

Financial Highlights for the Fiscal 2010 (Unaudited)

(Apr. 1, 2010 – Mar. 31, 2011)

DAIBIRU CORPORATION

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

Apr. 28, 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	%
Fiscal 2010	34,837	3.6	10,283	10.9	8,894	8.7	3,707	Δ 13.3
Fiscal 2009	33,639	Δ 0.6	9,269	Δ 7.2	8,182	Δ 11.7	4,276	Δ 14.4

Note: Comprehensive income
 Mar. 31, 2011 : 1,929 Millions of Yen (Δ54.4%) Mar. 31, 2010 : 4,231 Millions of Yen

	Net income per share	Diluted net income per share	Rate of return to shareholders' equity	Rate of ordinary income to assets	Operating income margin ratio
	Yen	Yen	%	%	%
Fiscal 2010	31.79	–	3.3	3.2	29.5
Fiscal 2009	36.66	–	3.8	3.2	27.6

Note: Average number of shares issued and outstanding
 Mar. 31, 2011 : 116,633,135 shares : Mar. 31, 2010 : 116,634,193 shares

(ii) Consolidated Financial Position

	Total of assets	Total of net assets	Equity ratio	Net assets per share
	Millions of yen	Millions of yen	%	Yen
Fiscal 2010	291,666	115,189	39.1	977.10
Fiscal 2009	265,167	114,641	42.8	972.67

Note: Number of shares issued and outstanding
 Mar. 31, 2011 : 116,632,512 shares : Mar. 31, 2010 : 116,633,628 shares

(iii) Consolidated Cash Flows

	Cash flows from operating activities	Cash flows from investing activities	Cash flows from financing activities	Cash and cash equivalent at the end of period
	Millions of yen	Millions of yen	Millions of yen	Millions of yen
Fiscal 2010	12,753	Δ 38,602	26,663	4,278
Fiscal 2009	15,365	Δ 27,536	12,460	3,464

(iv) Dividends

	Dividends per share					Total dividends paid (annual)	Dividends pay-out ratio (consolidated)	Dividends ratio to shareholders' equity
	1Q	2Q	3Q	4Q	Annual			
Fiscal 2009	–	5.50	–	5.50	11.00	1,282	30.0	1.1
Fiscal 2010	–	5.50	–	5.50	11.00	1,282	34.6	1.1
Fiscal 2011 (forecast)	–	5.50	–	5.50	11.00		28.5	

(v) 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	Δ 2.3	5,000	Δ 1.8	4,400	1.2	2,300	254.2	19.72
Fiscal 2011	34,000	Δ 2.4	10,000	Δ 2.8	8,700	Δ 2.2	4,500	21.4	38.58

(vi) Segment Information

(1) Fiscal 2009

	Leasing	Buildings and property management	Other businesses	Total	Unallocated and eliminations	Consolidated
Revenue:						
Outside customers	24,947	8,252	439	33,639	–	33,639
Intersegment	85	1,949	1	2,037	(2,037)	–
Total sales	25,033	10,202	440	35,676	(2,037)	33,639
Operating income	9,488	833	208	10,531	(1,262)	9,269
Assets	241,764	2,929	46	244,739	20,427	265,167
Depreciation	6,724	23	–	6,747	–	6,747
Capital expenditures	16,708	11	–	16,720	–	16,720

(2) Fiscal 2010

	Segment report			Others	Total	Adjustment	Consolidated
	Leasing	Buildings and property management	Subtotal				
Revenue:							
Outside customers	26,433	8,053	34,486	350	34,837	–	34,837
Intersegment	90	1,749	1,840	0	1,841	Δ 1,841	–
Total sales	26,523	9,803	36,327	351	36,678	Δ 1,841	34,837
Operating income	10,658	710	11,369	140	11,509	Δ 1,226	10,283
Assets	271,828	2,719	274,548	35	274,584	17,082	291,666
Depreciation	6,760	19	6,779	–	6,779	–	6,779
Increase in property, plant and equipment and intangible assets	39,816	40	39,856	–	39,856	–	39,856