

# Summary of 1st Quarter Financial Results for FY2009 ending March 2010

## OBAYASHI CORPORATION

Disclaimer: This financial information, a digest of Obayashi Corporation's news release "Summary of 1st Quarter Financial Results for FY2009 ending March 2010" ("Kessan Tanshin") announced at the Tokyo Stock Exchange on August 5, 2009, was translated into English and presented solely for the convenience of non-Japanese speaking users. If there is any discrepancy between Japanese "Kessan Tanshin" and this document, Japanese "Kessan Tanshin" will prevail. The numbers shown as "Forecast", "Plan" or any other words and phrases relating to any future events provided in this document are based on the information available at the time of the release of this document. Due to various factors, the actual results may vary from the forecast data.

(Rounded down to the nearest million yen)

### 1. Summary of the 1st Quarter Results for FY2009 ending March 2010 (April 1, 2009 - June 30, 2009)

#### (1) Consolidated Business Results

(% shows the increase (decrease) from the results of the same quarter of the previous FY.)

	Net Sales		Operating Income		Ordinary Income		Net Income	
	(Unit: million yen)	%	(Unit: million yen)	%	(Unit: million yen)	%	(Unit: million yen)	%
1st Quarter of FY2009	350,600	3.1	1,879	-	3,683	30.1	404	(67.3)
1st Quarter of FY2008	340,128	-	(278)	-	2,830	-	1,237	-

	Net Earnings per Share	Net Earnings per Share Adjusted for Latent Shares
	(Unit: yen)	(Unit: yen)
1st Quarter of FY2009	0.56	—
1st Quarter of FY2008	1.72	—

#### (2) Consolidated Financial Position

	Total Assets	Net Assets	Shareholders' Equity Ratio	Net Assets per Share
	(Unit: million yen)	(Unit: million yen)	%	(Unit: yen)
At June 30, 2009	1,680,414	420,361	23.5	549.29
At March 31, 2009	1,725,645	395,809	21.5	516.06

(For reference) Shareholders' Equity: [At 6/2009] 394,953 million yen, [At 3/2009] 371,069 million yen

### 2. Dividends

(Record date)	Dividend per share (Unit: yen)				
	End of 1Q	End of 2Q	End of 3Q	End of 4Q	Full-year
	(Unit: yen)	(Unit: yen)	(Unit: yen)	(Unit: yen)	(Unit: yen)
FY2008 ended Mar. 2009	—	4.00	—	4.00	8.00
FY2009 ending Mar. 2010	—	—	—	—	—
FY2009 ending Mar. 2010 (Forecast)	—	4.00	—	4.00	8.00

\* The dividend payout forecast was not revised in this 1st quarter

\* The forecasts above was prepared on the basis of information available at the time of the release of this document.

Due to various factors, the actual results may vary from the forecast data.

### 3. Consolidated Forecast for FY2009 ending March 2010 (April 1, 2009 - March 31, 2010)

(% shows the increase (decrease) from the previous FY results for "Full Year" and from the previous 2Q results (cumulative) for "Half Year" respectively.)

	Net Sales		Operating Income		Ordinary Income		Net Income		Net Earnings per Share
	(Unit: million yen)	%	(Unit: million yen)	%	(Unit: million yen)	%	(Unit: million yen)	%	(Unit: yen)
Half Year	770,000	(2.2)	6,500	(2.5)	8,000	(21.0)	2,000	(58.0)	2.78
Full Year	1,640,000	(2.5)	25,500	(6.8)	26,500	(16.7)	10,000	(8.8)	13.91

\* The consolidated forecast was not revised in this 1st quarter

\* The forecasts above was prepared on the basis of information available at the time of the release of this document.

Due to various factors, the actual result may vary from the forecast data.

### (Reference) Non-consolidated Forecast for FY2009 ending March 2010 (April 1, 2009 - March 31, 2010)

(% shows the increase (decrease) from the previous FY results for "Full Year" and from the previous 2Q results (cumulative) for "Half Year" respectively.)

	Net Sales		Operating Income		Ordinary Income		Net Income		Net Earnings per Share
	(Unit: million yen)	%	(Unit: million yen)	%	(Unit: million yen)	%	(Unit: million yen)	%	(Unit: yen)
Half Year	615,000	1.1	4,000	279.8	5,500	14.2	3,000	2.9	4.17
Full-year	1,330,000	1.0	18,000	39.9	21,000	18.1	11,000	41.8	15.30

\* The non-consolidated forecast was not revised in this 1st quarter

\* The forecast above was prepared on the basis of information available at the time of the release of this document.

Due to various factors, the actual results may vary from the forecast data.

## Quick Review of Consolidated and Non-consolidated Results for Q1 FY2009

(as against results for Q1 FY2008)

(Unit: 100 million yen)

	Consolidated						Non-consolidated					
	Q1 / FY 2008 April 1, 2008 - June 30, 2008		Q1 / FY 2009 April 1, 2009 - June 30, 2009		Variance	Variance rate (%)	Q1 / FY 2008 April 1, 2008 - June 30, 2008		Q1 / FY 2009 April 1, 2009 - June 30, 2009		Variance	Variance rate (%)
Net sales of completed construction contracts	%	3,258	%	3,370	111	3.4	%	2,581	%	2,747	165	6.4
Civil Engineering		—		—	—	—		679		802	122	18.1
Building Construction		—		—	—	—		1,902		1,945	42	2.2
Gross profit on completed construction contracts	5.4	175	5.8	194	19	10.9	4.7	120	5.3	144	24	20.3
Civil Engineering		—		—	—	—	8.2	55	5.3	42	-12	-23.1
Building Construction		—		—	—	—	3.4	64	5.2	102	37	57.4
Net sales of real estate business and other		142		135	-6	-4.8		44		41	-3	-8.4
Gross profit on real estate business and other	20.3	28	18.7	25	-3	-12.2	28.7	12	27.9	11	-1	-11.2
<b>Net sales</b>		<b>3,401</b>		<b>3,506</b>	<b>104</b>	<b>3.1</b>		<b>2,626</b>		<b>2,788</b>	<b>161</b>	<b>6.2</b>
Gross profit	6.0	204	6.3	220	15	7.6	5.1	133	5.6	156	23	17.3
Selling, general and administrative expenses	6.1	207	5.8	201	-6	-2.9	6.0	157	5.4	151	-5	-3.7
(Personnel expenses)		(114)		(115)	(0)			(85)		(86)	(0)	
(Others)		(92)		(85)	(-6)			(71)		(64)	(-6)	
<b>Operating Income</b>	<b>-0.1</b>	<b>-2</b>	<b>0.5</b>	<b>18</b>	<b>21</b>	<b>—</b>	<b>-0.9</b>	<b>-24</b>	<b>0.2</b>	<b>4</b>	<b>28</b>	<b>—</b>
Non-operating income		41		30	-11	-27.9		47		31	-15	-32.1
Non-operating expenses (interests received/paid and dividend income - net)		10		11	1	13.4		9		12	3	38.2
		(27)		(15)	(-12)			(33)		(19)	(-13)	
<b>Ordinary income</b>	<b>0.8</b>	<b>28</b>	<b>1.1</b>	<b>36</b>	<b>8</b>	<b>30.1</b>	<b>0.5</b>	<b>13</b>	<b>0.9</b>	<b>23</b>	<b>10</b>	<b>74.1</b>
Extraordinary income		38		0	-37	-97.5		38		0	-37	-99.5
Extraordinary loss		39		16	-23	-58.8		39		10	-28	-72.2
Income before income taxes and minority interests	0.8	27	0.6	21	-6	-22.1	0.5	12	0.5	13	0	6.4
Total income taxes		10		14	4	38.6		1		6	5	436.2
Minority interests in income (deduction)		4		3	-1	-37.0		—		—	—	—
<b>Net income</b>	<b>0.4</b>	<b>12</b>	<b>0.1</b>	<b>4</b>	<b>-8</b>	<b>-67.3</b>	<b>0.4</b>	<b>10</b>	<b>0.2</b>	<b>6</b>	<b>-4</b>	<b>-44.1</b>

## Orders Received

(Unit: 100 million yen)

	Consolidated					Non-consolidated					
	Q1 / FY 2008 April 1, 2008 - June 30, 2008		Q1 / FY 2009 April 1, 2009 - June 30, 2009		Variance	Variance rate (%)	Q1 / FY 2008 April 1, 2008 - June 30, 2008		Q1 / FY 2009 April 1, 2009 - June 30, 2009		Variance
Civil Engineering	780	443	-336	-43.1		624	300	-323	-51.8		
(Domestic)	(760)	(420)	(-339)	(-44.7)		(604)	(277)	(-326)	(-54.0)		
(Overseas)	(19)	(22)	(3)	(17.7)		(19)	(22)	(3)	(17.7)		
Building Construction	2,275	1,626	-649	-28.5		1,630	1,010	-620	-38.1		
(Domestic)	(1,789)	(797)	(-991)	(-55.4)		(1,628)	(773)	(-855)	(-52.5)		
(Overseas)	(486)	(828)	(342)	(70.4)		(2)	(236)	(234)	(—)		
Construction Total	3,055	2,070	-985	-32.2		2,254	1,311	-943	-41.9		
(Domestic)	(2,549)	(1,218)	(-1,331)	(-52.2)		(2,233)	(1,051)	(-1,181)	(-52.9)		
(Overseas)	(505)	(851)	(345)	(68.4)		(21)	(259)	(237)	(—)		
Real Estate and others	100	92	-7	-7.7		52	41	-10	-19.4		
Total orders received	3,156	2,162	-993	-31.5		2,307	1,353	-953	-41.3		

## Interest-bearing loan balances

(Unit: 100 million yen)

	Consolidated				Non-consolidated			
	March 31, 2009	June 30, 2009	Variance	Variance rate (%)	March 31, 2009	June 30, 2009	Variance	Variance rate (%)
Interest-bearing loan (except PFI related)	3,141	3,043	-98	-3.1	2,567	2,468	-99	-3.9
PFI and other project finance loans	846	809	-37	-4.4	—	—	—	—
Interest-bearing loan total	3,988	3,852	-135	-3.4	2,567	2,468	-99	-3.9

Note: This review of results was prepared in accordance with the Japanese accounting standard for quarterly financial statements, although it is not subject to the disclosure legally required by the related authorities.

## Qualitative Information

### Consolidated performance

Net sales amounted to JPY 350.6 billion, up 3.1% from the same quarter of the previous fiscal year. Owing to, among other factors, the improvement of the gross profit margin in the construction segment, operating income was JPY 1.8 billion, as against the operating loss of JPY 0.2 billion for the previous first quarter and ordinary income was JPY 3.6 billion, increased 30.1%. Net income was JPY 0.4 billion, down 67.3% from the previous first quarter when gain on sales of investment securities of JPY 3.5 billion was recognized.

Net sales of completed construction contracts of Obayashi Corporation (consolidated), which comprises the most of net sales, tend to be booked more in the 4th quarter than any other quarter of a fiscal year, which causes net sales booked tend to be relatively small in the first half of a fiscal year, especially in the 1st quarter. On the other hand, selling, general and administrative expenses are incurred continuously during a year. Accordingly, selling, general and administrative expenses tend to be large compared with net sales booked in the 1st quarter of a fiscal year due to this seasonal effect.

### Consolidated financial position

Net cash provided by (used in) operating activities was negative JPY 9.2 billion due to the weak improvement of the cash flows from construction business. Net cash provided by (used in) investing activities was negative JPY 4.1 billion. Net cash provided by (used in) financing activities was negative JPY 17.3 billion due mainly to the repayment of loans payable. As a result, the balance of cash and cash equivalents at the end of the 1st quarter of this fiscal year amounted to JPY 115.1 billion, down JPY 28.7 billion from the balance at the end of the previous fiscal year (March 31, 2009).

The balance of interest-bearing liabilities at the end of this 1st quarter was JPY 385.2 billion, down JPY 13.5 billion or 3.4% from the balance at the end of the previous fiscal year.

### Consolidated forecasts

After reviewing currently available information, consolidated forecasts, both half year and full year, remain the same as the ones announced on May 15, 2009 when Obayashi Corporation announced its previous fiscal year results.

## Changes in Significant Accounting Policies

### Change in the scope of construction contracts to apply the percentage-of-completion method

Obayashi Corporation and its domestic subsidiaries, except some, had adopted the percentage-of-completion method for contracts with construction period more than 1 year and the completed contract method for other contracts.\* Effective the 1st quarter of this fiscal year, Obayashi Corporation and its domestic subsidiaries adopted the "Accounting Standard for Construction Contracts" (ASBJ Statement No. 15, issued on December 27, 2007) and "Guidance for the Application of Accounting Standard for Construction Contracts" (ASBJ Guidance No. 18, issued on December 27, 2007). Accordingly, construction contracts by which construction started on or after April 1, 2009 and where the cost incurred by the end of this 1st quarter can be reasonably and with certainty assessed adopted the percentage-of-completion method; the rest of the contracts by which construction started on or after April 1, 2009 adopted the completed contract method.

As a result, net sales increased by JPY 1,084 million, and operating income, ordinary income and income before income taxes and minority interests each increased by JPY 70 million from what they had been if the former method was used.

\* Most of the overseas subsidiaries adopt the percentage-of-completion method.

Note: If there is any discrepancy between Japanese "Kessan Tanshin" and this document, Japanese "Kessan Tanshin" will prevail.

## Consolidated quarterly balance sheets

(Unit : million yen)

	June 30, 2009	March 31, 2009
<b>Assets</b>		
Current assets		
Cash and deposits	115,189	144,640
Notes receivable, accounts receivable from completed construction contracts and other	481,318	496,934
Short-term investment securities	1,859	1,941
Real estate for sale	61,199	61,416
Costs on uncompleted construction contracts	196,879	207,617
Inventories for PFI and other projects	58,374	62,296
Other inventories	13,530	12,049
Deferred tax assets	37,318	38,509
Accounts receivable-other	57,405	66,583
Other	14,562	16,043
Allowance for doubtful accounts	(937)	(563)
Total current assets	<u>1,036,698</u>	<u>1,107,469</u>
Noncurrent assets		
Property, plant and equipment		
Buildings and structures, net	70,641	—
Buildings and structures	—	166,541
Machinery, vehicles, tools, furniture and fixtures, net	11,342	—
Machinery, vehicles, tools, furniture and fixtures	—	72,134
Land	245,255	245,182
Lease assets, net	1,399	—
Lease assets	—	2,250
Construction in progress	458	403
Accumulated depreciation	—	(157,097)
Total property, plant and equipment	<u>329,097</u>	<u>329,415</u>
Intangible assets	6,729	6,827
Investments and other assets		
Investment securities	281,125	238,245
Long-term loans receivable	1,474	1,478
Deferred tax assets	6,135	23,195
Other	22,151	22,024
Allowance for doubtful accounts	(3,065)	(3,066)
Total investments and other assets	<u>307,822</u>	<u>281,877</u>
Total noncurrent assets	<u>643,649</u>	<u>618,119</u>
Deferred assets	65	56
Total assets	<u>1,680,414</u>	<u>1,725,645</u>

(Unit : million yen)

	June 30, 2009	March 31, 2009
<b>Liabilities</b>		
Current liabilities		
Notes payable, accounts payable for construction contracts and other	447,828	493,760
Short-term loans payable	82,244	106,064
Current portion of PFI and other project finance loans	6,823	6,787
Commercial papers	87,000	66,000
Current portion of bonds	10,000	20,000
Lease obligations	719	755
Income taxes payable	914	2,810
Advances received on uncompleted construction contracts	159,227	162,872
Deposits received	64,407	70,214
Provision for warranties for completed construction	1,529	1,409
Provision for loss on construction contracts	14,941	18,614
Other	60,881	56,765
Total current liabilities	<u>936,519</u>	<u>1,006,055</u>
Noncurrent liabilities		
Bonds payable	30,000	30,000
Long-term loans payable	95,063	92,100
PFI and other project finance loans	74,087	77,861
Lease obligations	743	808
Deferred tax liabilities for land revaluation	29,095	29,095
Provision for retirement benefits	67,875	66,918
Provision for environmental measures	478	493
Other	26,189	26,502
Total noncurrent liabilities	<u>323,533</u>	<u>323,780</u>
Total liabilities	<u>1,260,052</u>	<u>1,329,836</u>
<b>Net assets</b>		
Shareholders' equity		
Capital stock	57,752	57,752
Capital surplus	41,750	41,750
Retained earnings	200,470	202,941
Treasury stock	(1,256)	(1,246)
Total shareholders' equity	<u>298,716</u>	<u>301,198</u>
Valuation and translation adjustments		
Valuation difference on available-for-sale securities	72,323	46,901
Deferred gains or losses on hedges	(74)	(65)
Revaluation reserve for land	26,481	26,481
Foreign currency translation adjustment	(2,493)	(3,448)
Total valuation and translation adjustments	<u>96,236</u>	<u>69,870</u>
Minority interests	<u>25,408</u>	<u>24,739</u>
Total net assets	<u>420,361</u>	<u>395,809</u>
Total liabilities and net assets	<u>1,680,414</u>	<u>1,725,645</u>

## Consolidated quarterly statements of income

(Unit : million yen)

	1Q / FY 2008 From April 1, 2008 to June 30, 2008	1Q / FY 2009 From April 1, 2009 to June 30, 2009
<b>Net sales</b>		
Net sales of completed construction contracts	325,886	<b>337,046</b>
Net sales of real estate business and other	14,242	<b>13,553</b>
Total net sales	<b>340,128</b>	<b>350,600</b>
<b>Cost of sales</b>		
Cost of sales of completed construction contracts	308,326	<b>317,579</b>
Cost of sales on real estate business and other	11,351	<b>11,016</b>
Total cost of sales	<b>319,677</b>	<b>328,595</b>
<b>Gross profit</b>		
Gross profit on completed construction contracts	17,559	<b>19,466</b>
Gross profit on real estate business and other	2,891	<b>2,537</b>
Total gross profit	<b>20,450</b>	<b>22,004</b>
Selling, general and administrative expenses	20,729	<b>20,125</b>
Operating income (loss)	(278)	<b>1,879</b>
<b>Non-operating income</b>		
Interest income	658	<b>511</b>
Dividends income	2,987	<b>2,061</b>
Foreign exchange gains	379	—
Other	143	<b>430</b>
Total non-operating income	<b>4,167</b>	<b>3,003</b>
<b>Non-operating expenses</b>		
Interest expenses	855	<b>995</b>
Foreign exchange losses	—	<b>20</b>
Other	202	<b>183</b>
Total non-operating expenses	<b>1,058</b>	<b>1,199</b>
Ordinary income	<b>2,830</b>	<b>3,683</b>
<b>Extraordinary income</b>		
Gain on sales of investment securities	3,549	—
Other	332	<b>97</b>
Total extraordinary income	<b>3,881</b>	<b>97</b>
<b>Extraordinary loss</b>		
Loss on valuation of investment securities	—	<b>876</b>
Compensation for tenants' removal and relocation costs	—	<b>505</b>
Loss on valuation of real estate for sale	3,139	—
Other	809	<b>245</b>
Total extraordinary losses	<b>3,949</b>	<b>1,627</b>
Income before income taxes and minority interests	<b>2,763</b>	<b>2,153</b>
Income taxes-current	4,419	<b>543</b>
Income taxes-deferred	(3,377)	<b>900</b>
Total income taxes	<b>1,041</b>	<b>1,443</b>
Minority interests in income	483	<b>305</b>
Net income	<b>1,237</b>	<b>404</b>

## Consolidated quarterly statements of cash flows

(Unit : million yen)

	1Q / FY 2008 From April 1, 2008 to June 30, 2008	1Q / FY 2009 From April 1, 2009 to June 30, 2009
Net cash provided by (used in) operating activities		
Income before income taxes and minority interests	2,763	2,153
Depreciation and amortization	2,615	2,573
Increase (decrease) in allowance for doubtful accounts	(169)	368
Increase (decrease) in provision for loss on construction contracts	(4,790)	(3,672)
Increase (decrease) in provision for retirement benefits	876	954
Loss (gain) on valuation of short-term and long term investment securities	710	876
Loss on valuation of real estate for sale	3,139	—
Interest and dividends income	(3,645)	(2,572)
Interest expenses	855	995
Loss (gain) on sales of short-term and long term investment securities	(3,549)	—
Decrease (increase) in notes and accounts receivable-trade	21,719	18,736
Decrease (increase) in costs on uncompleted construction contracts	(42,464)	10,738
Decrease (increase) in inventories	(1,649)	(1,197)
Decrease (increase) in inventories for PFI and other projects	3,687	3,921
Decrease (increase) in other assets	10,501	10,709
Increase (decrease) in notes and accounts payable-trade	(49,483)	(49,018)
Increase (decrease) in advances received on uncompleted construction contracts	30,496	(4,102)
Increase (decrease) in other liabilities	5,764	(322)
Other, net	(979)	417
Subtotal	(23,600)	(8,441)
Interest and dividends income received	3,507	2,636
Interest expenses paid	(797)	(991)
Income taxes (paid) refund	(12,917)	(2,456)
Net cash provided by (used in) operating activities	(33,808)	(9,252)
Net cash provided by (used in) investing activities		
Purchase of property, plant and equipment and intangible assets	(2,305)	(4,323)
Proceeds from sales of property, plant and equipment and intangible assets	32	16
Purchase of short-term and long term investment securities	(372)	(933)
Proceeds from sales and redemption of short-term and long term investment securities	5,674	238
Payments of loans receivable	(1)	(0)
Collection of loans receivable	31	32
Other, net	(699)	782
Net cash provided by (used in) investing activities	2,358	(4,188)

(Unit : million yen)

	1Q / FY 2008 From April 1, 2008 to June 30, 2008	1Q / FY 2009 From April 1, 2009 to June 30, 2009
Net cash provided by (used in) financing activities		
Net increase (decrease) in short-term loans payable	4,521	(23,971)
Net increase (decrease) in commercial papers	5,000	21,000
Repayments of lease obligations	(233)	(219)
Proceeds from long-term loans payable	2,000	3,000
Repayment of long-term loans payable	(138)	(139)
Proceeds from PFI and other project finance loans payable	4,827	675
Payment of PFI and other project finance loans payable	(8,076)	(4,413)
Redemption of bonds	(10,000)	(10,000)
Cash dividends paid	(2,878)	(2,876)
Cash dividends paid to minority shareholders	(243)	(378)
Other, net	(12)	(11)
Net cash provided by (used in) financing activities	(5,234)	(17,333)
Effect of exchange rate change on cash and cash equivalents	(3,428)	2,057
Net increase (decrease) in cash and cash equivalents	(40,113)	(28,716)
Cash and cash equivalents at beginning of period	128,537	143,821
Cash and cash equivalents at end of period	88,424	115,104



## Segment Information

(1) Segment information by type of business  
1st Quarter of the previous FY (April 1, 2008 - June 30, 2008)

(Unit: million yen)

	Construction Business	Real Estate Business	Other Businesses	Total	Eliminations or Corporate	Consolidated
Sales						
(1) External sales	325,886	5,111	9,130	340,128	-	340,128
(2) Intersegment	8,750	280	2,098	11,129	(11,129)	-
Total	334,637	5,391	11,229	351,258	(11,129)	340,128
Operating Income (loss)	(1,864)	606	507	(750)	471	(278)

1st Quarter of this FY (April 1, 2009 - June 30, 2009)

(Unit: million yen)

	Construction Business	Real Estate Business	Other Businesses	Total	Eliminations or Corporate	Consolidated
Sales						
(1) External sales	337,046	4,884	8,669	350,600	-	350,600
(2) Intersegment	1,294	261	2,151	3,707	(3,707)	-
Total	338,341	5,145	10,821	354,308	(3,707)	350,600
Operating Income	755	711	78	1,545	334	1,879

Note 1: Each segment includes the following businesses:

Construction Business: Civil Engineering, Building Construction, and all other construction related businesses

Real Estate Business: Purchase and sale, rent, and brokerage of real estate

Other Businesses: PFI (Private Finance Initiative), finance, operation of golf courses, and other businesses

Note 2: Change in the scope of construction contracts to apply the percentage-of-completion method

As mentioned on page 3 hereof, "Accounting Standard for Construction Contracts" was adopted effective the 1st quarter of this fiscal year. As a result, sales and operating income from "Construction Business" increased by JPY 1,084 million and JPY 70 million respectively from what they had been if the former method was used.

(2) Segment information by regions  
1st Quarter of the previous FY (April 1, 2008 - June 30, 2008)

(Unit: million yen)

	Japan	North America	Asia	Other Regions	Total	Eliminations or Corporate	Consolidated
Sales							
(1) External sales	288,601	41,352	10,165	8	340,128	-	340,128
(2) Intersegment	17	1	125	0	145	(145)	-
Total	288,619	41,354	10,291	9	340,274	(145)	340,128
Operating Income (loss)	(1,519)	761	473	4	(279)	0	(278)

1st Quarter of this FY (April 1, 2009 - June 30, 2009)

(Unit: million yen)

	Japan	North America	Asia	Other Regions	Total	Eliminations or Corporate	Consolidated
Sales							
(1) External sales	307,186	36,789	6,622	2	350,600	-	350,600
(2) Intersegment	12	1	83	0	97	(97)	-
Total	307,198	36,791	6,705	2	350,698	(97)	350,600
Operating Income (loss)	1,561	(11)	331	(2)	1,879	0	1,879

Note 1: Regions shown above (except Japan) include, but are not limited to, the following countries and areas:

North America: United States of America

Asia: Thailand, Vietnam, Indonesia

Other Regions: The Netherlands

Note 2: Change in the scope of construction contracts to apply the percentage-of-completion method

As mentioned on page 3 hereof, "Accounting Standard for Construction Contracts" was adopted effective the 1st quarter of this fiscal year.

As a result, sales and operating income from "Japan" increased by JPY 1,084 million and JPY 70 million respectively from what they had been if the former method was used.

(3) Overseas sales

1st Quarter of the previous FY (April 1, 2008 - June 30, 2008)

(Unit: million yen)

	North America	Asia	Other Regions	Total
Overseas sales	48,615	46,563	592	95,771
Consolidated sales	_____	_____	_____	340,128
Overseas sales/ Consolidated sales (%)	14.3	13.7	0.2	28.2

1st Quarter of this FY (April 1, 2009 - June 30, 2009)

(Unit: million yen)

	North America	Asia	Other Regions	Total
Overseas sales	41,288	40,755	412	82,456
Consolidated sales	_____	_____	_____	350,600
Overseas sales/ Consolidated sales (%)	11.8	11.6	0.1	23.5

Note: Regions shown above include, but are not limited to, the following countries and areas:

North America: United States of America

Asia: United Arab Emirates, Thailand, Vietnam, Taiwan

Other Regions: United Kingdom

## Non-consolidated quarterly balance sheets

(Unit : million yen)

	June 30, 2009	March 31, 2009
<b>Assets</b>		
Current assets		
Cash and deposits	57,552	88,529
Notes receivable-trade	21,360	8,089
Accounts receivable from completed construction contracts	373,550	386,801
Accounts receivable-real estate business and other	1,390	2,805
Short-term investment securities	30	30
Real estate for sale	58,502	58,720
Costs on uncompleted construction contracts	181,176	196,139
Costs on real estate business and other	9,256	8,619
Raw materials and supplies	1,602	1,006
Deferred tax assets	33,407	34,259
Accounts receivable-other	55,143	64,285
Other	11,171	12,512
Allowance for doubtful accounts	(812)	(416)
Total current assets	803,333	861,383
Noncurrent assets		
Property, plant and equipment		
Land	153,382	153,341
Other	46,535	46,892
Total property, plant and equipment	199,917	200,234
Intangible assets	3,885	3,832
Investments and other assets		
Investment securities	270,421	227,672
Deferred tax assets	6,008	23,065
Other	77,985	75,036
Allowance for doubtful accounts	(2,480)	(2,488)
Total investments and other assets	351,935	323,285
Total noncurrent assets	555,737	527,352
Total assets	1,359,071	1,388,736

Note: This non-consolidated quarterly balance sheet was prepared in accordance with the Japanese accounting standard for quarterly financial statements, although it is not subject to the disclosure legally required by the related authorities.

(Unit : million yen)

	June 30, 2009	March 31, 2009
<b>Liabilities</b>		
Current liabilities		
Notes payable-trade	38,761	38,649
Accounts payable for construction contracts	331,751	368,051
Accounts payable-real estate and other	493	811
Short-term loans payable	54,090	74,892
Commercial papers	87,000	66,000
Current portion of bonds	10,000	20,000
Income taxes payable	228	367
Advances received on uncompleted construction contracts	145,104	149,705
Deposit received-real estate and other	2,686	2,600
Deposits received	63,758	63,944
Provision for warranties for completed construction	1,451	1,331
Provision for loss on construction contracts	14,373	17,665
Other	46,885	43,642
Total current liabilities	796,585	847,662
Noncurrent liabilities		
Bonds payable	30,000	30,000
Long-term loans payable	65,735	65,871
Deferred tax liabilities for land revaluation	22,062	22,062
Provision for retirement benefits	60,939	60,006
Provision for loss on real estate business and other	12,085	12,085
Provision for environmental measures	376	391
Other	7,287	9,570
Total noncurrent liabilities	198,487	199,988
Total liabilities	995,072	1,047,650
<b>Net assets</b>		
Shareholders' equity		
Capital stock	57,752	57,752
Capital surplus		
Legal capital surplus	41,694	41,694
Total capital surpluses	41,694	41,694
Retained earnings		
Legal retained earnings	14,438	14,438
Other retained earnings		
Reserve for advanced depreciation of noncurrent assets	1,306	1,315
General reserve	100,000	100,000
Retained earnings brought forward	56,201	58,675
Total earned surpluses	171,945	174,429
Treasury stock	(1,256)	(1,246)
Total shareholders' equity	270,135	272,630
Valuation and translation adjustments		
Valuation difference on available-for-sale securities	72,302	46,886
Deferred gains or losses on hedges	(6)	1
Revaluation reserve for land	21,567	21,567
Total valuation and translation adjustments	93,863	68,455
Total net assets	363,999	341,085
Total liabilities and net assets	1,359,071	1,388,736
(Reference) Net assets per share	506.24 yen	474.36 yen

Note: This non-consolidated quarterly balance sheet was prepared in accordance with the Japanese accounting standard for quarterly financial statements, although it is not subject to the disclosure legally required by the related authorities.

## Non-consolidated quarterly statements of Income

(Unit : million yen)

	1Q / FY 2008 From April 1, 2008 to June 30, 2008	1Q / FY 2009 From April 1, 2009 to June 30, 2009
<b>Net sales</b>		
Net sales of completed construction contracts	258,188	<b>274,747</b>
Net sales of real estate business and other	4,487	<b>4,111</b>
Total net sales	<u>262,676</u>	<u><b>278,858</b></u>
<b>Cost of sales</b>		
Cost of sales of completed construction contracts	246,164	<b>260,278</b>
Cost of sales on real estate business and other	3,198	<b>2,965</b>
Total cost of sales	<u>249,362</u>	<u><b>263,244</b></u>
<b>Gross profit</b>		
Gross profit on completed construction contracts	12,023	<b>14,469</b>
Gross profit on real estate business and other	1,289	<b>1,145</b>
Total gross profit	<u>13,313</u>	<u><b>15,614</b></u>
Selling, general and administrative expenses	<u>15,716</u>	<u><b>15,136</b></u>
Operating income (loss)	<u>(2,403)</u>	<u><b>477</b></u>
<b>Non-operating income</b>		
Interest income	466	<b>433</b>
Dividends income	3,514	<b>2,367</b>
Foreign exchange gains	689	—
Other	34	<b>394</b>
Total non-operating income	<u>4,705</u>	<u><b>3,195</b></u>
<b>Non-operating expenses</b>		
Interest expenses	601	<b>781</b>
Foreign exchange losses	—	<b>214</b>
Other	332	<b>294</b>
Total non-operating expenses	<u>933</u>	<u><b>1,291</b></u>
Ordinary income	<u>1,368</u>	<u><b>2,382</b></u>
<b>Extraordinary income</b>		
Gain on sales of investment securities	3,545	—
Other	262	<b>17</b>
Total extraordinary income	<u>3,807</u>	<u><b>17</b></u>
<b>Extraordinary loss</b>		
Loss on valuation of investment securities	—	<b>876</b>
Loss on valuation of real estate for sale	3,193	—
Other	760	<b>223</b>
Total extraordinary losses	<u>3,953</u>	<u><b>1,099</b></u>
Income before income taxes	<u>1,222</u>	<u><b>1,300</b></u>
Income taxes-current	3,760	<b>75</b>
Income taxes-deferred	(3,631)	<b>614</b>
Total income taxes	<u>128</u>	<u><b>689</b></u>
Net income	<u>1,093</u>	<u><b>611</b></u>
 (Reference) Net income per share	 1.52 yen	 <b>0.85 yen</b>

Note: These non-consolidated quarterly statements of income were prepared in accordance with the Japanese accounting standard for quarterly financial statements, although it is not subject to the disclosure legally required by the related authorities.

## Non-Consolidated Orders Received, Net Sales, and Carried-forward

(For reference purpose only)

### 1. Breakdown of non-consolidated orders received

(Unit: million yen)

	Q1 / FY2008 (From April 1, 2008 to June 30, 2008)		Q1 / FY2009 (From April 1, 2009 to June 30, 2009)		Variance		Previous FY Results (From April 1, 2008 to March 31, 2009)	
		%		%		% variance		%
<b>Civil Engineering</b>								
Domestic Public	39,991	17.3	11,697	8.6	(28,294)	(70.8)	114,441	9.7
Domestic Private	20,471	8.9	16,099	11.9	(4,372)	(21.4)	92,625	7.9
Domestic total	60,463	26.2	27,797	20.5	(32,666)	(54.0)	207,066	17.6
Overseas total	1,943	0.8	2,286	1.7	343	17.7	115,877	9.9
Subtotal	62,407	27.0	30,083	22.2	(32,323)	(51.8)	322,943	27.5
<b>Building Construction</b>								
Domestic Public	4,733	2.1	14,065	10.4	9,331	197.1	57,697	4.9
Domestic Private	158,141	68.5	63,298	46.8	(94,843)	(60.0)	774,697	66.0
Domestic total	162,875	70.6	77,363	57.2	(85,511)	(52.5)	832,394	70.9
Overseas total	215	0.1	23,666	17.5	23,450	—	(1,298)	(0.1)
Subtotal	163,090	70.7	101,030	74.7	(62,060)	(38.1)	831,096	70.8
<b>Construction Total</b>								
Domestic Public	44,725	19.4	25,762	19.0	(18,962)	(42.4)	172,138	14.6
Domestic Private	178,613	77.4	79,398	58.7	(99,215)	(55.5)	867,322	73.9
Domestic total	223,339	96.8	105,161	77.7	(118,177)	(52.9)	1,039,461	88.5
Overseas total	2,158	0.9	25,952	19.2	23,794	—	114,578	9.8
Subtotal	225,497	97.7	131,114	96.9	(94,383)	(41.9)	1,154,039	98.3
Real Estate Business and Other	5,208	2.3	4,198	3.1	(1,009)	(19.4)	20,213	1.7
<b>Total</b>	<b>230,706</b>	<b>100</b>	<b>135,312</b>	<b>100</b>	<b>(95,393)</b>	<b>(41.3)</b>	<b>1,174,253</b>	<b>100</b>

### 2. Breakdown of non-consolidated net sales

(Unit: million yen)

	Q1 / FY2008 (From April 1, 2008 to June 30, 2008)		Q1 / FY2009 (From April 1, 2009 to June 30, 2009)		Variance		Previous FY Results (From April 1, 2008 to March 31, 2009)	
		%		%		% variance		%
<b>Civil Engineering</b>								
Domestic Public	9,304	3.6	25,553	9.2	16,249	174.6	83,756	6.3
Domestic Private	18,852	7.2	18,605	6.7	(247)	(1.3)	97,161	7.4
Domestic total	28,157	10.8	44,159	15.9	16,001	56.8	180,918	13.7
Overseas total	39,777	15.1	36,071	12.9	(3,705)	(9.3)	172,207	13.1
Subtotal	67,934	25.9	80,231	28.8	12,296	18.1	353,125	26.8
<b>Building Construction</b>								
Domestic Public	13,453	5.1	18,953	6.8	5,500	40.9	71,080	5.4
Domestic Private	172,914	65.8	172,997	62.0	82	0.0	848,217	64.4
Domestic total	186,368	70.9	191,951	68.8	5,583	3.0	919,297	69.8
Overseas total	3,885	1.5	2,564	0.9	(1,320)	(34.0)	16,346	1.2
Subtotal	190,253	72.4	194,516	69.7	4,262	2.2	935,643	71.0
<b>Construction Total</b>								
Domestic Public	22,757	8.7	44,507	16.0	21,749	95.6	154,836	11.7
Domestic Private	191,767	73.0	191,603	68.7	(164)	(0.1)	945,379	71.8
Domestic total	214,525	81.7	236,110	84.7	21,585	10.1	1,100,215	83.5
Overseas total	43,662	16.6	38,636	13.8	(5,025)	(11.5)	188,553	14.3
Subtotal	258,188	98.3	274,747	98.5	16,559	6.4	1,288,769	97.8
Real Estate Business and Other	4,487	1.7	4,111	1.5	(376)	(8.4)	28,583	2.2
<b>Total</b>	<b>262,676</b>	<b>100</b>	<b>278,858</b>	<b>100</b>	<b>16,182</b>	<b>6.2</b>	<b>1,317,352</b>	<b>100</b>

### 3. Breakdown of non-consolidated amounts carried-forward

(Unit: million yen)

	June 30, 2008		June 30, 2009		Variance		At previous FY end (March 31, 2009)	
		%		%		% variance		%
<b>Civil Engineering</b>								
Domestic Public	193,547	13.4	179,689	15.1	(13,858)	(7.2)	193,545	14.5
Domestic Private	116,344	8.1	107,682	9.1	(8,661)	(7.4)	110,188	8.3
Domestic total	309,891	21.5	287,371	24.2	(22,520)	(7.3)	303,733	22.8
Overseas total	103,949	7.2	51,667	4.3	(52,281)	(50.3)	85,452	6.4
Subtotal	413,840	28.7	339,039	28.5	(74,801)	(18.1)	389,186	29.2
<b>Building Construction</b>								
Domestic Public	118,683	8.2	109,131	9.2	(9,551)	(8.0)	114,020	8.6
Domestic Private	850,329	58.9	681,883	57.3	(168,445)	(19.8)	791,582	59.4
Domestic total	969,012	67.1	791,015	66.5	(177,997)	(18.4)	905,603	68.0
Overseas total	50,310	3.5	57,436	4.9	7,126	14.2	36,334	2.7
Subtotal	1,019,322	70.6	848,451	71.4	(170,870)	(16.8)	941,938	70.7
<b>Construction Total</b>								
Domestic Public	312,231	21.6	288,820	24.3	(23,410)	(7.5)	307,565	23.1
Domestic Private	966,673	67.0	789,566	66.4	(177,106)	(18.3)	901,771	67.7
Domestic total	1,278,904	88.6	1,078,387	90.7	(200,517)	(15.7)	1,209,336	90.8
Overseas total	154,259	10.7	109,103	9.2	(45,155)	(29.3)	121,787	9.1
Subtotal	1,433,163	99.3	1,187,491	99.9	(245,672)	(17.1)	1,331,124	99.9
Real Estate Business and Other	9,906	0.7	902	0.1	(9,003)	(90.9)	816	0.1
<b>Total</b>	<b>1,443,069</b>	<b>100</b>	<b>1,188,394</b>	<b>100</b>	<b>(254,675)</b>	<b>(17.6)</b>	<b>1,331,940</b>	<b>100</b>

4. Forecasts for orders received for the 1st half and full FY2009 ending March 2010 (Non-consolidated)

(Unit: million yen)

	Half Year (A) (From Apr. 1, 2009 to Sep. 30, 2009)		(Reference) As announced on May 15, 2009 in "Kessan tanshin" (B)		Full Year (C) (From Apr. 1, 2009 to Mar. 31, 2010)		(Reference) As announced on May 15, 2009 in "Kessan tanshin" (D)	
		as against 1st half of FY2008 (%)		(A) - (B)		as against full FY2008 (%)		(C) - (D)
<b>Civil Engineering</b>								
Domestic	85,000	(7.6)	85,000	—	210,000	1.4	210,000	—
Overseas	25,000	(58.2)	35,000	(10,000)	100,000	(13.7)	100,000	—
Sub-total	110,000	(27.5)	120,000	(10,000)	310,000	(4.0)	310,000	—
<b>Building Construction</b>								
Domestic	385,000	(27.7)	390,000	(5,000)	935,000	12.3	950,000	(15,000)
Overseas	25,000	—	10,000	15,000	35,000	—	20,000	15,000
Sub-total	410,000	(22.8)	400,000	10,000	970,000	16.7	970,000	—
<b>Construction Total</b>								
Domestic	470,000	(24.7)	475,000	(5,000)	1,145,000	10.2	1,160,000	(15,000)
Overseas	50,000	(15.2)	45,000	5,000	135,000	17.8	120,000	15,000
Sub-total	520,000	(23.9)	520,000	—	1,280,000	10.9	1,280,000	—
Real Estate Business and Other	10,000	(12.3)	10,000	—	20,000	(1.1)	20,000	—
<b>Total</b>	<b>530,000</b>	<b>(23.7)</b>	<b>530,000</b>	<b>—</b>	<b>1,300,000</b>	<b>10.7</b>	<b>1,300,000</b>	<b>—</b>

\* The forecast above was prepared on the basis of information available at the time of the release of this document.

Due to various factors, the actual results may vary from the forecast data.

\* % in table 4 above shows the increase (decrease) from the previous 2Q results (cumulative) for "Half Year" and from the previous FY results for "Full Year" respectively.