

Securities Code: 8801

June 6, 2007

To the Shareholders of Mitsui Fudosan Co., Ltd.

Hiromichi Iwasa
President and Chief Executive Officer
Mitsui Fudosan Co., Ltd.
1-1, Nihonbashi Muromachi 2-chome
Chuo-ku, Tokyo, 103-0022, Japan

Notice of Convocation of the 95th Ordinary General Shareholders' Meeting to be Held on June 28, 2007

You are cordially invited to attend the 95th Ordinary General Shareholders' Meeting of Mitsui Fudosan Co., Ltd. Details of the Meeting are given below.

In the event that you are unable to attend the Meeting, please take the time to review the attached reference materials and exercise your voting rights by 5:30pm on Wednesday, June 27, 2007.

[Exercising rights in written form]

Please indicate your approval or disapproval of each proposed item on the attached Exercise of Voting Rights form. Please place your signature or seal where indicated, and return the form to the Company. The forms must arrive at the Company no later than the deadline mentioned above.

<PARTICULARS>

1. DATE AND TIME

Thursday, June 28, 2007, at 10:00 a.m.

2. PLACE

Conference Room on the 8th floor of Hibiya Mitsui Bldg.
1-2, Yurakucho 1-chome, Chiyoda-ku, Tokyo

3. AGENDA

Matters for Reporting:

1. Business Report and report on the Consolidated Financial Statements for the 95th Fiscal Year (from April 1, 2006 to March 31, 2007), as well as the results of audits of consolidated financial documents conducted by the independent auditors and the Board of Corporate Auditors.
2. Report on the Non-Consolidated Financial Statements for the 95th Fiscal Year (from April 1, 2006 to March 31, 2007).

Matters for Resolution:

- 1. Appropriation of Non-Consolidated Profits for the 95th Fiscal Year (from April 1, 2006 to March 31, 2007).**
- 2. Election of Eight (8) Directors.**
- 3. Election of Three (3) Corporate Auditors.**
- 4. Granting of Retirement Gratuities to Retiring Directors and Corporate Auditor; Final Payment of Gratuities Due to Abolition of Retirement Gratuities System**
- 5. Payment of Bonuses to Directors.**
- 6. Change in Remuneration Amounts for Directors and Corporate Auditors.**
- 7. Issue of Stock Options (New Share Subscription Rights) as Remuneration to Directors.**

Please refer to attached Reports on 95th Business Term for business report relevant consolidated and non-consolidated financial documents and auditors' reports.

For those planning to attend the meeting in person, please submit the attached Exercise of Voting Rights form at the reception desk upon your arrival.

Any changes to attached Shareholder Reference Materials, Business Report, Consolidated and Non-Consolidated financial documents and others will be posted on the Company's website (<http://www.mitsui-fudosan.co.jp/corporate/ir/shareholder/meeting/index.html>).

Shareholder Reference Materials

MATTERS TO BE RESOLVED AND MATTERS FOR REFERENCE

Item 1: Appropriation of Non-Consolidated Profits for the 95th Fiscal Year (from April 1, 2006 to March 31, 2007)

The Company's basic policy with respect to profit appropriation is to upgrade internal reserves to fund future business development while striving to maintain and increase dividends to shareholders, taking into account its business performances. Consistent with this policy, the Company proposes payment of a year-end cash dividend of ¥9.00 per share, up ¥4.00 from the interim dividend. This payment, combined with the ¥5.00 interim dividend, will bring total annual cash dividends to ¥14.00 per share.

Items Related to Year-End Dividend

- (1) Type of payment: Cash
- (2) Year-end appropriation of dividend assets to shareholders: ¥9.00 per share of common stock, for total payment of ¥7,913,606,850.
- (3) Effective date for appropriation of profits: June 29, 2007

Item 2. Election of Eight (8) Directors

The term of office of 10 directors will expire at the closure of the 95th Ordinary General Shareholders' Meeting. The Company proposes election of the following eight directors to commence new terms immediately thereafter. (The following shows the summarized career histories of the proposed candidates.)

(1) Hiromichi Iwasa

Date of birth: May 27, 1942
Joined Company: April 1967
Managing Director: June 1995
Executive Managing Director: April 1996
Senior Executive Managing Director (Representative): June 1997
President and Chief Executive Officer (Representative): June 1998
Current position: President and Chief Executive Officer (Representative),
President and Chief Executive Officer* (since April 2001)
Shares in Company: 26,142

(2) Koichi Omuro

Date of birth: February 6, 1945
Joined Company: April 1968
Managing Director: June 1997
Executive Managing Director: June 1998
Executive Managing Director; Executive Managing Officer*: April 2001
Senior Executive Managing Director; Senior Executive Managing Officer*:
October 2001

Current position: Vice President (Representative); Executive Vice President *
(since April 2005)
Shares in Company: 36,753

(Currently in charge of following)
Space & Environment Institute, Real Estate Solution Services Division, Tokyo
Midtown Development Dept., Toyosu-Project Development Planning Dept.,
Kashiwanoha Campus City Project Development Planning Dept., Development
Planning Dept., Gotanda Project Dep., International Dept., Nihonbashi Urban
Planning and Development Dept.

(3) Tatsuo Soda

Date of birth: March 17, 1949
Joined Company: April 1971
Managing Director: June 1999
Managing Director; Managing Officer*: April 2001
Managing Officer*: June 2001
Executive Managing Officer*: April 2002
Executive Managing Director; Executive Managing Officer*: June 2003
Senior Executive Managing Director; Senior Executive Managing Officer*: April
2005
Current position: Executive Vice President (Representative); Executive Vice
President* (since April 2007)
Shares in Company: 12,000

(Currently in charge of following)
Audit Dept., General Administration Dept., Corporate Communications Dept.,
Accounting and Finance Dept., Operating Administration Dept., Appraisal Dept.,
Information Systems Dept., Real Estate Securitization Dept., Affiliated Business
Dept., compliance related operations, brand strategy related operations.

(4) Takayuki Namae

Date of birth: June 13, 1947
Joined Company: April 1971
Managing Director: June 1999
Managing Director; Managing Officer*: April 2001
Managing Officer*: June 2001
Executive Managing Officer*: April 2002
Executive Managing Director; Executive Managing Officer*: June 2003
Senior Executive Managing Director; Senior Executive Managing Officer*: April
2005
Current Position: Senior Executive Managing Director; Senior Executive
Managing Officer*(since April 2006)
Shares in Company: 19,075

(Currently in charge of following)
Executive Secretarial Dept., Personnel Dept., Asset Management Dept., Planning
and Research Dept., Retail Properties Division, Accommodations Business
Division, Land Development Dept., Resort Development Dept.

(5) Yoshiki Kageyama

Date of birth: June 27, 1948

Joined Company: April 1971

Executive Managing Director; Executive Managing Officer*: June 2005

Current position: Senior Executive Managing Director; Senior Executive Managing Officer*(since April 2007)

Shares in Company: 12,552

(Currently in charge of following)

Architectural and Construction Services Dept., Office Building Division

(6) Mitsuhiro Matsumoto

Date of birth: November 8, 1947

Joined Company: April 1970

Managing Director: June 1998

Managing Director; Managing Officer*: April 2001

Managing Officer*: June 2001

Advisor: March 2002

Executive Managing Officer*: June 2004

Current position: Senior Executive Managing Officer* (since April 2005)

Shares in Company: 15,000

(Representative status at other organizations)

President (Representative), Mitsui Fudosan Residential Co., Ltd.

* Appointed under the Corporate Officer System.

(7) Toshiharu Aoki

Date of birth: March 21, 1939

Joined Nippon Telegraph and Telephone Public Corporation : April 1967

Director of Nippon Telegraph and Telephone Corporation(NTT): June 1992

Managing Director of NTT: June 1996

Senior Executive Vice President of NTT: June 1997

President and Chief Executive Officer of NTT Data Corporation: June 1999

Counselor and Director of NTT Data: June 2003

Current position, Counselor of NTT Data: Managing Director, Mitsui Fudosan (since June 2005)

Shares in Company: 3,000

(8) Yoshiharu Hayakawa

Date of birth: February 23, 1948

Joined Chuo Accounting Office: April 1970

Obtained certified public accountant registration: August 1973

Director (Representative) of Chuo Coopers Lybrand Consulting: April 1985

Representative of Chuo Audit Corporation: January 1992

Retired from Chuo Audit Corporation: October 1997

Current position: Representative of Kasumi Empowerment Research Institute (since December 1997)

Shares in Company: 0

- Notes:
1. None of the above candidates have special vested interests in the Company.
 2. Toshiharu Aoki and Yoshiharu Hayakawa are both outside director candidates.
 3. The reasons for nominating Toshiharu Aoki and Yoshiharu Hayakawa as outside director candidates are as follows:
 - (1) Toshiharu Aoki has abundant experience and a broad outlook as a business operator. The Company has nominated Mr. Aoki in the hope of using these traits to benefit its operations.
 - (2) Yoshiharu Hayakawa has specialized knowledge as a certified public account, as well as abundant experience and a broad outlook as a business consultant. The Company has nominated Mr. Hayakawa in the hope of using these traits to benefit its operations.
 4. Yoshiharu Hayakawa has served as an outside corporate auditor at The Bank of Tokyo-Mitsubishi UFJ, Ltd. since January 2006. In February 2007, that bank was subject to administrative sanctions by the Financial Services Agency, pursuant to Japanese banking laws, in relation to transactions by the bank's corporate client sales operation that were deemed problematic from the compliance perspective. Mr. Hayakawa has always been outspoken about the importance of legal compliance in the Board of Directors and other entities. Since the aforementioned judgment, he has received reports on the results of investigations into the bank's Board of Directors and audited plans for improving the bank's business processes.
 5. Toshiharu Aoki is currently an outside director of the Company. At the close of the 95th Ordinary General Shareholders' Meeting, he will have served in that position for two years.
 6. A summary of the Company's agreements with outside director limiting liabilities is given below.
 - (1) The Company has entered into an agreement with Mr. Aoki to limit liabilities as provided for in Article 423-1 of the Corporate Law. The amount of liability under the agreement is limited to the sum of amounts provided by items in Article 425-1 of the Corporate Law. The Company plans to continue this agreement with Mr. Aoki.
 - (2) If the election of Yoshiharu Hayakawa is approved by Shareholder' Meeting, the Company plans to enter into a similar agreement described above with him.

Item 3. Election of Three (3) Corporate Auditors

The term of office of three corporate auditors will expire at the closure of the 95th Ordinary General Shareholders' Meeting. The Company proposes election of the following three corporate auditors to commence new terms immediately thereafter. (The following shows the summarized career histories of the proposed candidates.) The proposed item has been agreed by the Board of Corporate Auditors.

(1) Kazuichi Nagata

Date of birth: January 9, 1947
Joined Company: April 1969
Managing Director: June 1998

Managing Director; Executive Managing Officer*: April 2001
Executive Managing Officer*: June 2001
Senior Executive Managing Officer*: April 2003
Senior Executive Managing Director; Senior Executive Managing Officer*: June 2003
Current position: Senior Executive Managing Director (since April 2007)
Shares in Company: 13,000

(2) Akishige Okada

Date of birth: April 9, 1938
Joined Mitsui Bank Ltd.: April 1963
Director, Taiyo-Kobe Mitsui Bank Ltd.: June 1991
Director, Sakura Bank Ltd.: April 1992
Managing Director, Sakura Bank: June 1995
Senior Managing Director, Sakura Bank: June 1996
President, Sakura Bank: June 1997
Chairman, Sumitomo Mitsui Banking Corporation: April 2001
Chairman, Sumitomo Mitsui Financial Group; Chairman, Sumitomo Mitsui Banking: December 2002
Current position: Special Advisor, Sumitomo Mitsui Banking Corporation: Corporate Auditor, Mitsui Fudosan (since June 2005)
Shares in Company: 0

(3) Keiu Nishida

Date of birth: February 18, 1935
Joined Mitsui Trust and Banking Co., Ltd.: April 1958
Director, Mitsui Trust and Banking: June 1986
Managing Director, Mitsui Trust and Banking: June 1990
Senior Managing Director, Mitsui Trust and Banking: June 1993
Vice President, Mitsui Trust and Banking: December 1994
President, Mitsui Trust and Banking: June 1996
Chairman, Mitsui Trust and Banking: April 1999
Special Advisor, Chuo Mitsui Trust and Banking Co., Ltd.: April 2000
Advisor, Chuo Mitsui Trust and Banking: May 2001
Current position : Special Advisor, Chuo Mitsui Trust and Banking: (since May 2005)
Shares in Company: 0

- Notes: 1. None of the above candidates have special vested interests in the Company.
2. Akishige Okada and Keiu Nishida are both outside corporate auditor candidates.
3. Both Akishige Okada and Keiu Nishida have abundant experience and a broad outlook as business operators. Based on these traits, the Company has nominated them for the task of monitoring the execution of business by directors.
4. From April 2001 and June 2005, Akishige Okada served as a director of Sumitomo Mitsui Banking Corporation. In December 2005, that bank was subject to a determination by the Japan Fair Trade Commission regarding a violation of Article 19 of the Anti-Monopoly Law by some of its sales activities. In April 2006, the bank was subject to administrative sanctions by the Financial Services Agency.

5. A third-degree relative of Keiu Nishida operates a business with which the Company has a special relationship.
6. Akishige Okada is currently an outside corporate auditor of the Company. At the close of the 95th Ordinary General Shareholders' Meeting, he will have served in that position for two years.
7. A summary of the Company's agreements with outside corporate auditors limiting liabilities is given below.
 - (1) The Company has entered into an agreement with Akishige Okada to limit liabilities as provided for in Article 423-1 of the Corporate Law. The amount of liability under the agreement is limited to the sum of amounts provided by items in Article 425-1 of the Corporate Law. If the election of Mr. Okada is approved by shareholders, the Company plans to continue this agreement with him.
 - (2) If the election of Keiu Nishida is approved by Shareholder' Meeting, the Company plans to enter into a similar agreement described above with him.

Item 4: Granting of Retirement Gratuities to Retiring Directors and Corporate Auditor; Final Payment of Gratuities Due to Abolition of Retirement Gratuities System

The Company proposes paying retirement gratuities to four directors (Jun-Ichiro Tanaka, Yotaro Hayashi, Kazuichi Nagata, and Minoru Satou) and one corporate auditor (Hisamitsu Tsubahara), whose terms expire at the closure of the 95th Ordinary General Shareholders' Meeting, as reward for their services during their terms of office. The amounts are to be determined in accordance with the prescribed standards of the Company. Specific amounts, timing, and method of payment are to be determined at a meeting of the Board of Directors for directors and by consultation of Corporate Auditors for corporate auditor.

The following shows the summarized career histories of the retirees.

(1) Jun-Ichiro Tanaka

Joined Company: April 1951
 Managing Director: June 1979
 Executive Managing Director: July 1982
 Senior Executive Managing Director(Representative): June 1985
 President and Chief Executive Officer(Representative): June 1987
 Current position: Chairman of the Board(Representative)(since June 1998)

(2) Yotaro Hayashi

Joined Company: April 1970
 Managing Director: June 1995
 Executive Managing Director: June 1998
 Senior Executive Managing Director: April 2001
 Current position: Executive Vice President (since April 2003)

(3) Kazuichi Nagata

Joined Company: April 1969
 Current position: Senior Executive Managing Director (since June 2003)

(4) Minoru Satou
Joined Company: April 1970
Current position: Executive Managing Director (since June 2005)

(5) Hisamitsu Tsubahara
Joined Company: April 1964
Current position: Senior Corporate Auditor (since June 2003)

Note: All of the titles listed above refer to full-time positions.

At its meeting on May 25, 2007, the Board of Directors resolved to abolish the retirement gratuities system for directors and corporate auditors, effective the close of the 2007 Ordinary General Shareholders' Meeting. This decision reflects the Company's reassessment of its remuneration system for executives. As a result, if Item 2 is approved by shareholders, the Company proposes making a final payment of gratuities to the re-elected directors (Hiromichi Iwasa, Koichi Omuro, Tatsuo Soda, Takayuki Namae, and Yoshiki Kageyama) and the currently serving corporate auditor (Nobumi Tobari). The amounts are to be determined in accordance with the prescribed standards of the Company and will reflect length of service until the close of the Ordinary General Shareholders' Meeting. Specific amounts, timing, and method of payment are to be determined at a meeting of the Board of Directors for directors and the by consultation of Corporate Auditors for corporate auditor.

The following shows the summarized career histories of the aforementioned.

(1) Hiromichi Iwasa
Joined Company: April 1967
Managing Director: June 1995
Executive Managing Director: April 1996
Senior Executive Managing Director (Representative): June 1997
President and Chief Executive Officer (Representative): June 1998
Current position: President and Chief Executive Officer (Representative) (since April 2001)

(2) Koichi Omuro
Joined Company: April 1968
Managing Director: June 1997
Executive Managing Director: June 1998
Senior Executive Managing Director: October 2001
Current position: Vice President (Representative) (since April 2005)

(3) Tatsuo Soda
Joined Company: April 1971
Executive Managing Director: June 2003
Senior Executive Managing Director: April 2005
Current position: Executive Vice President (Representative) (since April 2007)

(4) Takayuki Namae
Joined Company: April 1971
Executive Managing Director: June 2003

Current position: Senior Executive Managing Director (since April 2005)

(5) Yoshiki Kageyama

Joined Company: April 1971

Executive Managing Director: June 2005

Current position: Senior Executive Managing Director (since April 2007)

(6) Nobumi Tobari

Joined Company: April 1971

Current position: Corporate Auditor (since June 2004)

Note: All of the titles listed above refer to full-time positions.

Item 5: Payment of Bonuses to Directors

In light of its performance in the fiscal year ended March 31, 2007, the Company proposes paying bonuses to its nine directors, for a combined total of ¥264 million.

Item 6: Change in Remuneration Amounts for Directors and Corporate Auditors

At the 86th Ordinary General Shareholders' Meeting, held on June 26, 1998, shareholders approved a proposal limiting combined remuneration to directors to ¥45 million per month. At the 84th Ordinary General Shareholders' Meeting, held on June 27, 1996, shareholders approved a proposal limiting combined remuneration to corporate auditors to ¥10 million per month. Both limitations have remained in place until the present time. In light of changes in economic conditions, however, the Company has reassessed its executive remuneration system. Considering various factors, the Company proposes increasing the limits to ¥60 million per month in the case of directors and ¥13 million per month in the case of corporate auditors.

As in the past, remuneration for directors will not include the employee portion in the case of directors who serve concurrently as employees.

At present, the Company has 10 directors (including one outside director) and five corporate auditors. If Items 2 and 3 of "Matters for Resolution" are approved in their proposed form, the Company will have eight directors (including two outside directors) and five corporate auditors.

Item 7: Remuneration Amount and Allocation Details of Stock Acquisition Rights to Directors As a Remuneration-by-Stock Type of Stock Option Scheme

As part of the reassessment of its executive remuneration system, the Company proposes allocating stock acquisition rights as a remuneration-by-stock type of stock option scheme for directors (excluding outside directors), with the aim of increasing the correlation between directors' remuneration, the Company's performance, and profits for shareholders.

This proposal is separate from remuneration amounts put forth in Item 6 above. Specifically, the Company proposes allocating stock acquisition rights in the form of stock options valued within the range of ¥200 million per year. The amount of remuneration paid to

directors under this scheme shall be the fair price of one stock acquisition right as calculated on the allotment date, multiplied by the number of stock acquisition rights allocated.

This proposed amount of remuneration and contents of share options system decided under the consideration of abolishment the retirement gratuities system and Directors' business circumstances.

If Item 2 of "Matters for Resolution" is approved in its proposed form, the Company will have eight directors (including two outside directors).

Details of the proposed stock option plan for directors are given below.

(1) Type and number of shares applicable under stock option plan

The type of stock covered by the proposal shall be common stock of the Company, and the number of shares covered by the proposal (hereinafter "conferred shares") shall be one share per stock acquisition right.

In the case of a stock split (including a gratis issue of common stock) or reverse-split after the date of resolution of this proposal (hereinafter "resolution date"), the number of shares affected shall be adjusted accordingly, using the formula below.

Shares after adjustment = Number of shares before adjustment × Ratio of stock split (or reverse split)

In the case of factors (in addition to the above) that require adjustment of the number of conferred shares after the resolution date, such adjustment shall be made in a rational manner as the Company deems appropriate. Fractions of a single share resulting from the adjustment shall be discarded.

Under the proposal, stock acquisition rights shall be issued with one year of the close of each Ordinary General Shareholders' Meeting. Said stock acquisition rights can be converted into a maximum of 100,000 shares. In the case of adjustment of conferred shares, the new number shall be calculated by multiplying the number after adjustment by the number of stock acquisition rights described in (2) below.

(2) Number of stock acquisition rights

A maximum of 100,000 stock acquisition rights shall be issued within one year of the close of each Ordinary General Shareholders' Meeting.

(3) Value of assets to be contributed for exercise of stock acquisition rights

The value of assets to be contributed for exercise of stock acquisition rights shall be the amount obtained by multiplying the total number of shares covered by said stock option by ¥1.00 per share issued or exchanged as a result of said exercise.

(4) Period of exercise of stock acquisition rights

The period of exercise of stock acquisition rights shall be decided by Board of Directors, where allocation details are decided, within 30 years from the day after the allotment date for the stock acquisition rights.

(5) Limitations on the acquisition of stock acquisition rights through transfer

The acquisition of stock acquisition rights through transfer shall require approval of the Board of Directors.

(6) Amount paid for stock acquisition rights

The amount paid for stock acquisition rights shall be based on a fair price standard, calculated using the Black-Scholes model at the time of allocation, and shall be set by the Board of Directors, where allocation details are decided.

(7) Conditions for the exercise of stock acquisition rights

A Company director who has received an allotment of stock acquisition rights may, in principal, exercise those rights from the day following forfeiture of his or her status as director, corporate auditor, corporate officer, or Group corporate officer. Other conditions for the exercise of stock acquisition rights shall be set by the Board of Directors.

CONSOLIDATED BALANCE SHEETS

(At March 31, 2007)

		(¥ millions)	
ASSETS:		LIABILITIES:	
Current Assets:	¥956,897	Current Liabilities:	¥685,907
Cash and Time Deposits	83,050	Accounts Payable—Trade	131,947
Accounts Receivable—Trade	37,964	Short-Term Debt	226,767

Marketable Securities	50	Commercial Paper	16,000
Real Property for Sale	519,478	Income Taxes Payable	20,596
Expenditure on Contracts in Progress	11,040	Advances from Contracts in Progress	17,428
Other Inventories	10,663	Deferred Income Taxes	1,183
Advances Paid for Purchases	32,655	Allowance for Completed Project Indemnities	1,547
Short-Term Loans	6,773	Allowance for Possible Guarantee Losses	146
Equity Investments in Properties for Sale	121,670	Other Current Liabilities	270,290
Deferred Income Taxes	65,678		
Other Current Assets	68,420	Long-Term Liabilities:	1,645,068
Allowance for Doubtful Accounts	(547)	Corporate Bonds	215,000
		Long-Term Debt	880,658
Fixed Assets:	2,337,292	Deposits from Tenants	322,785
Tangible Fixed Assets:	1,691,086	Deferred Income Taxes	52,891
Buildings and Structures	494,274	Deferred Tax Liabilities on Land Revaluation	185,104
Machinery, Equipment and Materials Handling Equipment	6,110	Allowance for Employees' Retirement Benefits	27,428
Land	1,155,208	Allowance for Directors' and Corporate Auditors' Retirement Benefits	2,075
Construction in Progress	9,408	Other Long-Term Liabilities	39,074
Other Tangible Assets	26,083	TOTAL LIABILITIES	2,330,976
Intangible Fixed Assets:	25,745	NET ASSETS:	
Leasehold Rights	17,465	Total Shareholders' Equity	638,161
Other Intangible Fixed Assets	8,280	Common Stock	174,296
Investments and Other Assets:	620,460	Additional Paid-in Capital	248,308
Investment Securities	357,281	Retained Earnings	218,682
Long-Term Loans	5,394	Treasury Stock	(3,125)
Lease Deposits	186,952	Total Valuation, Translation Adjustments and Others	306,034
Deferred Income Taxes	15,996	Net Unrealized Holding Gains on Securities	72,159
Deferred Tax Assets on Land Revaluation	13,064	Deferred Gains or Losses on Hedges	53
Other Investments and Other Assets	50,228	Surplus from Land Revaluation	247,263
Allowance for Doubtful Accounts	(8,457)	Foreign Currency Translation Adjustment	(13,442)
		Minority Interests in Consolidated Subsidiaries	19,018
		Total Net Assets	963,213
TOTAL ASSETS	¥3,294,190	TOTAL LIABILITIES AND NET ASSETS	¥3,294,190

CONSOLIDATED STATEMENTS OF INCOME
(For the Year Ended March 31, 2007)

(¥ millions)

Revenue from Operations	¥1,229,193
Cost of Revenue from Operations	942,928
Gross Operating Profit	286,265
Selling, General and Administrative Expenses	124,423
Operating Income	161,842
Non-Operating Income:	10,751
Interest Income	782
Dividend Income	1,408
Equity in Net Income of Affiliated Companies	4,410
Other Non-Operating Income	4,150
Non-Operating Expenses:	30,269
Interest Expenses	21,421
Other Non-Operating Expenses	8,848
Ordinary Income	142,324
Extraordinary Gains:	17,604
Gain on Sales of Fixed Assets	17,320
Other Extraordinary Gains	284
Extraordinary Losses:	43,909
Loss on Sales of Fixed Assets	9,643
Loss on Disposal of Fixed Assets	4,574
Loss on Devaluation of Real Property for Sale	28,735
Other Extraordinary Losses	955
Income before Income Taxes	116,020
Income Taxes	26,044
Deferred Income Taxes	12,953
Minority Interests	1,807
Net Income	¥75,213

NONCONSOLIDATED BALANCE SHEETS
(At March 31, 2007)

(¥ millions)

ASSETS:		LIABILITIES:	
Current Assets:	¥560,987	Current Liabilities:	¥436,806
Cash and Time Deposits	52,842	Accounts Payable	19,558
Accounts Receivable	10,688	Short-Term Debt	201,660
Real Property for Sale	95,570	Commercial Paper	16,000
Real Property in Progress	50,128	Other Payables	18,832
Land for Development	44,390	Accrued Expenses	8,445
Advances Paid for Purchases	4,704	Advances Received	28,254
Prepaid Expenses	3,347	Deposits	133,626
Short-Term Loans	100,959	Other Current Liabilities	10,427
Other Receivables	7,293	Long-Term Liabilities:	1,495,063
Equity Investments in Properties for Sale	123,451	Corporate Bonds	215,000
Deferred Income Taxes	50,108	Long-Term Debt	742,670
Other Current Assets	17,511	Deposits from Tenants	304,824
Allowance for Doubtful Accounts	(9)	Deferred Income Taxes	16,779
Fixed Assets:	2,212,645	Deferred Income Taxes on Land Revaluation	179,669
Tangible Fixed Assets:	1,285,874	Allowance for Employees' Retirement Benefits	12,713
Buildings	326,134	Allowance for Directors' Retirement Benefits	1,508
Structures	7,370	Other Long-Term Liabilities	21,898
Machinery	2,479	TOTAL LIABILITIES	1,931,869
Transportation Equipment	17	NET ASSETS:	
Tools, Furniture and Fixtures	6,595	Shareholders' Equity:	504,497
Land	934,462	Common Stock	174,296
Construction in Progress	7,516	Additional Paid-in Capital:	248,300
Other Tangible Fixed Assets	1,299	Capital Reserve	248,272
Intangible Fixed Assets:	16,451	Other Surplus	28
Leasehold Rights	14,605	Retained Earnings:	85,017
Other Intangible Fixed Assets	1,845	Legal Reserve	13,688
Investments and Other Assets:	910,319	Other Retained Earnings	71,328
Investment Securities	252,669	Reserve for Substitute Assets	29,675
Equities in Consolidated Subsidiaries and Affiliated Companies	245,490	Reserve for Extraordinary Depreciation	166
Investments in Consolidated Subsidiaries and Affiliated Companies	20	Other Reserve	16,790
Long-Term Loans	223,951	Unappropriated Earnings	24,696
Lease Deposits	185,592	Treasury Stock	(3,116)
Other Investments and Other Assets	21,481	Total Valuation, Translation Adjustments and Others:	337,265
Allowance for Doubtful Accounts	(18,884)	Net Unrealized Holding Gains on Securities	70,784
		Deferred Gains or Losses on Hedges	13
		Surplus from Land Revaluation	266,467
TOTAL ASSETS	¥2,773,633	TOTAL NET ASSETS	841,763
		TOTAL LIABILITIES AND NET ASSETS	¥2,773,633

NONCONSOLIDATED STATEMENTS OF INCOME
(For the Year Ended March 31, 2007)

(¥ millions)

Revenue from Operations	¥453,227
Cost of Revenue from Operations	357,391
Gross Operating Profit	95,835
Selling, General and Administrative Expenses	21,527
Operating Income	74,308
Non-Operating Income:	12,660
Interest Income	4,449
Dividend Income	7,382
Other Non-Operating Income	829
Non-Operating Expenses:	24,098
Interest Expenses	16,799
Other Non-Operating Expenses	7,298
Ordinary Income	62,871
Extraordinary Gains:	32,391
Gain from Extinction of Predecessor Company's Shares	17,592
Gain on Sales of Fixed Assets	14,799
Extraordinary Losses:	38,832
Loss on Devaluation of Real Property for Sale	25,490
Loss on Sales of Fixed Assets	9,516
Loss on Disposal of Fixed Assets	3,825
Income before Income Taxes	56,430
Income Taxes	1,150
Deferred Income Taxes	13,543
Net Income	41,737