

**Financial Highlights for the 1st Quarter Cumulative of Fiscal 2011 (Unaudited)**  
**(Apr. 1, 2011 – Jun. 30, 2011)**  
**DAIBIRU CORPORATION**

(Unaudited Translation of 'Kessan Tanshin', Provided for Reference Only)

Jul. 27, 2011

Listing of Stock : First Section of Tokyo Stock Exchange, First Section of Osaka Securities Exchange  
 Securities Code : 8806  
 Head Office : 3-3-23 Nakanoshima, Kita-ku, Osaka, Japan  
 URL: http://www.daibiru.co.jp/english

(i) Consolidated Results

	Revenue		Operating income		Ordinary income		Net income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
<b>1Q Fiscal 2011</b>	<b>8,367</b>	<b>△ 2.3</b>	<b>2,663</b>	<b>2.8</b>	<b>2,445</b>	<b>8.3</b>	<b>1,384</b>	<b>-</b>
1Q Fiscal 2010	8,564	3.7	2,592	△ 1.7	2,259	△ 6.8	△ 284	-

Note: Comprehensive income  
 Jun. 30, 2011 : 1,213 millions of yen ; Jun. 30, 2010 : △2,050 millions of yen

	Net income per share	Diluted net income per share
	Yen	Yen
<b>1Q Fiscal 2011</b>	<b>11.87</b>	-
1Q Fiscal 2010	△ 2.44	-

Note: Average number of shares issued and outstanding  
 Jun. 30, 2011 : 116,632,484 shares ; Jun. 30, 2010 : 116,633,550 shares

(ii) Consolidated Financial Position

	Total of assets	Total of net assets	Equity ratio
	Millions of yen	Millions of yen	%
<b>1Q Fiscal 2011</b>	<b>290,377</b>	<b>115,761</b>	<b>39.4</b>
Fiscal 2010	291,666	115,189	39.1

Note: Number of shares issued and outstanding  
 Jun. 30, 2011 : 116,632,440 shares ; Mar. 31, 2011 : 116,632,512 shares

(iii) Dividends

	Dividends per share				
	1Q	2Q	3Q	4Q	Annual
		Yen		Yen	Yen
Fiscal 2010	-	5.50	-	5.50	11.00
<b>Fiscal 2011</b>	-				
Fiscal 2011 (forecast)		<b>5.50</b>	-	<b>5.50</b>	<b>11.00</b>

(iv) Forecast of Consolidated Results for Fiscal 2011 (Apr. 1, 2011 – Mar. 31, 2012)

	Revenue		Operating income		Ordinary income		Net income		Net income per share
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
2Q cumulative of Fiscal 2011	17,000	△ 2.3	5,000	△ 1.8	4,400	1.2	2,300	254.2	19.72
Fiscal 2011	34,000	△ 2.4	10,000	△ 2.8	8,700	△ 2.2	4,500	21.4	38.58

(v) Segment Information

(1) 1Q Fiscal 2010

	Reportable segment			Others	Total	Adjustment	Consolidated
	Leasing	Buildings and Property Management	Subtotal				
Revenue: Outside Customers	6,442	2,030	8,473	91	8,564	-	8,564
Intersegment	21	443	465	0	465	(465)	-
Total Sales	6,464	2,474	8,939	91	9,030	(465)	8,564
Segment Income	2,596	220	2,817	47	2,864	(272)	2,592

(2) 1Q Fiscal 2011

	Reportable segment			Others	Total	Adjustment	Consolidated
	Leasing	Buildings and Property Management	Subtotal				
Revenue: Outside Customers	6,460	1,817	8,278	89	8,367	-	8,367
Intersegment	23	442	465	0	465	(465)	-
Total Sales	6,484	2,259	8,743	89	8,833	(465)	8,367
Segment Income	2,801	137	2,939	31	2,970	(306)	2,663