

OBAYASHI CORPORATION

Summary of the Financial Results for FY2012 Ended March 2013

Disclaimer: This financial information, a digest of Obayashi Corporation's "Summary of Financial Results for FY2012 ended March 2013" ("Kessan Tanshin") disclosed at the Tokyo Stock Exchange on May 14, 2013 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. This document includes forward-looking statements based on the information available at the time of the release of Japanese "Kessan Tanshin". Due to various factors, the actual results may vary from the forward-looking statements contained herein. Obayashi Corporation (non-consolidated) is called the "Company" hereinafter.

(Rounded down to the nearest million yen)

1. Summary of Full Year Results for FY2012 ended March 2013 (April 1, 2012 - March 31, 2013)

(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)	%
FY2012 (full year)	1,448,305	16.3	35,153	12.9	44,690	26.8	13,195	156.6
FY2011 (full year)	1,245,772	10.1	31,145	34.4	35,241	58.7	5,142	(66.7)

(Note) Comprehensive income: [FY2012] 55,218 million yen (172.5%); [FY2011] 20,264 million yen (-%)

	Net Earnings per Share	Net Earnings per Share Adjusted for Latent Shares	Net income-Shareholders' Equity Ratio	Ordinary Income-Total Assets Ratio	Operating Income-Net Sales Ratio
	(Unit: yen)	(Unit: yen)	%	%	%
FY2012 (full year)	18.37	—	3.6	2.7	2.4
FY2011 (full year)	7.16	—	1.5	2.3	2.5

(For reference) Equity in earnings of affiliates: [FY2012] 221million yen; [FY2011] 135 million yen

(2) Consolidated Financial Position

	Total Assets	Net Assets	Equity Ratio	Net Assets per Share
	(Unit: million yen)	(Unit: million yen)	%	(Unit: yen)
At March 31, 2013	1,656,289	414,650	23.2	535.67
At March 31, 2012	1,618,748	365,492	21.0	474.01

(For reference) Equity (net income less minority interests): [At March 31, 2013] 384,730 million yen, [At March 31, 2012] 340,463 million yen

(3) Consolidated Cash Flows

	From operating activities	From investment activities	From financing activities	Cash and cash equivalents at FY end
	(Unit: million yen)	(Unit: million yen)	(Unit: million yen)	(Unit: yen)
FY2012(full year)	31,496	(29,151)	(28,977)	99,690
FY2011 (full year)	65,755	(1,919)	(48,949)	121,682

2. Dividends

	Dividend per share (Unit: yen)				
	End of 1Q	End of 2Q	End of 3Q	End of 4Q	Total
	(Unit: yen)	(Unit: yen)	(Unit: yen)	(Unit: yen)	(Unit: yen)
FY2011 ended Mar. 2012	—	4.00	—	4.00	8.00
FY2012 ended Mar. 2013	—	4.00	—	4.00	8.00
FY2013 ending Mar. 2014 (Forecast)	—	4.00	—	4.00	8.00

	Total dividends paid (full year)	Dividend Payout Ratio (Consolidated)	Dividends-Net Assets Ratio (Consolidated)
	(Unit: million yen)	%	%
FY2011 ended Mar. 2012	5,746	111.7	1.7
FY2012 ended Mar. 2013	5,745	43.5	1.6
FY2013 ending Mar. 2014 (Forecast)	—	41.0	—

* The forecasts above were prepared on the basis of information available at the time of the release of Japanese "Kessan Tanshin". Due to various factors, the actual result may vary from the forecasts.

3. Consolidated Forecast for FY2013 ending March 2014 (April 1, 2013 - March 31, 2014)

(% shows the changes 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	710,000	8.7	8,000	(33.2)	10,000	(18.3)	6,000	5.5	8.35
Full Year	1,500,000	3.6	26,000	(26.0)	30,000	(32.9)	14,000	6.1	19.49

* The forecasts above were prepared on the basis of information available at the time of the release of Japanese "Kessan Tanshin". Due to various factors, the actual result may vary from the forecasts.

Reference: Summary of Non-consolidated Financial Results

Reference 1: Summary of Non-consolidated Full Year Results for FY2012 Ended March 2013 (April 1, 2012 - March 31, 2013)

(1) Non-consolidated Business Results

(% shows the increase (decrease) from the previous FY results)

	Net Sales		Operating Income		Ordinary Income		Net Income	
	(Unit: million yen)	%	(Unit: million yen)	%	(Unit: million yen)	%	(Unit: million yen)	%
FY2012 (full year)	1,085,125	12.6	14,204	(35.5)	24,563	(8.2)	6,032	243.9
FY2011(full year)	963,633	6.0	22,020	10.9	26,744	29.1	1,754	(85.6)

	Net Earnings per Share	Net Earnings per Share Adjusted for Latent Shares
	(Unit: yen)	(Unit: yen)
FY2012 (full year)	8.40	—
FY2011(full year)	2.44	—

(2) Non-consolidated Financial Position

	Total Assets	Net Assets	Shareholders' Equity Ratio	Net Assets per Share
	(Unit: million yen)	(Unit: million yen)	%	(Unit: yen)
At March 31, 2013	1,263,130	340,024	26.9	473.43
At March 31, 2012	1,261,079	305,190	24.2	424.90

Reference 2: Non-consolidated Forecasts for FY2013 Ending March 2014 (April 1, 2013 - March 31, 2014)

(% shows the changes 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	550,000	12.2	0	(100.0)	3,000	(34.4)	2,000	12.5	2.78
Full Year	1,145,000	5.5	8,000	(43.7)	13,000	(47.1)	7,000	16.0	9.75

* The forecasts above were prepared on the basis of information available at the time of the release of the Japanese original.

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

Summary of business performance and financial position for the FY2012 ended March 2013

1. Overview of consolidated business performance

During FY2012 ended March 2013, the outlook of Japanese economy remained unclear primarily due to deceleration of the global economy. However, owing to expectations for economic policies by the new administration that took over the helm at the end of last year, the signs of gradual recovery such as correction of excessively strong yen and rising stock price were observed.

In domestic construction market, despite increased public works mainly as a result of restoration demand for the Great East Japan Earthquake, as well as increasing private works, market condition has not fully recovered primarily due to the fact that capital investment by manufactures was in a weak tone in the latter half of this fiscal year.

Under these circumstances, the Company's consolidated net sales for FY2012 amounted to 1,448.3 billion yen, increased by 16.3% from the previous fiscal year mainly due to an increase in net sales of completed construction contracts and net sales of real estate business and other of the Company and its subsidiaries.

On the earnings front, consequent to an increase in gross profit on completed construction contracts of its subsidiaries, as well as an increase in gross profit of real estate business and other of the Company and its subsidiaries, operating income increased by 12.9% to 35.1 billion yen from the previous fiscal year. Ordinary income increased by 26.8% to 44.6 billion yen from the previous fiscal year mainly due to an increase in operating income and an increase in foreign exchange gains. Net income increased by 156.6% to 13.1 billion yen from the previous fiscal year.

The Company's consolidated performance by business segments for FY2012 was as follows:

a. Construction business

Consolidated construction orders received increased by 6.4% from the previous fiscal year to 1,372.6 billion yen primarily due to an increase in orders from building construction segment of the Company and its subsidiaries. More specifically, orders received for domestic building construction, overseas building construction, domestic civil engineering and overseas civil engineering businesses were 862.1 billion yen, 175.8 billion yen, 260.5 billion yen and 74.1 billion yen, respectively.

Non-consolidated orders received increased by 7.3% from the previous fiscal year to 1,101.6 billion yen. More specifically, orders received for building construction increased by 9.1% to 853.2 billion yen and orders received for civil engineering increased by 1.4% to 248.4 billion yen.

Consolidated net sales of construction business increased by 14.8% to 1,343.1 billion yen from the same period last year due to an increase in net sales from building construction and civil engineering of the Company and its subsidiaries. More specifically, net sales of domestic building construction, overseas building construction, domestic civil engineering and overseas civil engineering businesses were 822.9 billion yen, 196.1 billion yen, 283.5 billion yen and 40.5 billion yen, respectively.

Operating income decreased by 12.3% from the previous fiscal year to 24.1 billion yen mainly due to a decrease in gross profit margin in the building construction segment of the Company.

Non-consolidated net sales of construction business amounted to 1,050.3 billion yen, up 11.4% compared with the previous fiscal year. More specifically, net sales of building construction increased by 9.1% to 825.4 billion yen and those of civil engineering increased by 20.5% to 224.9 billion yen.

b. Real estate business

During FY2012, sales of large-scale properties of the Company were booked. Therefore, consolidated net sales of real estate business increased by 62.2% to 66.6 billion yen and operating income increased by 251.1% to 10.1 billion yen compared with the previous fiscal year.

c. Other businesses

Consolidated net sales of other businesses increased by 11.5% to 38.4 billion yen and operating income increased by 17.4% to 0.8 billion yen compared with the previous fiscal year.

Consolidated net sales and operating income by reporting segments

(Unit: million yen)

	Construction business					Real estate business	Other businesses	Total
	Domestic civil engineering	Overseas civil engineering	Domestic building construction	Overseas building construction	Construction Total			
Net sales	822,936	196,110	583,591	40,544	1,343,183	66,687	38,435	1,448,305
Operating income (loss)	11,067	6,429	8,411	(1,742)	24,165	10,150	837	35,153

2. Outlook for consolidated and non-consolidated performance for FY2013 ending March 2014

Consolidated performance for FY2013 is expected as follows:

Orders received, 1,510.0 billion yen (of which real estate contributes 80.0 billion yen)

Net sales, 1,500.0 billion yen (of which real estate contributes 90.0 billion yen)

Operating income, 26.0 billion yen

Ordinary income, 30.0 billion yen

Net income, 14.0 billion yen

Non-Consolidated performance for FY2013 is expected as follows:

Orders received, 1,120.0 billion yen (of which real estate contributes 20.0 billion yen)

Net sales, 1,145.0 billion yen (of which real estate contributes 23.0 billion yen)

Operating income, 8.0 billion yen

Ordinary income, 13.0 billion yen

Net income, 7.0 billion yen

Note: The forecast above are based on information available at the time of release of the Japanese original. Actual results may differ from forecasts due to various factors.

3. Overview of consolidated financial position

Total assets at the end of FY2012 increased by 37.5 billion yen (2.3%) to 1,656.2 billion yen compared with the balance at the end of the previous fiscal year mainly due to an increase in “notes receivable, accounts receivable from completed construction contracts and other”, as well as an increase in “investment securities” following to mark-to-market valuation of investment securities.

Total liabilities at the end of FY2012 decreased by 11.6 billion yen (0.9%) to 1,241.6 billion yen compared with the balance at the end of the previous fiscal year mainly due to a decrease in “long-term loans payable”.

Consolidated balance of interest-bearing liabilities at the end of FY2012 decreased by 16.9 billion yen (4.2%) to 388.1 billion yen compared with the balance at the end of the previous fiscal year.

Total net assets at the end of FY2012 increased by 49.1 billion yen (13.4%) to 414.6 billion yen compared with the balance at the end of the previous fiscal year mainly due to an increase in “valuation difference on available-for-sale securities” following mark-to-market valuation of investment securities.

As a result, equity ratio at the end of FY2012 was 23.2%, up 2.2 percentage points from the end of the previous fiscal year.

4. Overview of consolidated cash flows

During FY2012 ended March 2013, consolidated net cash provided by operating activities amounted to 31.4 billion yen of cash inflows (net cash provided by operating activities was 65.7 billion yen of cash inflows in the same period last year) primarily owing to the fact that net cash flow from construction business was less than that of the previous fiscal year, despite an improvement in cash flow in real estate business segment.

Consolidated net cash used in investment activities amounted to 29.1 billion yen of cash outflows due to purchase of real estate properties for business use (net cash used in investment activities was 1.9 billion yen of cash outflows in the same period last year).

Consolidated net cash used in financial activities amounted to 28.9 billion yen of cash outflows primarily due to repayment of loans (net cash used in financial activities was 48.9 billion yen of cash outflows in the same period last year).

Consequently, consolidated cash and cash equivalents decreased by 21.9 billion yen to 99.6 billion yen compared with the balance at the end of the previous fiscal year.

5. Basic policy regarding the allocation of profits and dividend payout plan for FY2012 ended March 2013 and FY2013 ending March 2014

The Company's profit allocation policy is to sustain stable dividend payouts to its shareholders over the long term and provide shareholders with returns commensurate with the Group's performance, taking into account the need to enhance internal reserves so as to further strengthen its financial base, develop technologies and make capital investments for the future.

In line with its commitment to stable dividend payouts to shareholders, the Company will endeavor to maintain a dividend payout ratio of 20% to 30% at the time of improved consolidated performance.

For the FY2012 ended March 2013, the Company expects to provide a year-end dividend of 4 yen per share, making the total annual dividend 8 yen per share.

For the FY2013 ending March 2014, the Company expects to provide 4 yen per share both for a midterm and a year-end dividend, making the total annual dividend 8 yen per share.

Note: The above forecast was prepared for reference purpose only and was prepared on the basis of information available at the time of the release of the Japanese original. Due to various factors, the actual results may vary from the forecast data.

Consolidated balance sheets

(Unit : million yen)

	March 31, 2012	March 31, 2013
Assets		
Current assets		
Cash and deposits	121,714	99,717
Notes receivable, accounts receivable from completed construction contracts and other	486,544	531,196
Short-term investment securities	2,783	3,104
Real estate for sale	40,841	20,546
Costs on uncompleted construction contracts	48,251	47,970
Costs on real estate business	15,093	17,901
Inventories for PFI and other projects	65,607	66,507
Other inventories	5,393	5,148
Deferred tax assets	18,381	20,753
Accounts receivable-other	73,192	66,411
Other	11,222	13,993
Allowance for doubtful accounts	(744)	(312)
Total current assets	888,282	892,940
Noncurrent assets		
Property, plant and equipment		
Buildings and structures, net	78,371	94,727
Machinery, vehicles, tools, furniture and fixtures, net	8,493	10,353
Land	261,799	269,832
Lease assets, net	607	351
Construction in progress	8,915	1,224
Total property, plant and equipment	358,186	376,489
Intangible assets	6,046	5,407
Investments and other assets		
Investment securities	264,365	317,386
Long-term loans receivable	3,460	4,335
Deferred tax assets	39,854	3,881
Other	63,240	60,375
Allowance for doubtful accounts	(4,699)	(4,539)
Total investments and other assets	366,221	381,439
Total noncurrent assets	730,454	763,336
Deferred assets	11	13
Total assets	1,618,748	1,656,289

(Unit : million yen)

	March 31, 2012	March 31, 2013
Liabilities		
Current liabilities		
Notes payable, accounts payable for construction contracts and other	525,536	531,300
Short-term loans payable	132,514	126,622
Current portion of PFI and other project finance loans	10,676	6,778
Commercial papers	—	5,000
Current portion of bonds	—	10,000
Lease obligations	320	127
Income taxes payable	2,391	3,682
Deferred tax liabilities	463	592
Advances received on uncompleted construction contracts	62,250	61,579
Deposits received	69,334	60,756
Provision for warranties for completed construction	2,642	2,845
Provision for loss on construction contracts	7,374	6,175
Other	65,109	68,816
Total current liabilities	878,616	884,277
Noncurrent liabilities		
Bonds payable	60,000	60,000
Long-term loans payable	128,284	104,701
PFI and other project finance loans	73,639	75,066
Lease obligations	225	161
Deferred tax liabilities	—	4,478
Deferred tax liabilities for land revaluation	29,786	28,687
Provision for retirement benefits	63,329	62,093
Provision for loss on real estate business and other	—	993
Provision for environmental measures	1,032	1,032
Other	18,341	20,147
Total noncurrent liabilities	374,639	357,362
Total liabilities	1,253,255	1,241,639
Net assets		
Shareholders' equity		
Capital stock	57,752	57,752
Capital surplus	41,750	41,750
Retained earnings	152,278	161,666
Treasury stock	(1,530)	(1,547)
Total shareholders' equity	250,251	259,622
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	72,198	106,707
Deferred gains or losses on hedges	(143)	(108)
Revaluation reserve for land	23,302	21,382
Foreign currency translation adjustment	(5,145)	(2,873)
Total accumulated other comprehensive income	90,212	125,107
Minority interests	25,028	29,919
Total net assets	365,492	414,650
Total liabilities and net assets	1,618,748	1,656,289

Consolidated statements of income

(Unit : million yen)

	FY2011 From April 1, 2011 to March 31, 2012	FY2012 From April 1, 2012 to March 31, 2013
Net sales		
Net sales of completed construction contracts	1,170,192	1,343,183
Net sales of real estate business and other	75,579	105,122
Total net sales	<u>1,245,772</u>	<u>1,448,305</u>
Cost of sales		
Cost of sales of completed construction contracts	1,073,050	1,249,120
Cost of sales on real estate business and other	62,043	84,496
Total cost of sales	<u>1,135,094</u>	<u>1,333,617</u>
Gross profit		
Gross profit on completed construction contracts	97,142	94,062
Gross profit on real estate business and other	13,535	20,625
Total gross profit	<u>110,678</u>	<u>114,687</u>
Selling, general and administrative expenses	<u>79,532</u>	<u>79,534</u>
Operating income	<u>31,145</u>	<u>35,153</u>
Non-operating income		
Interest income	2,062	2,552
Dividends income	5,340	5,465
Foreign exchange gains	582	4,556
Other	662	1,099
Total non-operating income	<u>8,647</u>	<u>13,673</u>
Non-operating expenses		
Interest expenses	3,886	3,486
Other	665	649
Total non-operating expenses	<u>4,552</u>	<u>4,136</u>
Ordinary income	<u>35,241</u>	<u>44,690</u>
Extraordinary income		
Gain on sales of investment securities	14,144	4,306
Other	1,423	664
Total extraordinary income	<u>15,567</u>	<u>4,971</u>
Extraordinary loss		
Impairment loss	19,759	3,173
Provision and other for loss on real estate business and other	—	2,635
Expenses for assisting businesses after earthquake	899	—
Other	6,554	2,643
Total extraordinary losses	<u>27,212</u>	<u>8,452</u>
Income before income taxes and minority interests	<u>23,596</u>	<u>41,209</u>
Income taxes-current	2,960	6,127
Income taxes-deferred	14,809	18,020
Total income taxes	<u>17,769</u>	<u>24,147</u>
Income before minority interests	<u>5,826</u>	<u>17,061</u>
Minority interests in income	683	3,866
Net income	<u>5,142</u>	<u>13,195</u>

Consolidated statements of comprehensive income

(Unit : million yen)

	FY2011 From April 1, 2011 to March 31, 2012	FY2012 From April 1, 2012 to March 31, 2013
Income before minority interests	5,826	17,061
Other comprehensive income		
Valuation difference on available-for-sale securities	12,348	34,547
Deferred gains or losses on hedges	(197)	35
Revaluation reserve for land	4,202	18
Foreign currency translation adjustment	(1,862)	3,514
Share of other comprehensive income of associates accounted for using equity method	(54)	41
Total other comprehensive income	14,437	38,157
Comprehensive income	20,264	55,218
Comprehensive income attributable to		
Comprehensive income attributable to owners of the parent	20,389	50,030
Comprehensive income attributable to minority interests	(124)	5,188

Consolidated statements of cash flows

(Unit : million yen)

	FY2011 From April 1, 2011 to March 31, 2012	FY2012 From April 1, 2012 to March 31, 2013
Net cash provided by (used in) operating activities		
Income before income taxes and minority interests	23,596	41,209
Depreciation and amortization	11,954	10,916
Impairment loss	19,759	3,173
Increase (decrease) in allowance for doubtful accounts	(205)	(602)
Increase (decrease) in provision for loss on construction contracts	(1,715)	(1,205)
Increase (decrease) in provision for retirement benefits	(1,720)	(1,250)
Loss (gain) on valuation of short-term and long term investment securities	2,782	126
Interest and dividends income	(7,403)	(8,018)
Interest expenses	3,886	3,486
Loss (gain) on sales of short-term and long term investment securities	(14,139)	(4,273)
Decrease (increase) in notes and accounts receivable-trade	(71,560)	(40,809)
Decrease (increase) in costs on uncompleted construction contracts	4,582	290
Decrease (increase) in inventories	(3,546)	16,981
Decrease (increase) in inventories for PFI and other projects	(679)	(899)
Decrease (increase) in other assets	(13,220)	7,727
Increase (decrease) in notes and accounts payable-trade	96,744	2,658
Increase (decrease) in advances received on uncompleted construction contracts	2,514	(1,430)
Increase (decrease) in other liabilities	8,534	(3,730)
Other, net	4,110	7,430
Subtotal	64,277	31,780
Interest and dividends income received	7,532	7,867
Interest expenses paid	(3,965)	(3,537)
Income taxes (paid) refund	(2,088)	(4,614)
Net cash provided by (used in) operating activities	65,755	31,496
Net cash provided by (used in) investing activities		
Purchase of property, plant and equipment and intangible assets	(17,540)	(33,801)
Proceeds from sales of property, plant and equipment and intangible assets	3,949	778
Purchase of short-term and long term investment securities	(5,433)	(5,102)
Proceeds from sales and redemption of short-term and long term investment securities	15,626	9,989
Payments of loans receivable	(2,579)	(1,127)
Collection of loans receivable	177	189
Proceeds from purchase of investments in subsidiaries resulting in change in scope of consolidation	3,706	-
Other, net	174	(77)
Net cash provided by (used in) investing activities	(1,919)	(29,151)
Net cash provided by (used in) financing activities		
Net increase (decrease) in short-term loans payable	14,102	1,601
Net increase (decrease) in commercial papers	(40,000)	5,000
Repayments of lease obligations	(626)	(321)
Proceeds from long-term loans payable	43,627	20,100
Repayment of long-term loans payable	(56,326)	(56,781)
Proceeds from PFI and other project finance loans payable	9,774	11,423
Payment of PFI and other project finance loans payable	(13,343)	(13,894)
Proceeds from issuance of bonds	10,000	10,000
Redemption of bonds	(10,000)	-
Cash dividends paid	(5,748)	(5,746)
Cash dividends paid to minority shareholders	(256)	(326)
Other, net	(152)	(31)
Net cash provided by (used in) financing activities	(48,949)	(28,977)
Effect of exchange rate change on cash and cash equivalents	(2,202)	4,640
Net increase (decrease) in cash and cash equivalents	12,683	(21,992)
Cash and cash equivalents at beginning of period	108,999	121,682
Cash and cash equivalents at end of period	121,682	99,690

Segment Information

1. Reporting segment information (net sales and income (loss))

FY2011 Results (April 1, 2011 - March 31, 2012)

(Unit: million yen)

	Reporting Segment						Others (Note 1)	Total
	Domestic building construction	Overseas building construction	Domestic civil engineering	Overseas civil engineering	Real estate development	Subtotal		
Net sales								
Sales to third parties	761,807	137,241	240,085	31,058	41,103	1,211,296	34,476	1,245,772
Intersegment sales or transfers	40,574	23	10,444	—	1,927	52,970	8,504	61,474
Segment sales	802,382	137,265	250,530	31,058	43,030	1,264,267	42,980	1,307,247
Operating Income								
Operating Income from sales to third parties (Note 2)	14,288	1,118	2,959	9,174	2,891	30,432	713	31,145
Intersegment operating income (loss) or transfer	1,130	—	(247)	—	(0)	882	(17)	864
Segment income	15,418	1,118	2,711	9,174	2,891	31,314	695	32,010

Note 1: Businesses that cannot be classified into the company's reporting segments are shown as "Others."

This includes PFI (Private Finance Initiative), finance, operation of golf courses, and other businesses.

Note 2: "Operating income from sales to third parties" was computed by subtracting "Intersegment operating income or transfers" from "Segment income."

The total "Operating income from sales to third parties" equals to "Operating income" as shown in the quarterly consolidated statements of income.

Note 3: The amounts of the assets are not shown since the assets are not divided by segments.

FY2012 Results (April 1, 2012 - March 31, 2013)

(Unit: million yen)

	Reporting Segment						Others (Note 1)	Total
	Domestic building construction	Overseas building construction	Domestic civil engineering	Overseas civil engineering	Real estate development	Subtotal		
Net sales								
Sales to third parties	822,936	196,110	283,591	40,544	66,687	1,409,870	38,435	1,448,305
Intersegment sales or transfers	44,967	21	14,815	—	1,926	61,731	7,470	69,202
Segment sales	867,904	196,131	298,406	40,544	68,613	1,471,601	459,805	1,517,507
Operating Income (loss)								
Operating Income (loss) from sales to third parties	11,067	6,429	8,411	(1,742)	10,150	34,315	837	35,153
Intersegment operating income or transfer	195	—	(252)	(1)	(0)	(59)	(224)	(284)
Segment income (loss)	11,262	6,429	8,158	(1,743)	10,149	34,255	612	34,868

Note 1: Businesses that cannot be classified into the company's reporting segments are shown as "Others."

This includes PFI (Private Finance Initiative), finance, operation of golf courses, and other businesses.

Note 2: "Operating income (loss) from sales to third parties" was computed by subtracting "Intersegment operating income or transfers" from "Segment income (loss)."

The total "Operating income (loss) from sales to third parties" equals to "Operating income" as shown in the quarterly consolidated statements of income.

Note 3: The amounts of the assets are not shown since the assets are not divided by segments.

Other Information

Effective this fiscal year, the company and its domestic subsidiaries have computed depreciation by the method on the basis of the revised corporate income tax act over property, plant and equipment acquired on or after April 1, 2012, following the revision of the corporate income tax act.

Its impact is immaterial on operating income, ordinary income and income before income taxes and minority interests of this fiscal year.

Notes to real estate for rent and other

The Company and a part of its subsidiaries hold office buildings for lease (incl. land), lands for redevelopment projects and etc. mainly in Tokyo and Osaka. Profit and impairment loss from the said real estate for FY2011 amounted to 7,438 million yen and 19,415 million yen respectively. Profit and impairment loss from the said real estate for FY2012 amounted to 7,979 million yen and 2,133 million yen respectively. (Sales and costs on real estate are booked in "Net sales of real estate business and other" and "Cost of sales on real estate business and other" respectively. Impairment loss is classified as "Extraordinary loss".) Amounts on consolidated balance sheets, amounts increased (decreased) and market value of the said real estate are as follows:

(Unit : million yen)

	FY2011 (From April 1, 2011 to March31, 2012)	FY2012 (From April 1, 2012 to March31, 2013)
Amounts on the consolidated balance sheets		
At April 1	220,950	222,296
Increase (decrease) -net	1,345	19,110
At March 31	222,296	241,406
Market value at March 31	258,239	274,963

Note 1: The amounts on the consolidated balance sheets shown above were computed by subtracting the accumulated depreciation from the purchase price.

Note 2: "Increase (decrease) - net" of FY 2011 mainly consists of:

Increase - Consolidation of leasing properties and other (19,180 million yen)

Decrease - Impairment loss (19,415 million yen)

"Increase (decrease) - net" of FY 2012 mainly consists of:

Increase - Purchase of office buildings for lease (incl.land) and other (26,221million yen)

Decrease - Depreciation cost (2,774 million yen) and Impairment loss (2,133million yen)

Note 3: Market value at March 31, 2012 was computed by the Company in accordance with the "Real estate evaluation standards." (Some of the numbers were adjusted using official indices.)

Non-consolidated balance sheets

(Unit : million yen)

	March 31, 2012	March 31, 2013
Assets		
Current assets		
Cash and deposits	75,563	43,337
Notes receivable-trade	12,660	5,857
Accounts receivable from completed construction contracts	383,809	409,469
Accounts receivable-real estate business and other	3,764	3,022
Short-term investment securities	6	6
Real estate for sale	33,044	16,388
Costs on uncompleted construction contracts	43,835	44,083
Costs on real estate business and other	4,139	2,646
Raw materials and supplies	1,531	1,317
Short-term loans receivable	1,005	13,091
Prepaid expenses	1,317	1,358
Deferred tax assets	15,847	18,047
Accounts receivable-other	70,096	64,678
Other	5,629	6,403
Allowance for doubtful accounts	(560)	(147)
Total current assets	651,694	629,562
Noncurrent assets		
Property, plant and equipment		
Buildings	90,013	93,193
Accumulated depreciation	(55,382)	(56,334)
Buildings, net	34,631	36,859
Structures	5,641	5,763
Accumulated depreciation	(4,073)	(4,251)
Structures, net	1,568	1,511
Machinery and equipment	32,286	31,242
Accumulated depreciation	(30,097)	(29,326)
Machinery and equipment, net	2,188	1,915
Vehicles	584	576
Accumulated depreciation	(513)	(516)
Vehicles, net	71	59
Tools, furniture and fixtures	12,795	12,688
Accumulated depreciation	(11,194)	(11,048)
Tools, furniture and fixtures, net	1,601	1,639
Land	172,275	166,964
Lease assets	105	52
Accumulated depreciation	(76)	(32)
Lease assets, net	28	20
Construction in progress	2,631	489
Total property, plant and equipment	214,997	209,460
Intangible assets	3,914	3,107
Investments and other assets		
Investment securities	253,595	305,836
Stocks of subsidiaries and affiliates	15,501	15,565
Investments in other securities of subsidiaries and affiliates	15,623	20,838
Investments in capital	1,112	1,123
Investments in capital of subsidiaries and affiliates	6,099	5,633
Long-term loans receivable	4	5
Long-term loans receivable from employees	82	84
Long-term loans receivable from subsidiaries and affiliates	9,310	20,047
Claims provable in bankruptcy, claims provable in rehabilitation and other	4,705	4,566
Lease and guarantee deposits	7,111	7,833
Deferred tax assets	35,536	—
Long-term accounts receivable-other	39,862	37,466
Other	6,485	6,282
Allowance for doubtful accounts	(4,557)	(4,284)
Total investments and other assets	390,473	421,000
Total noncurrent assets	609,385	633,568
Total assets	1,261,079	1,263,130

(Unit : million yen)

	March 31, 2012	March 31, 2013
Liabilities		
Current liabilities		
Notes payable-trade	29,040	27,130
Accounts payable for construction contracts	426,290	414,457
Accounts payable-real estate and other	1,051	1,059
Short-term loans payable	82,530	81,905
Commercial papers	—	5,000
Current portion of bonds	—	10,000
Lease obligations	16	11
Accounts payable-other	15,035	10,478
Accrued expenses	12,293	13,511
Income taxes payable	588	1,176
Advances received on uncompleted construction contracts	55,424	53,197
Deposit received-real estate and other	2,507	2,782
Deposits received	64,346	56,340
Unearned revenue	92	92
Provision for warranties for completed construction	2,473	2,627
Provision for loss on construction contracts	6,864	5,640
Deposits received from employees	21,806	21,818
Other	1,194	1,218
Total current liabilities	721,556	708,448
Noncurrent liabilities		
Bonds payable	60,000	60,000
Long-term loans payable	82,336	61,139
Lease obligations	15	10
Deferred tax liabilities	—	3,871
Deferred tax liabilities for land revaluation	24,606	23,536
Provision for retirement benefits	56,259	54,934
Provision for loss on real estate business and other	3,365	4,289
Provision for environmental measures	958	958
Asset retirement obligations	6	6
Other	6,783	5,909
Total noncurrent liabilities	234,331	214,657
Total liabilities	955,888	923,106
Net assets		
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	2,879	2,545
General reserve	70,000	70,000
Retained earnings brought forward	29,583	32,124
Total retained earnings	116,900	119,108
Treasury stock	(1,530)	(1,547)
Total shareholders' equity	214,817	217,007
Valuation and translation adjustments		
Valuation difference on available-for-sale securities	72,190	106,665
Deferred gains or losses on hedges	(22)	65
Revaluation reserve for land	18,205	16,284
Total valuation and translation adjustments	90,373	123,016
Total net assets	305,190	340,024
Total liabilities and net assets	1,261,079	1,263,130

Non-consolidated statements of income

(Unit : million yen)

	FY2011 From April 1, 2011 to March 31, 2012	FY2012 From April 1, 2012 to March 31, 2013
Net sales		
Net sales of completed construction contracts	943,099	1,050,356
Net sales of real estate business and other	20,534	34,768
Total net sales	963,633	1,085,125
Cost of sales		
Cost of sales of completed construction contracts	863,499	984,178
Cost of sales on real estate business and other	19,328	28,236
Total cost of sales	882,828	1,012,415
Gross profit		
Gross profit on completed construction contracts	79,600	66,177
Gross profit on real estate business and other	1,205	6,532
Total gross profit	80,805	72,709
Selling, general and administrative expenses	58,785	58,505
Operating income	22,020	14,204
Non-operating income		
Interest income	1,831	2,356
Interest on securities	4	5
Dividends income	5,857	6,774
Foreign exchange gains	585	4,300
Other	248	448
Total non-operating income	8,528	13,885
Non-operating expenses		
Interest expenses	1,962	1,791
Interest on bonds	557	561
Other	1,284	1,172
Total non-operating expenses	3,804	3,526
Ordinary income	26,744	24,563
Extraordinary income		
Gain on sales of investment securities	14,132	4,288
Other	252	422
Total extraordinary income	14,384	4,710
Extraordinary loss		
Provision and other for loss on real estate business and other	—	2,635
Impairment loss	703	1,957
Loss on valuation of investments in other securities of subsidiaries and affiliates	18,819	—
Expenses for assisting businesses after earthquake	800	—
Other	5,317	1,622
Total extraordinary losses	25,640	6,215
Income before income taxes	15,487	23,059
Income taxes-current	(1,167)	(84)
Income taxes-deferred	14,900	17,110
Total income taxes	13,733	17,026
Net income	1,754	6,032

Quick review of consolidated and non-consolidated FY2012 results

(in comparison with the FY2011 results)

(Unit: 100 million yen)

	Consolidated						Non-consolidated					
	Result-FY2011 April 1, 2011 - March 31, 2012		Result-FY2012 April 1, 2012 - March 31, 2013		Variance	Variance rate (%)	Result-FY2011 April 1, 2011 - March 31, 2012		Result-FY2012 April 1, 2012 - March 31, 2013		Variance	Variance rate (%)
Net sales of completed construction contracts	%	11,701	%	13,431	1,729	14.8	%	9,430	%	10,503	1,072	11.4
Building Construction		—		—	—	—		7,564		8,254	689	9.1
Civil Engineering		—		—	—	—		1,866		2,249	382	20.5
Gross profit on completed construction contracts	8.3	971	7.0	940	-30	-3.2	8.4	796	6.3	661	-134	-16.9
Building Construction		—		—	—	—	6.8	518	5.7	466	-51	-9.9
Civil Engineering		—		—	—	—	14.9	277	8.7	195	-82	-29.8
Net sales of real estate business and other		755		1,051	295	39.1		205		347	142	69.3
Gross profit on real estate business and other	17.9	135	19.6	206	70	52.4	5.9	12	18.8	65	53	441.9
Net sales		12,457		14,483	2,025	16.3		9,636		10,851	1,214	12.6
Gross profit	8.9	1,106	7.9	1,146	40	3.6	8.4	808	6.7	727	-80	-10.0
Selling, general and administrative expenses	6.4	795	5.5	795	0	0.0	6.1	587	5.4	585	-2	-0.5
(Personnel expenses)		(450)		(459)	(9)			(333)		(338)	(4)	
(Others)		(345)		(335)	(-9)			(254)		(246)	(-7)	
Operating Income	2.5	311	2.4	351	40	12.9	2.3	220	1.3	142	-78	-35.5
Non-operating income		86		136	50	58.1		85		138	53	62.8
Non-operating expenses		45		41	-4	-9.1		38		35	-2	-7.3
(interests received/paid and dividend income - net)		(34)		(44)	(10)			(50)		(67)	(16)	
Ordinary income	2.8	352	3.1	446	94	26.8	2.8	267	2.3	245	-21	-8.2
Extraordinary income		155		49	-105	-68.1		143		47	-96	-67.3
Extraordinary loss		272		84	-187	-68.9		256		62	-194	-75.8
Income before income taxes and minority interests	1.9	235	2.8	412	176	74.6	1.6	154	2.1	230	75	48.9
Total income taxes		177		241	63	35.9		137		170	32	24.0
Income before minority interests		58		170	112	192.8		—		—	—	—
Minority interests in income (deduction)		6		38	31	465.5		—		—	—	—
Net income	0.4	51	0.9	131	80	156.6	0.2	17	0.6	60	42	243.9

Orders received

(Unit: 100 million yen)

	Consolidated					Non-consolidated						
	Result-FY2011 April 1, 2011 - March 31, 2012		Result-FY2012 April 1, 2012 - March 31, 2013		Variance	Variance rate (%)	Result-FY2011 April 1, 2011 - March 31, 2012		Result-FY2012 April 1, 2012 - March 31, 2013		Variance	Variance rate (%)
Building Construction	9,425		10,379		954	10.1	7,818		8,532		713	9.1
(Domestic)	(7,908)		(8,621)		(712)	(9.0)	(7,518)		(8,243)		(724)	(9.6)
(Overseas)	(1,517)		(1,758)		(241)	(15.9)	(299)		(288)		(-10)	(-3.6)
Civil Engineering	3,472		3,346		-125	-3.6	2,449		2,484		34	1.4
(Domestic)	(2,864)		(2,605)		(-259)	(-9.1)	(2,169)		(1,977)		(-192)	(-8.9)
(Overseas)	(607)		(741)		(133)	(22.0)	(279)		(506)		(227)	(81.1)
Construction Total	12,897		13,726		828	6.4	10,268		11,016		748	7.3
(Domestic)	(10,773)		(11,226)		(453)	(4.2)	(9,688)		(10,220)		(532)	(5.5)
(Overseas)	(2,124)		(2,500)		(375)	(17.7)	(579)		(795)		(216)	(37.3)
Real Estate and other	729		769		39	5.5	229		359		130	56.9
Total orders received	13,627		14,495		868	6.4	10,497		11,376		879	8.4

Interest-bearing loan balances

(Unit: 100 million yen)

	Consolidated				Non-consolidated			
	March 31, 2012	March 31, 2013	Variance	Variance rate (%)	March 31, 2012	March 31, 2013	Variance	Variance rate (%)
Interest-bearing debt (except PFI related)	3,207	3,063	(144)	(4.5)	2,248	2,180	(68)	(3.0)
PFI and other project finance loans	843	818	(24)	(2.9)	—	—	—	—
Interest-bearing debt total	4,051	3,881	(169)	(4.2)	2,248	2,180	(68)	(3.0)

The unit used is 100 million yen or Japanese "oku-en".

Quick review of consolidated and non-consolidated FY2012 results

(in comparison with the latest forecast for the term)

(Unit: 100 million yen)

	Consolidated					Non-consolidated						
	Forecast announced on November 12		Result-FY2012 April 1, 2012 - March 31, 2013		Variance	Variance rate (%)	Forecast announced on November 12		Result-FY2012 April 1, 2012 - March 31, 2013		Variance	Variance rate (%)
Net sales of completed construction contracts	%	12,950	%	13,431	481	3.7	%	10,320	%	10,503	183	1.8
Building Construction		—		—	—	—		8,100		8,254	154	1.9
Civil Engineering		—		—	—	—		2,220		2,249	29	1.3
Gross profit on completed construction contracts	7.1	920	7.0	940	20	2.2	7.1	730	6.3	661	-68	-9.3
Building Construction		—		—	—	—	6.4	520	5.7	466	-53	-10.3
Civil Engineering		—		—	—	—	9.5	210	8.7	195	-14	-7.1
Net sales of real estate business and other		1,050		1,051	1	0.1		330		347	17	5.4
Gross profit on real estate business and other	20.0	210	19.6	206	-3	-1.8	21.2	70	18.8	65	-4	-6.7
Net sales		14,000		14,483	483	3.5		10,650		10,851	201	1.9
Gross profit	8.1	1,130	7.9	1,146	16	1.5	7.5	800	6.7	727	-72	-9.1
Selling, general and administrative expenses	5.7	790	5.5	795	5	0.7	5.4	580	5.4	585	5	0.9
(Personnel expenses)		(450)		(459)	(9)			(330)		(338)	(8)	
(Others)		(340)		(335)	(-4)			(250)		(246)	(-3)	
Operating Income	2.4	340	2.4	351	11	3.4	2.1	220	1.3	142	-77	-35.4
Non-operating income		75		136	61	82.3		75		138	63	85.1
Non-operating expenses		45		41	-3	-8.1		35		35	0	0.7
(interests received/paid and dividend income - net)		(35)		(44)	(9)			(50)		(67)	(17)	
Ordinary income	2.6	370	3.1	446	76	20.8	2.4	260	2.3	245	-14	-5.5
Extraordinary income		35		49	14	42.0		30		47	17	57.0
Extraordinary loss		35		84	49	141.5		30		62	32	107.2
Income before income taxes and minority interests	2.6	370	2.8	412	42	11.4	2.4	260	2.1	230	-29	-11.3
Total income taxes		250		241	-8	-3.4		200		170	-29	-14.9
Income before minority interests		120		170	50	42.2		—		—	—	—
Minority interests in income (deduction)		10		38	28	286.6		—		—	—	—
Net income	0.8	110	0.9	131	21	20.0	0.6	60	0.6	60	0	0.5

Orders received

(Unit: 100 million yen)

	Consolidated					Non-consolidated						
	Forecast announced on November 12		Result-FY2012 April 1, 2012 - March 31, 2013		Variance	Variance rate (%)	Forecast announced on November 12		Result-FY2012 April 1, 2012 - March 31, 2013		Variance	Variance rate (%)
Building Construction		9,800		10,379	579	5.9		8,200		8,532	332	4.1
(Domestic)		(8,100)		(8,621)	(521)	(6.4)		(7,700)		(8,243)	(543)	(7.1)
(Overseas)		(1,700)		(1,758)	(58)	(3.5)		(500)		(288)	(-211)	(-42.2)
Civil Engineering		3,300		3,346	46	1.4		2,300		2,484	184	8.0
(Domestic)		(2,500)		(2,605)	(105)	(4.2)		(1,800)		(1,977)	(177)	(9.9)
(Overseas)		(800)		(741)	(-58)	(-7.3)		(500)		(506)	(6)	(1.4)
Construction Total		13,100		13,726	626	4.8		10,500		11,016	516	4.9
(Domestic)		(10,600)		(11,226)	(626)	(5.9)		(9,500)		(10,220)	(720)	(7.6)
(Overseas)		(2,500)		(2,500)	(0)	(0.0)		(1,000)		(795)	(-204)	(-20.4)
Real Estate and other		700		769	69	9.9		300		359	59	19.9
Total orders received		13,800		14,495	695	5.0		10,800		11,376	576	5.3

Interest-bearing loan balances

(Unit: 100 million yen)

	Consolidated				Non-consolidated			
	Forecast	March 31, 2013	Variance	Variance rate (%)	Forecast	March 31, 2013	Variance	Variance rate (%)
Interest-bearing debt (except PFI related)	3,100	3,063	(36)	(1.2)	2,200	2,180	(19)	(0.9)
PFI and other project finance loan	800	818	18	2.3	—	—	—	—
Interest-bearing debt total	3,900	3,881	(18)	(0.5)	2,200	2,180	(19)	(0.9)

Note: The unit used is 100 million yen or Japanese "oku-en".

Quick overview of consolidated and non-consolidated forecasts for FY2013 (Full year)

(in comparison with FY2012 results)

(Unit: 100 million yen)

	Consolidated					Non-consolidated							
	Result-FY2012 April 1, 2012 - March 31, 2013	Forecast-FY2013 April 1, 2013 - March 31, 2014	Variance	Variance rate (%)		Result-FY2012 April 1, 2012 - March 31, 2013	Forecast-FY2013 April 1, 2013 - March 31, 2014	Variance	Variance rate (%)				
Net sales of completed construction contracts	%	13,431	%	14,100	668	5.0	%	10,503	%	11,220	716	6.8	
┌ Building Construction		—		—	—	—		8,254		8,950	695	8.4	
└ Civil Engineering		—		—	—	—		2,249		2,270	20	0.9	
Gross profit on completed construction contracts	7.0	940	6.1	855	-85	-9.1	6.3	661	5.3	600	-61	-9.3	
┌ Building Construction		—		—	—	—		5.7	466	4.7	425	-41	-8.9
└ Civil Engineering		—		—	—	—		8.7	195	7.7	175	-20	-10.3
Net sales of real estate business and other		1,051		900	-151	-14.4		347		230	-117	-33.8	
Gross profit on real estate business and other	19.6	206	20.6	185	-21	-10.3	18.8	65	21.7	50	-15	-23.5	
Net sales		14,483		15,000	516	3.6		10,851		11,450	598	5.5	
Gross profit	7.9	1,146	6.9	1,040	-106	-9.3	6.7	727	5.7	650	-77	-10.6	
Selling, general and administrative expenses	5.5	795	5.2	780	-15	-1.9	5.4	585	5.0	570	-15	-2.6	
(Personnel expenses)		(459)		(440)	(-19)			(338)		(320)	(-18)		
(Others)		(335)		(340)	(4)			(246)		(250)	(3)		
Operating Income	2.4	351	1.7	260	-91	-26.0	1.3	142	0.7	80	-62	-43.7	
Non-operating income		136		80	-56	-41.5		138		85	-53	-38.8	
Non-operating expenses		41		40	-1	-3.3		35		35	0	-0.7	
(interests received/paid and dividend income - net)		(44)		(40)	(-4)			(67)		(60)	(-7)		
Ordinary income	3.1	446	2.0	300	-146	-32.9	2.3	245	1.1	130	-115	-47.1	
Extraordinary income		49		—	-49	-100.0		47		—	-47	-100.0	
Extraordinary loss		84		—	-84	-100.0		62		—	-62	-100.0	
Income before income taxes and minority interests	2.8	412	2.0	300	-112	-27.2	2.1	230	1.1	130	-100	-43.6	
Total income taxes		241		130	-111	-46.2		170		60	-110	-64.8	
Income before minority interests		170		170	-0	-0.4		—		—	—	—	
Minority interests in income (deduction)		38		30	-8	-22.4		—		—	—	—	
Net income	0.9	131	0.9	140	8	6.1	0.6	60	0.6	70	9	16.0	

Note: This overview of forecast was prepared for reference purpose only and was prepared on the basis of information available at the time of the release of the Japanese original. Due to various factors, the actual results may vary from the forecast data.

The unit used is 100 million yen or Japanese "oku-en".

Orders received

(Unit: 100 million yen)

	Consolidated					Non-consolidated				
	Result-FY2012 April 1, 2012 - March 31, 2013	Forecast-FY2013 April 1, 2013 - March 31, 2014	Variance	Variance rate (%)		Result-FY2012 April 1, 2012 - March 31, 2013	Forecast-FY2013 April 1, 2013 - March 31, 2014	Variance	Variance rate (%)	
Building Construction	10,379	10,700	320	3.1		8,532	8,600	67	0.8	
(Domestic)	(8,621)	(8,800)	(178)	(2.1)		(8,243)	(8,350)	(106)	(1.3)	
(Overseas)	(1,758)	(1,900)	(141)	(8.0)		(288)	(250)	(-38)	(-13.4)	
Civil Engineering	3,346	3,600	253	7.6		2,484	2,400	-84	-3.4	
(Domestic)	(2,605)	(2,800)	(194)	(7.5)		(1,977)	(2,000)	(22)	(1.1)	
(Overseas)	(741)	(800)	(58)	(7.9)		(506)	(400)	(-106)	(-21.1)	
Construction Total	13,726	14,300	573	4.2		11,016	11,000	-16	-0.2	
(Domestic)	(11,226)	(11,600)	(373)	(3.3)		(10,220)	(10,350)	(129)	(1.3)	
(Overseas)	(2,500)	(2,700)	(199)	(8.0)		(795)	(650)	(-145)	(-18.3)	
Real Estate and other	769	800	30	4.0		359	200	-159	-44.4	
Total orders received	14,495	15,100	604	4.2		11,376	11,200	-176	-1.5	

Note: This overview of forecast was prepared for reference purpose only and was prepared on the basis of information available at the time of the release of the Japanese original. Due to various factors, the actual results may vary from the forecast data.

The unit used is 100 million yen or Japanese "oku-en".

Interest-bearing loan balances

(Unit: 100 million yen)

	Consolidated					Non-consolidated				
	March 31, 2013	Forecast-FY2013 March 31, 2014	Variance	Variance rate (%)		March 31, 2013	Forecast-FY2013 March 31, 2014	Variance	Variance rate (%)	
Interest-bearing debt (except PFI related)	3,063	3,000	(63)	(2.1)		2,180	2,200	19	0.9	
PFI and other project finance loans	818	900	81	10.0		—	—	—	—	
Interest-bearing debt total	3,881	3,900	18	0.5		2,180	2,200	19	0.9	

Note: This overview of forecast was prepared for reference purpose only and was prepared on the basis of information available at the time of the release of the Japanese original. Due to various factors, the actual results may vary from the forecast data.

The unit used is 100 million yen or Japanese "oku-en".

Quick review of consolidated and non-consolidated forecasts for 2Q (Cumulative) of FY2013

(in comparison with 2Q/FY2012 results)

(Unit: 100 million yen)

	Consolidated					Non-consolidated						
	Result-2Q/FY2012		Forecast-2Q/FY2013		Variance	Variance rate (%)	Result-2Q/FY2012		Forecast-2Q/FY2013		Variance	Variance rate (%)
	April 1, 2012 - Spt. 30, 2012	April 1, 2013 - Sept. 30, 2013					April 1, 2012 - Spt. 30, 2012	April 1, 2013 - Sept. 30, 2013				
Net sales of completed construction contracts	%	6,059	%	6,600	540	8.9	%	4,818	%	5,350	531	11.0
┌ Building Construction		—		—	—	—		3,832		4,200	367	9.6
└ Civil Engineering		—		—	—	—		986		1,150	163	16.6
Gross profit on completed construction contracts	6.8	411	5.5	360	-51	-12.4	6.3	302	4.7	250	-52	-17.3
┌ Building Construction		—		—	—	—	5.6	213	4.0	170	-43	-20.4
└ Civil Engineering		—		—	—	—	9.0	88	7.0	80	-8	-9.6
Net sales of real estate business and other		473		500	26	5.5		81		150	68	83.8
Gross profit on real estate business and other	19.7	93	20.0	100	6	7.1	29.3	23	20.0	30	6	25.3
Net sales		6,533		7,100	566	8.7		4,900		5,500	599	12.2
Gross profit	7.7	504	6.5	460	-44	-8.8	6.7	326	5.1	280	-46	-14.1
Selling, general and administrative expenses	5.9	384	5.4	380	-4	-1.2	5.9	287	5.1	280	-7	-2.5
(Personnel expenses)		(220)		(220)	(-0)			(165)		(160)	(-5)	
(Others)		(164)		(160)	(-4)			(121)		(120)	(-1)	
Operating Income	1.8	119	1.1	80	-39	-33.2	0.8	38	0.0	0	-38	-100.0
Non-operating income		47		45	-2	-4.5		48		50	1	2.7
Non-operating expenses		44		25	-19	-43.8		41		20	-21	-52.1
(interests received/paid and dividend income - net)		(24)		(25)	(0)			(34)		(37)	(2)	
Ordinary income	1.9	122	1.4	100	-22	-18.3	0.9	45	0.5	30	-15	-34.4
Extraordinary income		3		—	-3	-100.0		0		—	0	-100.0
Extraordinary loss		30		—	-30	-100.0		28		—	-28	-100.0
Income before income taxes and minority interests	1.5	96	1.4	100	3	4.1	0.4	18	0.5	30	11	63.7
Total income taxes		27		35	7	25.5		0		10	9	—
Income before minority interests		68		65	-3	-4.7		—		—	—	—
Minority interests in income (deduction)		11		5	-6	-55.9		—		—	—	—
Net income	0.9	56	0.8	60	3	5.5	0.4	17	0.4	20	2	12.5

Note: This overview of forecast was prepared for reference purpose only and was prepared on the basis of information available at the time of the release of the Japanese original.

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

The unit used is 100 million yen or Japanese "oku-en".

Orders received

(Unit: 100 million yen)

	Consolidated					Non-consolidated						
	Result-2Q/FY2012		Forecast-2Q/FY2013		Variance	Variance rate (%)	Result-2Q/FY2012		Forecast-2Q/FY2013		Variance	Variance rate (%)
	April 1, 2012 - Spt. 30, 2012	April 1, 2013 - Sept. 30, 2013					April 1, 2012 - Spt. 30, 2012	April 1, 2013 - Sept. 30, 2013				
Building Construction		4,399		4,700	300	6.8		3,616		3,600	-16	-0.5
(Domestic)		(3,573)		(3,750)	(176)	(4.9)		(3,406)		(3,500)	(93)	(2.7)
(Overseas)		(825)		(950)	(124)	(15.1)		(210)		(100)	(-110)	(-52.4)
Civil Engineering		1,347		1,400	52	3.9		1,010		850	-160	-15.9
(Domestic)		(1,185)		(1,100)	(-85)	(-7.2)		(848)		(750)	(-98)	(-11.6)
(Overseas)		(161)		(300)	(138)	(85.2)		(161)		(100)	(-61)	(-38.3)
Construction Total		5,746		6,100	353	6.1		4,626		4,450	-176	-3.8
(Domestic)		(4,759)		(4,850)	(90)	(1.9)		(4,254)		(4,250)	(-4)	(-0.1)
(Overseas)		(987)		(1,250)	(262)	(26.6)		(372)		(200)	(-172)	(-46.2)
Real Estate and other		206		400	193	94.1		83		100	16	19.4
Total orders received		5,952		6,500	547	9.2		4,710		4,550	-160	-3.4

Note: This overview of forecast was prepared for reference purpose only and was prepared on the basis of information available at the time of the release of the Japanese original.

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

The unit used is 100 million yen or Japanese "oku-en".

Results and forecasts for net sales, operating income and gross margin for FY2012

(For reference purpose only)

1. Consolidated net sales and operating income for FY2012

(in comparison with FY2011 results)

(Unit: million yen)

	Consolidated Net Sales			Consolidated Operating Income				
	FY2011 Full Year Result (From Apr. 1, 2011 to March 31, 2012) (A)	FY2012 Full Year Result (From Apr. 1, 2012 to March 31, 2013) (B)	Variance (B) - (A)	FY2011 Full Year Result (From Apr. 1, 2011 to March 31, 2012)		FY2012 Full Year Result (From Apr. 1, 2012 to March 31, 2013)		Variance (D) - (C)
				% Gross Margin	(C)	% Gross Margin	(D)	
Building Construction								
Domestic	761,807	822,936	61,129	1.9	14,288	1.3	11,067	(3,221)
Overseas	137,241	196,110	58,868	0.8	1,118	3.3	6,429	5,310
Sub-total	899,049	1,019,046	119,997	1.7	15,407	1.7	17,496	2,089
Civil Engineering								
Domestic	240,085	283,591	43,506	1.2	2,959	3.0	8,411	5,451
Overseas	31,058	40,544	9,486	29.5	9,174	(4.3)	(1,742)	(10,916)
Sub-total	271,143	324,136	52,992	4.5	12,133	2.1	6,669	(5,464)
Construction Total								
Domestic	1,001,892	1,106,528	104,635	1.7	17,247	1.8	19,478	2,230
Overseas	168,300	236,654	68,354	6.1	10,293	2.0	4,687	(5,606)
Sub-total	1,170,192	1,343,183	172,990	2.4	27,541	1.8	24,165	(3,375)
Real Estate Business and Other	75,579	105,122	29,542	4.8	3,604	10.5	10,987	7,383
Total	1,245,772	1,448,305	202,532	2.5	31,145	2.4	35,153	4,007

Note: Above is a forecast related to segment information. Consolidated net sales and consolidated operating income shows amount of net sales for external customers and operating income on net sales for external customers respectively.

2. Non-consolidated net sales and gross profit for FY2012

(in comparison with FY2011 results)

(Unit: million yen)

	Net Sales			Gross profit				
	FY2011 Full Year Result (From Apr. 1, 2011 to March 31, 2012) (A)	FY2012 Full Year Result (From Apr. 1, 2012 to March 31, 2013) (B)	Variance (B) - (A)	FY2011 Full Year Result (From Apr. 1, 2011 to March 31, 2012)		FY2012 Full Year Result (From Apr. 1, 2012 to March 31, 2013)		Variance (D) - (C)
				% Gross Margin	(C)	% Gross Margin	(D)	
Building Construction								
Domestic	735,256	794,345	59,089	6.6	48,847	5.6	44,561	(4,286)
Overseas	21,226	31,093	9,867	14.0	2,964	6.8	2,099	(864)
Sub-total	756,482	825,439	68,956	6.8	51,812	5.7	46,661	(5,151)
Civil Engineering								
Domestic	172,412	207,859	35,447	9.1	15,696	8.9	18,546	2,850
Overseas	14,204	17,056	2,852	85.1	12,091	5.7	969	(11,122)
Sub-total	186,616	224,916	38,299	14.9	27,787	8.7	19,516	(8,271)
Construction Total								
Domestic	907,668	1,002,205	94,537	7.1	64,543	6.3	63,108	(1,435)
Overseas	35,431	48,150	12,719	42.5	15,056	6.4	3,069	(11,987)
Sub-total	943,099	1,050,356	107,256	8.4	79,600	6.3	66,177	(13,422)
Real Estate Business and Other	20,534	34,768	14,234	5.9	1,205	18.8	6,532	5,326
Total	963,633	1,085,125	121,491	8.4	80,805	6.7	72,709	(8,095)

3. Consolidated forecast of net sales and operating income for FY2013

(in comparison with FY2012 results)

(Unit: million yen)

	Consolidated Net Sales			Consolidated Operating Income				
	FY2012 Full Year Result (From Apr. 1, 2012 to March 31, 2013)	FY2013 Full Year Forecast (From Apr. 1, 2013 to March 31, 2014)	Variance (B) - (A)	FY2012 Full Year Result (From Apr. 1, 2012 to March 31, 2013)		FY2013 Full Year Forecast (From Apr. 1, 2013 to March 31, 2014)		Variance (D) - (C)
	(A)	(B)	(B) - (A)	% Gross Margin	(C)	% Gross Margin	(D)	(D) - (C)
Building Construction								
Domestic	822,936	877,000	54,063	1.3	11,067	0.9	8,000	(3,067)
Overseas	196,110	203,000	6,889	3.3	6,429	1.0	2,000	(4,429)
Sub-total	1,019,046	1,080,000	60,953	1.7	17,496	0.9	10,000	(7,496)
Civil Engineering								
Domestic	283,591	270,000	(13,591)	3.0	8,411	2.6	7,000	(1,411)
Overseas	40,544	60,000	19,455	(4.3)	(1,742)	0.0	0	1,742
Sub-total	324,136	330,000	5,863	2.1	6,669	2.1	7,000	330
Construction Total								
Domestic	1,106,528	1,147,000	40,471	1.8	19,478	1.3	15,000	(4,478)
Overseas	236,654	263,000	26,345	2.0	4,687	0.8	2,000	(2,687)
Sub-total	1,343,183	1,410,000	66,816	1.8	24,165	1.2	17,000	(7,165)
Real Estate Business and Other	105,122	90,000	(15,122)	10.5	10,987	10.0	9,000	(1,987)
Total	1,448,305	1,500,000	51,694	2.4	35,153	1.7	26,000	(9,153)

Note: Above is a forecast related to segment information. Consolidated net sales and consolidated operating income shows amount of net sales for external customers and operating income on net sales for external customers respectively. The forecast above was prepared on the basis of information available at the time of the release of the Japanese original. Due to various factors, the actual results may vary from the forecast data.

4. Non-consolidated forecast of net sales and gross profit for FY2013

(in comparison with FY2012 results)

(Unit: million yen)

	Net Sales			Gross profit				
	FY2012 Full Year Result (From Apr. 1, 2012 to March 31, 2013)	FY2013 Full Year Forecast (From Apr. 1, 2013 to March 31, 2014)	Variance (B) - (A)	FY2012 Full Year Result (From Apr. 1, 2012 to March 31, 2013)		FY2013 Full Year Forecast (From Apr. 1, 2013 to March 31, 2014)		Variance (D) - (C)
	(A)	(B)	(B) - (A)	% Gross Margin	(C)	% Gross Margin	(D)	(D) - (C)
Building Construction								
Domestic	794,345	860,000	65,654	5.6	44,561	4.8	41,000	(3,561)
Overseas	31,093	35,000	3,906	6.8	2,099	4.3	1,500	(599)
Sub-total	825,439	895,000	69,560	5.7	46,661	4.7	42,500	(4,161)
Civil Engineering								
Domestic	207,859	200,000	(7,859)	8.9	18,546	8.0	16,000	(2,546)
Overseas	17,056	27,000	9,943	5.7	969	5.6	1,500	530
Sub-total	224,916	227,000	2,083	8.7	19,516	7.7	17,500	(2,016)
Construction Total								
Domestic	1,002,205	1,060,000	57,794	6.3	63,108	5.4	57,000	(6,108)
Overseas	48,150	62,000	13,849	6.4	3,069	4.8	3,000	(69)
Sub-total	1,050,356	1,122,000	71,643	6.3	66,177	5.3	60,000	(6,177)
Real Estate Business and Other	34,768	23,000	(11,768)	18.8	6,532	21.7	5,000	(1,532)
Total	1,085,125	1,145,000	59,874	6.7	72,709	5.7	65,000	(7,709)

Note: The forecast above was prepared on the basis of information available at the time of the release of the Japanese original. Due to various factors, the actual results may vary from the forecast data.

5. Consolidated forecast of net sales and operating income for the second quarter(cumulative) of FY2013

(in comparison with 2Q/FY2012 results)

(Unit: million yen)

	Consolidated Net Sales			Consolidated Operating Income				
	2Q / FY2012 Result (From Apr. 1, 2012 to September 30 2012)	2Q / FY2013 Forecast (From Apr. 1, 2013 to September 30 2013)	Variance (B) - (A)	2Q / FY2012 Result (From Apr. 1, 2012 to September 30 2012)		2Q / FY2013 Forecast (From Apr. 1, 2013 to September 30 2013)		Variance (D) - (C)
	(A)	(B)	(B) - (A)	% Gross Margin	(C)	% Gross Margin	(D)	(D) - (C)
Building Construction								
Domestic	382,418	405,000	22,581	1.1	4,292	(0.1)	(500)	(4,792)
Overseas	86,340	100,000	13,659	2.0	1,708	1.0	1,000	(708)
Sub-total	468,758	505,000	36,241	1.3	6,000	0.1	500	(5,500)
Civil Engineering								
Domestic	120,539	130,000	9,460	2.0	2,399	1.4	1,800	(599)
Overseas	16,659	25,000	8,340	(6.7)	(1,118)	(1.2)	(300)	818
Sub-total	137,198	155,000	17,801	0.9	1,280	1.0	1,500	219
Construction Total								
Domestic	502,957	535,000	32,042	1.3	6,691	0.2	1,300	(5,391)
Overseas	102,999	125,000	22,000	0.6	590	0.6	700	109
Sub-total	605,957	660,000	54,042	1.2	7,281	0.3	2,000	(5,281)
Real Estate Business and Other	47,396	50,000	2,603	9.9	4,696	12.0	6,000	1,303
Total	653,354	710,000	56,645	1.8	11,978	1.1	8,000	(3,978)

Note: Above is a forecast related to segment information. Consolidated net sales and consolidated operating income shows amount of net sales for external customers and operating income on net sales for external customers respectively. The forecast above was prepared on the basis of information available at the time of the release of the Japanese original. Due to various factors, the actual results may vary from the forecast data.

6. Non-consolidated forecast of net sales and gross profit for the second quarter (cumulative) of FY2013

(in comparison with 2Q/FY2012 results)

(Unit: million yen)

	Net Sales			Gross profit				
	2Q / FY2012 Result (From Apr. 1, 2012 to September 30 2012)	2Q / FY2013 Forecast (From Apr. 1, 2013 to September 30 2013)	Variance (B) - (A)	2Q / FY2012 Result (From Apr. 1, 2012 to September 30 2012)		2Q / FY2013 Forecast (From Apr. 1, 2013 to September 30 2013)		Variance (D) - (C)
	(A)	(B)	(B) - (A)	% Gross Margin	(C)	% Gross Margin	(D)	(D) - (C)
Building Construction								
Domestic	367,851	400,000	32,148	5.6	20,428	4.1	16,500	(3,928)
Overseas	15,372	20,000	4,627	6.1	937	2.5	500	(437)
Sub-total	383,224	420,000	36,775	5.6	21,366	4.0	17,000	(4,366)
Civil Engineering								
Domestic	91,504	103,000	11,495	9.4	8,558	7.3	7,500	(1,058)
Overseas	7,115	12,000	4,884	4.1	289	4.2	500	210
Sub-total	98,620	115,000	16,379	9.0	8,848	7.0	8,000	(848)
Construction Total								
Domestic	459,356	503,000	43,643	6.3	28,986	4.8	24,000	(4,986)
Overseas	22,488	32,000	9,511	5.5	1,227	3.1	1,000	(227)
Sub-total	481,844	535,000	53,155	6.3	30,214	4.7	25,000	(5,214)
Real Estate Business and Other	8,159	15,000	6,840	29.3	2,394	20.0	3,000	605
Total	490,004	550,000	59,995	6.7	32,609	5.1	28,000	(4,609)

Note: The numbers above 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. The forecast above was prepared on the basis of information available at the time of the release of the Japanese original. Due to various factors, the actual results may vary from the forecast data.

Non-consolidated orders received, net sales and carried-forward

(For reference purpose only)

1. Breakdown of non-consolidated orders received

(Unit: million yen)

	FY2011 (From April 1, 2011 to March 31, 2012)		FY2012 (From April 1, 2012 to March 31, 2013)		Variance	
		%		%		% variance
Building Construction						
Domestic Public	43,918	4.2	88,906	7.8	44,988	102.4
Domestic Private	707,934	67.4	735,432	64.7	27,498	3.9
Domestic total	751,852	71.6	824,339	72.5	72,486	9.6
Overseas total	29,967	2.9	28,877	2.5	(1,090)	(3.6)
Sub-total	781,820	74.5	853,216	75.0	71,396	9.1
Civil Engineering						
Domestic Public	124,260	11.8	113,052	9.9	(11,207)	(9.0)
Domestic Private	92,738	8.9	84,705	7.4	(8,033)	(8.7)
Domestic total	216,999	20.7	197,758	17.3	(19,241)	(8.9)
Overseas total	27,984	2.6	50,690	4.5	22,706	81.1
Sub-total	244,983	23.3	248,449	21.8	3,465	1.4
Construction Total						
Domestic Public	168,178	16.0	201,959	17.7	33,780	20.1
Domestic Private	800,673	76.3	820,138	72.1	19,464	2.4
Domestic total	968,852	92.3	1,022,097	89.8	53,245	5.5
Overseas total	57,951	5.5	79,568	7.0	21,616	37.3
Sub-total	1,026,804	97.8	1,101,665	96.8	74,861	7.3
Real Estate Business and Other	22,917	2.2	35,960	3.2	13,043	56.9
Total	1,049,721	100	1,137,626	100	87,905	8.4

2. Breakdown of non-consolidated net sales

(Unit: million yen)

	FY2011 (From April 1, 2011 to March 31, 2012)		FY2012 (From April 1, 2012 to March 31, 2013)		Variance	
		%		%		% variance
Building Construction						
Domestic Public	43,305	4.5	47,483	4.4	4,178	9.6
Domestic Private	691,950	71.8	746,862	68.8	54,911	7.9
Domestic total	735,256	76.3	794,345	73.2	59,089	8.0
Overseas total	21,226	2.2	31,093	2.9	9,867	46.5
Sub-total	756,482	78.5	825,439	76.1	68,956	9.1
Civil Engineering						
Domestic Public	95,153	9.9	125,906	11.6	30,752	32.3
Domestic Private	77,258	8.0	81,953	7.6	4,695	6.1
Domestic total	172,412	17.9	207,859	19.2	35,447	20.6
Overseas total	14,204	1.5	17,056	1.5	2,852	20.1
Sub-total	186,616	19.4	224,916	20.7	38,299	20.5
Construction Total						
Domestic Public	138,459	14.4	173,389	16.0	34,930	25.2
Domestic Private	769,209	79.8	828,815	76.4	59,606	7.7
Domestic total	907,668	94.2	1,002,205	92.4	94,537	10.4
Overseas total	35,431	3.7	48,150	4.4	12,719	35.9
Sub-total	943,099	97.9	1,050,356	96.8	107,256	11.4
Real Estate Business and Other	20,534	2.1	34,768	3.2	14,234	69.3
Total	963,633	100	1,085,125	100	121,491	12.6

3. Breakdown of non-consolidated amounts carried-forward

(Unit: million yen)

	At March 31, 2012		At March 31, 2013		Variance	
		%		%		% variance
<u>Building Construction</u>						
Domestic Public	68,548	4.9	109,971	7.6	41,422	60.4
Domestic Private	910,162	65.4	898,733	62.2	(11,429)	(1.3)
Domestic total	978,710	70.3	1,008,704	69.8	29,993	3.1
Overseas total	65,212	4.7	62,995	4.4	(2,216)	(3.4)
Sub-total	1,043,923	75.0	1,071,700	74.2	27,777	2.7
<u>Civil Engineering</u>						
Domestic Public	199,622	14.4	186,768	12.9	(12,853)	(6.4)
Domestic Private	97,731	7.0	100,483	7.0	2,751	2.8
Domestic total	297,354	21.4	287,252	19.9	(10,101)	(3.4)
Overseas total	47,304	3.4	80,937	5.6	33,633	71.1
Sub-total	344,658	24.8	368,190	25.5	23,532	6.8
<u>Construction Total</u>						
Domestic Public	268,170	19.3	296,740	20.5	28,569	10.7
Domestic Private	1,007,894	72.4	999,217	69.2	(8,677)	(0.9)
Domestic total	1,276,065	91.7	1,295,957	89.7	19,892	1.6
Overseas total	112,516	8.1	143,933	10.0	31,417	27.9
Sub-total	1,388,581	99.8	1,439,891	99.7	51,309	3.7
Real Estate Business and Other	3,476	0.2	4,668	0.3	1,192	34.3
Total	1,392,057	100	1,444,559	100	52,501	3.8

Consolidated orders received, completed and carried-forward projects

(For reference purpose only)

Orders received

Owner	Name of project/facility
Sumitomo Realty & Development Co., Ltd.	(Tentative name) Nihonbashi 2-chome, North Area Block 7 Construction Project
Teikyo University	(Tentative name) Teikyo University Hachioji Campus New School Building Construction Project
IHI Corporation Toyosu 3-chome Development Specific Purpose Company	(Tentative name) Toyosu 3-2 Block Building Construction Project
SP Power Assets Limited	East-West Transmission Cable Tunnel EW-1 Section Construction Project (Singapore)
The Employees' Pension Welfare Corporation	Seismic Renovation Project of Osaka Kosei-Nenkin Hospital
Metrolynx (an agency of the government of Ontario)	Eglinton Scarborough Crosstown Tunnel Construction Project * (Canada)

* Undertaken by Obayashi Canada Holdings, Ltd.

Completed projects

Owner	Project Names
Hankyu Corporation	Umeda Hankyu Building Construction Project
Toranomon Roppongi Area Urban Redevelopment Association	Toranomon-Roppongi Area Class 1 Urban Redevelopment Project
NTT Urban Development Co. Osaka Station North District Urban Development Specific Purpose Company Sekisui House, Ltd. North Asset Specific Purpose Company Hankyu Corporation Mitsubishi Estate Co., Ltd.	The Osaka station North district priority development project block A
Toyota Motor Corporation	Toyota Motor Corporation PT Building Construction Project
Japan Oil, Gas and Metals National Corporation	Namikata Base Butane Storage Tank Construction Project
University of California, Berkeley	California Memorial Stadium Renovation Project *

* Undertaken by Obayashi USA

Carried-forward projects

Owner	Project Names
Mori Building Co., Ltd.	Loop Road (kanjo) No.2, Shinbashi-Toranomon Ward Project Block III
Sumitomo Realty & Development Co., Ltd.	(Tentative name) Nihonbashi 2-chome, North Area Block 7 Construction Project
Central Japan Railway Company	Hamamatsu Workshop Renovation Project
The Research Foundation for Microbial Diseases of Osaka University	Seto Center Construction Project Phase 2
Metropolitan Expressway Co., Ltd.	Yokohama Circular Northern Route Shield Tunnel Construction Project
Transbay Joint Powers Authority	San Francisco Transbay Transit Center - Phase I * (U.S.A.)

* Joint operation with Obayashi USA and Obayashi Corporation