues increased 0.4% compared with the same period of the previous fiscal year to ¥1,950 million and operating income decreased 48.5% to ¥97 million.

Alternative Investment Business

During the three months ended August 31, 2010, this segment focused on the collection of debt and the leasing of properties which the Company acquired through like-kind exchanges. As a result, the segment earned interest income and revenues from the sale of receivables, as well as rental income from real estate acquired through like-kind exchanged. Consequently, segment revenues came to ¥41 million, a decrease of 11.7% compared with the same period last year and the operating income was ¥13 million (operating loss was ¥15 million in the same period of the previous year).

As for the nine months ended August 31, 2010, consolidated revenues decreased 12.4% compared with the same period of the previous fiscal year to ¥127 million and operating income increased 465.7% to ¥36 million.

(2) Qualitative Information Regarding Consolidated Financial Position

(a) Consolidated Balance Sheet as of August 31, 2010

Total assets as of August 31, 2010 were ¥60,368 million, a decrease of ¥1,866 million from the end of the previous fiscal year. Primary factors included a decrease in inventory as a result of property sales in the revitalization and development businesses.

Total liabilities decreased ¥5,010 million to ¥34,971 million from the end of the previous fiscal year. Primary

factors included a decrease in borrowings from financial institutions due to progress in the sale of properties.

Net assets increased ¥3,143 million to ¥25,397 million from the end of the previous fiscal year. Primary factors included increases of ¥1,001 million in both common stock and additional paid-in capital via private equity placement and an increase in retained earnings. As a result, the Company achieved an equity ratio of 42.1%.

(b)Cash Flows for the Three Months ended August 31, 2010

Cash and cash equivalents as of August 31, 2010, totaled ¥9,843 million, a decrease of ¥561 million from the end of Q2 and an increase of ¥1,953million from the end of the previous fiscal year. Cash flows for the three months ended August 31, 2010 are described below, along with the main factors affecting cash flows.

Cash Flows from Operating Activities

Net cash used in operating activities totaled ¥1,069 million during the three months ended August 31, 2010 (net cash provided by operating activities was ¥1,733 million in the same period of the previous year).Primary factors included income before income taxes totaling ¥699 million and a 1,203 million increase in inventory because property acquisitions exceeded the sales of properties in the revitalization and development businesses.

As for the nine months ended August 31, 2010, net cash provided by operating activities totaled ¥4,523 million (a decrease of 63.2% compared with the same period of the previous year).

Cash Flows from Investing Activities

Net cash provided by investing activities totaled ¥8 million during the three months ended August 31, 2010 (a decrease of 73.8% compared with the same period in the previous fiscal year).Primary factors included payments of loans receivable of ¥48 million and proceeds from loans receivable of ¥19 million.

As for the nine months ended August 31, 2010, net cash provided by investing activities totaled ¥41 million (net cash used in investing activities was ¥154 million in the same period of the previous year).

Cash Flows from Financing Activities

Net cash provided by financing activities totaled ¥498 million during the three months ended August 31, 2010 (net cash used in the financing activities was ¥885 million in the same period of the previous year).Primary factor was that proceeds from long-term debt of ¥5,306 million exceeded ¥4,775 million used to repay long-term debt.

As for the nine months ended August 31, 2010, net cash used in financing activities totaled ¥2,611 million. (a decrease of 77.7% compared with the same period of the previous year).

(3) Qualitative Information Regarding the Consolidated Performance Forecasts

For the most part, business performance for the three months ended August 31, 2010, went according to plan, therefore the performance forecasts for the fiscal year ending November 30, 2010, remain the same as announced on January 12, 2010. The projections are forward-looking statements based on currently available information, and therefore contain elements of uncertainty. Actual performance may differ from projections due to changes in operating conditions.

2. Other Information

(1) Changes in Major Subsidiaries during the Period

No

(2) Application of Simplified Accounting Methods and Specific Accounting Methods

(a) Valuation of Inventory

Inventory write-down is based on the estimated net sale of inventories upon which profit margins have declined significantly.

(b)Method of Calculating Corporate Taxes, Deferred Tax Assets and Deferred Tax Liabilities

The calculation of corporate income taxes is limited to significant taxable or tax-exempt items. Judgments regarding the recoverability of deferred tax assets have been made based on methods using performance projections and tax planning that has been applied in the previous fiscal year because The Group has confirmed that there have been no significant changes in the business environment or temporary differences since the end of the previous fiscal year.

(3) Changes in Accounting Rules, Procedures, Presentation Methods, etc

No

3. Quarterly Consolidated Financial Statements

(1) Consolidated Balance Sheets

(Thousands of yen, rounded down to the nearest thousand)

	As of Aug. 31, 2010	As of Nov. 30, 2009
ASSETS		
Current assets		
Cash and deposits	9,863,394	7,890,310
Notes and accounts receivable	420,493	360,411
Marketable securities	10,000	10,000
Real estate for sale	32,787,105	25,033,177
Real estate for sale in progress	3,953,684	12,329,921
Purchased receivables	88,141	121,291
Other	1,164,215	1,778,410
Allowance for doubtful accounts	(6,729)	(5,985)
Total current assets	48,280,305	47,517,537
Fixed assets		
Tangible fixed assets		
Buildings and structures	3,891,890	4,685,261
Accumulated depreciation	(789,107)	(838,615)
Buildings and structures (net)	3,102,783	3,846,646
Land	7,144,604	8,925,649
Other	126,607	119,957
Accumulated depreciation	(89,211)	(79,935)
Other (net)	37,395	40,022
Total Tangible fixed assets	10,284,783	12,812,318
Intangible fixed assets		
Other	72,207	93,957
Total intangible fixed assets	72,207	93,957
Investments and other assets	1,731,333	1,811,297
Total fixed assets	12,088,324	14,717,573
Total assets	60,368,629	62,235,110

(Thousands of yen, rounded down to the nearest thousand)

	As of Aug. 31, 2010	As of Nov. 30, 2009
LIABILITIES		
Current liabilities		
Notes and accounts payable	371,719	718,535
Short-term borrowings	1,525,500	70,000
Long-term debt due within one year	12,433,115	16,114,804
Income taxes payable	28,469	53,201
Accrued bonuses to employees	72,103	90,706
Other	1,282,091	1,317,437
Total current liabilities	15,712,998	18,364,684
Long-term liabilities		
Long-term debt	16,956,296	19,107,576
Accrued severance costs	104,214	79,577
Accrued retirement benefits to officers	294,089	272,739
Negative goodwill	1,863	3,595
Other	1,901,843	2,153,228
Total long-term liabilities	19,258,307	21,616,718
Total liabilities	34,971,306	39,981,402
NET ASSETS		
Shareholders’ equity		
Common stock	5,454,673	4,452,807
Additional paid-in capital	5,538,149	4,536,283
Retained earnings	14,405,080	13,238,348
Total shareholders' equity	25,397,903	22,227,438
Valuation, foreign currency and other adjustments		
Unrealized gain (loss) on securities	(580)	(388)
Total valuation, foreign currency and other adjustments	(580)	(388)
Stock acquisition rights	—	26,657
Total net assets	25,397,322	22,253,707
Total liabilities and net assets	60,368,629	62,235,110

(2) Consolidate Statements of Operations (For the Nine Month Period)

(Thousands of yen, rounded down to the nearest thousand)

	Nine months ended Aug. 31, 2010	Nine months ended Aug. 31, 2009
Revenues	22,199,294	28,828,229
Cost of revenues	17,277,665	23,393,280
Gross profit	4,921,628	5,434,949
Selling, general and administrative expenses	1,985,433	2,018,440
Operating income	2,936,195	3,416,508
Non-operating income		
Interest income	8,136	11,902
Dividend income	2,168	2,154
Amortization of negative goodwill	1,732	2,039
Other	12,754	17,134
Total non-operating income	24,791	33,231
Non-operating expenses		
Interest expenses	599,860	710,576
Interest on bonds	—	1,581
Stock issuance expenses	11,261	—
Other	11,158	21,699
Total non-operating expenses	622,281	733,858
Ordinary income	2,338,704	2,715,881
Extraordinary gains		
Gain on sale of investment securities	1,184	321
Refund of insurance premium at cancellation	—	13,348
Total extraordinary gains	1,184	13,669
Extraordinary losses		
Loss on retirement of fixed assets	4,688	41,698
Loss on sale of investment securities	—	13
Write-down of investment securities	—	456
Cancellation penalty	—	274,088
Expenses related to voluntary early retirement program	—	62,096
Total extraordinary losses	4,688	378,352
Income before income taxes	2,335,200	2,351,198
Current income taxes	15,517	43,089
Income taxes for prior periods	—	68,065
Deferred income taxes	955,030	948,415
Total income taxes	970,548	1,059,570
Net income	1,364,652	1,291,627

（For the Three Month Period）

(Thousands of yen, rounded down to the nearest thousand)

	Three months ended Aug. 31, 2010	Three months ended Aug. 31, 2009
Revenues	6,073,827	5,018,130
Cost of revenues	4,474,497	4,055,551
Gross profit	1,599,330	962,578
Selling, general and administrative expenses	691,409	568,504
Operating income	907,920	394,073
Non-operating income		
Interest income	2,898	3,324
Dividend income	874	856
Amortization of negative goodwill	372	679
Other	4,180	6,517
Total non-operating income	8,326	11,378
Non-operating expenses		
Interest expenses	208,581	226,313
Interest on bonds	—	7
Stock issuance expenses	1,605	—
Other	7,042	369
Total non-operating expenses	217,229	226,690
Ordinary income	699,017	178,761
Extraordinary gains		
Gain on sale of investment securities	—	321
Refund of insurance premium at cancellation	—	13,348
Total extraordinary gains	—	13,669
Extraordinary losses		
Loss on sale of investment securities	—	13
Expenses related to voluntary early retirement program	—	62,096
Total extraordinary losses	—	62,109
Income before income taxes	699,017	130,321
Current income taxes	6,393	11,857
Income taxes for prior periods	—	103,210
Deferred income taxes	276,838	44,844
Total income taxes	283,232	159,912
Net income (losses)	415,785	(29,591)

(3) Consolidated Statements of Cash Flows

(Thousands of yen, rounded down to the nearest thousand)

	Nine months ended Aug. 31, 2010	Nine months ended Aug. 31, 2009
Cash flows from operating activities		
Income before income taxes	2,335,200	2,351,198
Depreciation	271,245	314,943
Increase (decrease) in allowances	70,456	(27,041)
Interest and dividend income	(10,305)	(14,057)
Interest expenses	599,860	712,158
Loss on retirement of tangible fixed assets	4,688	41,698
Loss (gain) on write-down of investment securities	—	456
Cancellation penalty	—	274,088
Decrease (increase) in notes and accounts receivable	(102,274)	(43,789)
Decrease (increase)in inventories	2,919,314	13,315,506
Increase (decrease) in notes and accounts payable	(346,816)	(244,833)
Increase (decrease) in accrued consumption taxes	95,452	59,224
Increase (decrease) in deposits and guarantee money received	(250,418)	(281,914)
Other	(406,575)	(101,135)
Subtotal	5,179,829	16,356,501
Receipts of interest and dividends	12,084	14,485
Payments of interest	(597,019)	(739,196)
Payments of cancellation penalty	—	(190,500)
Payments of income taxes	(71,480)	(3,157,694)
Net cash provided by (used in) operating activities	4,523,414	12,283,596
Cash flows from investing activities		
Decrease (increase) in time deposits	(20,000)	50,000
Purchases of tangible fixed assets	(19,653)	(39,694)
Purchases of intangible assets	(3,580)	(1,927)
Proceeds from sales of investment securities	3,050	707
Payments of loans receivables	(48,000)	(206,774)
Other	129,341	43,291
Net cash provided by (used in) investing activities	41,157	(154,397)
Cash flows from financing activities		
Net increase (decrease) in short-term borrowings	1,455,500	(346,000)
Proceeds from long-term debt	9,528,900	6,008,000
Repayments of long-term debt	(15,361,868)	(16,696,568)
Redemption of bonds	—	(274,000)
Proceeds from new stock issue	1,965,813	—
Cash dividends paid	(198,656)	(376,280)
Other	(1,175)	—
Net cash provided by (used in) financing activities	(2,611,487)	(11,684,848)
Net increase (decrease) in cash and cash equivalents	1,953,084	444,350
Cash and cash equivalents at beginning of the period	7,890,310	7,354,299
Cash and cash equivalents at end of the period	9,843,394	7,798,650

(4) Notes on Going-Concern Assumption

None

(5) Segment Information

(a) Business Segment Information

Three months ended August 31, 2010 (June 1, 2010 to August 31, 2010)

(Thousands of yen, rounded down to the nearest thousand)

	Revitalization Business	Development Business	Rental Business	Fund Business	Property Management Business	Alternative Investment Business	Total	Elimination or Corporate	Consolidated
Revenues									
(1) Outside Customers	2,116,283	2,322,427	606,236	244,190	742,945	41,744	6,073,827	—	6,073,827
(2) Inter-segment and transfers	—	—	12,222	9,638	92,486	—	114,347	(114,347)	—
Total	2,116,283	2,322,427	618,459	253,828	835,431	41,744	6,188,174	(114,347)	6,073,827
Operating Income	188,266	613,623	276,674	97,760	41,094	13,743	1,231,163	(323,243)	907,920

Three months ended August 31, 2009 (June 1, 2009 to August 31, 2009)

(Thousands of yen, rounded down to the nearest thousand)

	Revitalization Business	Development Business	Rental Business	Fund Business	Property Management Business	Alternative Investment Business	Total	Elimination or Corporate	Consolidated
Revenues									
(1) Outside Customers	562,350	2,679,972	818,734	215,142	694,630	47,299	5,018,130	—	5,018,130
(2) Inter-segment and transfers	—	—	11,376	15,986	90,538	—	117,902	(117,902)	—
Total	562,350	2,679,972	830,111	231,129	785,169	47,299	5,136,032	(117,902)	5,018,130
Operating Income (loss)	10,970	45,835	438,757	85,494	69,186	(15,684)	634,559	(240,485)	394,073

Nine months ended August 31, 2010 (December 1, 2009 to August 31, 2010)

(Thousands of yen, rounded down to the nearest thousand)

	Revitalization Business	Development Business	Rental Business	Fund Business	Property Management Business	Alternative Investment Business	Total	Elimination or Corporate	Consolidated
Revenues									
(1) Outside Customers	7,053,220	10,206,547	1,975,032	886,356	1,950,688	127,448	22,199,294	—	22,199,294
(2) Inter-segment and transfers	—	—	34,725	43,584	243,592	—	321,902	(321,902)	—
Total	7,053,220	10,206,547	2,009,757	929,941	2,194,280	127,448	22,521,196	(321,902)	22,199,294
Operating Income	440,604	1,772,540	1,011,439	422,336	97,281	36,346	3,780,549	(844,354)	2,936,195

Nine months ended August 31, 2009 (December 1, 2008 to August 31, 2009)

(Thousands of yen, rounded down to the nearest thousand)

	Revitalization Business	Development Business	Rental Business	Fund Business	Property Management Business	Alternative Investment Business	Total	Elimination or Corporate	Consolidated
Revenues									
(1) Outside Customers	8,077,009	15,429,563	2,578,826	653,817	1,943,470	145,542	28,828,229	—	28,828,229
(2) Inter-segment and transfers	—	—	33,779	21,135	327,754	441,278	823,948	(823,948)	—
Total	8,077,009	15,429,563	2,612,606	674,953	2,271,224	586,821	29,652,178	(823,948)	28,828,229
Operating Income	880,849	1,673,019	1,387,034	203,305	188,978	6,424	4,339,612	(923,103)	3,416,508

Note 1.Method of Business Classification

Businesses are based on the classifications used by internal management.

2. Principal Business in Each Segment

Segment	Principal Business
Revitalization Business	The Tosei Group acquires office buildings, commercial facilities, rental condominiums and other properties whose asset value has declined, increases their value through “value-up plans” that best match local characteristics and tenant needs, and resells them to investors, real estate funds, and individual end-users as revitalized real estate. As “the Restyling Business”, the Tosei Group acquires income-producing condo complexes and sells them as condominiums for sale to end-users after increasing the value of common and exclusive areas.

	(the Group continues to hold and manage pre-occupied units for rental properties)
Development Business	With a focus in the 23 wards of Tokyo, the Group studies factors relating to properties it purchases including local area, site characteristics, use, demand, rent levels and selling prices to maximize their value through development and new construction before selling them to investors, real estate funds, end-users and other customers.
Rental Business	The Tosei Group owns office buildings, residential and commercial properties, and parking lots primarily in the 23 wards of Tokyo, which it rents to end-users. By gathering information on tenants' needs, it enhances "value-up plans" in the revitalization business and improves asset management capabilities in the fund business.
Fund Business	The Tosei Group conducts business as a Type 2 financial instrument business operator, as well as an advisor and agency, as defined by the Financial Instruments and Exchange Law. In accordance with the aforementioned law, the Group finds properties that match diverse needs of investors and provides advice and services on acquisition, management and disposal of properties.
Property Management Business	The Tosei Group provides comprehensive property management to meet a variety of real estate needs, including administration, facility management, cleaning and security for condominium complexes and office buildings and facilities, specialized building and utilities repair work for units in condominium complexes and office buildings, and office interior renovation contracting.
Alternative Investment Business	The Tosei Group invests in the real-estate collateralized loans and collects debt or acquires mortgaged properties as payment in kind. It also acquires properties through M&As of companies with real estate holdings and other companies associated with real estate and applies the Group's know-how to increase the value of acquired properties before selling them.

(b) Geographic segment information

Three months ended August 31, 2009 (June 1, 2009 to August 31, 2009), Three months ended August 31, 2010 (June 1, 2010 to August 31, 2010), Nine months ended August 31, 2009 (Dec. 1, 2008 to August 31, 2009) and Nine months ended August 31, 2010 (Dec. 1, 2009 to August 31, 2010)

Geographical segment information is omitted because the Tosei Group does not have any consolidated subsidiaries or offices in countries or regions other than Japan.

(c) Overseas sales

Three months ended August 31, 2009 (June 1, 2009 to August 31, 2009), Three months ended August 31, 2010 (June 1, 2010 to August 31, 2010), Nine months ended August 31, 2009 (Dec. 1, 2008 to August 31, 2009) and Nine months ended August 31, 2010 (Dec. 1, 2009 to August 31, 2010)

Overseas sales information is omitted because the Tosei Group has no overseas sales.

(6) Significant Changes in Shareholders' Equity

The total number of outstanding shares increased to 61,000 shares and both common stock and additional paid-in capital increased by ¥1,001,866 thousand due to the exercise of 610 Stock Acquisition Rights- Series 4 in the six months ended May 31, 2010. As a result common stock came to ¥5,454,673 thousand and additional paid-in capital was ¥5,538,149 thousand as of August 31, 2010.

Reference Material

-Inventory and Assumed Revenues-

Please note that this is an excerpt from our presentation material of
Financial Results for the First Nine months ended August 31, 2010.

Note:
This is an excerpt from our presentation material of Financial Results for the First Nine months ended August 31, 2010 (released on Oct 5, 2010).
English translation (summarized) will be updated upon completion.

TOSEI
TOSEI CORPORATION

Inventories (consolidated)

(¥ million)

Book value of inventories as of August 31, 2010	36,740	Assumed revenues	49,621

Breakdown of Inventory Balance

By property type	Inventory				Assumed revenues		Total assumed revenues
	Revitalization (including alternative investment)	Number of Properties	Development	Number of Properties	Revitalization (including alternative investment)	Development	
Office buildings	11,740	15	14,384	6	14,329	15,022	29,351
Condominiums	7,631	12	2,311	4	10,168	9,049	19,218
Detached housings	-	-	252	1	-	601	601
Others	420	5	-	-	450	-	450
Total	19,792	32	16,947	11	24,948	24,673	49,621

* Assumed revenues above are based on Tosei's estimates using information available as of August 31, 2010. Actual amounts are subject to various factors and may vary significantly from the estimates.

* Inventories above represent carrying value as of August 31, 2010 and may increase due to factors including expenses to add value or construction expenses.