

FACT BOOK

For the Year ended March 31, 2002



MITSUMI FUDOSAN CO.,LTD.

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Corporate Data

Mitsui Fudosan Co., Ltd.

Head Office:

1-1, Nihonbashi Muromachi 2-chome, Chuo-ku, Tokyo, 103-0022, Japan

Date of Establishment:

July 15, 1941

Stock Exchange Listing:

Tokyo, Osaka, Sapporo (Code:8801)

Please visit our website at:

www.mitsuifudosan.co.jp/english/

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Forward-Looking Statements

In this Fact Book, statements other than historical facts are forward-looking statements that reflect the Corporation's plans and expectations. These forward-looking statements involve risks and uncertainties related to internal and external factors that may cause actual results and achievements to differ from those anticipated in these statements. Therefore, we do not advise potential investors to base investment decisions solely on this Fact Book.

Consolidated Financial Highlights (Unaudited)

For the Year Ended March 31, 2002

(¥ million)

Operating Results:	Year Ended March 31, 2002	Year Ended March 31, 2001	Change
Revenue from Operations	¥1,152,483	¥1,193,080	¥40,597
Operating Income	102,950	108,334	5,383
Income before Income Taxes	43,369	62,439	19,070
Net Income	29,806	26,112	3,694
Financial Position:	March 31, 2002	March 31, 2001	Change
Total Assets	¥3,028,969	¥2,846,467	¥182,502
Interest-Bearing Debt	1,460,526	1,554,360	93,834
Shareholders' Equity	609,536	411,097	198,439
Cash Flows:	Year Ended March 31, 2002	Year Ended March 31, 2001	Change
Cash Flows from Operating Activities	¥142,121	¥173,664	¥31,542
Cash Flows from Investing Activities	81,658	32,088	49,569
Cash Flows from Financing Activities	103,298	150,001	46,702
Cash and Cash Equivalents at End of Period	117,558	158,435	40,876

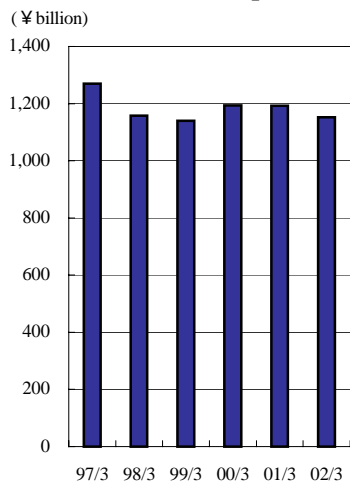
Segment Information

(¥ million)

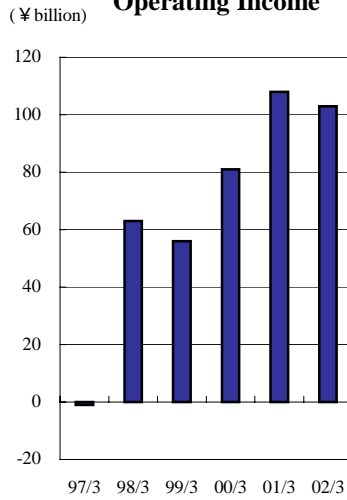
	Year Ended March 31, 2002	Year Ended March 31, 2001	Change
Leasing			
Revenue from Operations	¥331,501	¥329,834	¥1,666
Operating Income	71,718	68,550	3,168
Sales of Housing, Office Buildings and Land			
Revenue from Operations	336,641	328,281	8,360
Operating Income	26,668	20,606	6,062
Construction			
Revenue from Operations	237,243	283,806	46,563
Operating Income	5,228	6,718	11,946
Brokerage, Consignment Sales and Consulting			
Revenue from Operations	45,742	41,547	4,194
Operating Income	17,541	13,607	3,934
Property Management			
Revenue from Operations	67,916	70,872	2,956
Operating Income	7,665	7,298	367
Sales of Housing Materials and Merchandise			
Revenue from Operations	71,577	70,583	994
Operating Income	1,342	834	508
Facility Operations			
Revenue from Operations	44,967	47,387	2,419
Operating Income	4,271	55	4,216
Other			
Revenue from Operations	16,893	20,766	3,873
Operating Income	858	3,807	2,949

Note: The accompanying consolidated financial statements have been prepared from the accounts maintained by Mitsui Fudosan Co., Ltd., and its consolidated subsidiaries in accordance with provisions set forth in the Japanese Commercial Code and other countries' regulations and in conformity with accounting principles and practices generally accepted in Japan, which are different in certain respects as to application and disclosure requirements from International Accounting Standards. Figures have been rounded down to eliminate amounts less than one million yen. Sales by segment refers to sales to outside customers.

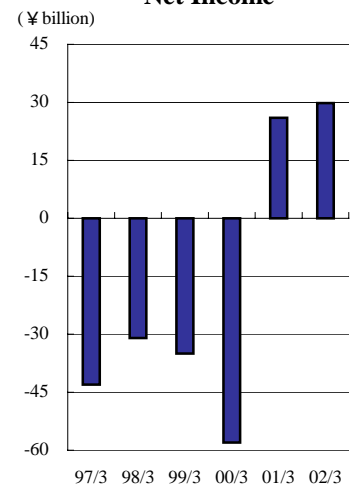
Revenue from Operations



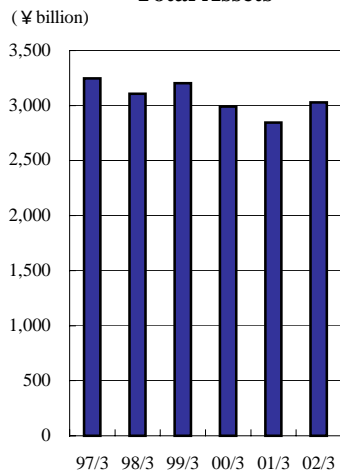
Operating Income



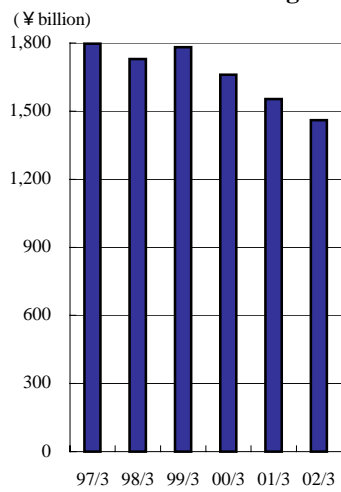
Net Income



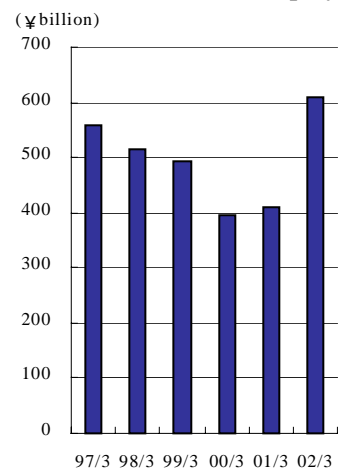
Total Assets



Interest-Bearing Debt



Shareholders' Equity



Consolidated Business Overview

RESULTS OF OPERATIONS

	Year Ended March 31		(¥ million)
	2002	2001	Change Amount
Revenue from Operations	1,152,483	1,193,080	40,597
Leasing	331,501	328,281	1,666
Sales of Housing, Office Buildings and Land	336,641	328,281	8,360
Construction	237,243	283,806	46,563
Brokerage, Consignment Sales and Consulting	45,742	41,547	4,194
Property Management	67,916	70,872	2,956
Sales of Housing Materials and Merchandise	71,577	70,583	994
Facility Operations	44,967	47,387	2,419
Other	16,893	20,766	3,873
Operating Income	102,950	108,334	5,383
Leasing	71,718	68,550	3,168
Sales of Housing, Office Buildings and Land	26,668	20,606	6,062
Construction	5,228	6,718	11,946
Brokerage, Consignment Sales and Consulting	17,541	13,607	3,934
Property Management	7,665	7,298	367
Sales of Housing Materials and Merchandise	1,342	834	508
Facility Operations	4,271	55	4,216
Other	858	3,807	2,949
Elimination	13,345	13,032	313
Non-Operating Income/Expenses	30,150	34,914	4,763
Equity in Net Income/Loss of Affiliated Companies	3,300	509	2,790
Interest Expense, in Net	29,719	32,055	2,335
Other	3,731	3,369	362
Ordinary Income	72,800	73,420	620
Extraordinary Gains/Losses	29,430	10,980	18,450
Extraordinary Gains	28,677	53,879	25,202
Extraordinary Losses	58,108	64,860	6,752
Income before Income Taxes	43,369	62,439	19,070
Income Taxes	15,714	34,255	18,541
Minority Interests	2,151	2,071	4,223
Net Income	29,806	26,112	3,694

[Revenue from Operations and Operating Income]

- Despite a ¥4.3 billion decline in parent company segment revenue, consolidated revenue from leasing operations rose ¥1.7 billion owing to gains from Mitsui Real Estate Sales and Mitsui Fudosan Housing Lease and a favorable U.S. dollar exchange rate. Operating income in this segment increased ¥3.2 billion. The parent company benefited from new projects and a decline in leasing expenses. Higher profits of Mitsui Real Estate Sales and the favorable U.S. dollar exchange rate also contributed to overall profitability.
- Parent company revenue from sales of housing, office buildings, and land increased. The Group also generated considerable profits from the sale of buildings in Hawaii and France. Due to the absence of major condominium subdivision projects by Sanko Urban Development (as there were in the previous fiscal year), consolidated revenue in the segment rose only ¥8.4 billion. Operating income climbed ¥6.1 billion due to higher profitability of the parent company, as well as the sale of buildings in the United States and France.
- The construction segment posted significant declines in both revenue from operations and operating income, due mainly to a drop in orders of the Mitsui Home Group and Mitsui Harbour and Urban Construction. In March 2002, the parent company transferred all of its outstanding shares in Mitsui Harbour and

Urban Construction to the Mirai Group. Income/loss figures for Mitsui Harbour and Urban Construction have been included in the Group's financial statements up to and including the year under review.

- Both revenue and operating income from brokerage, consignment sales, and consulting increased owing to favorable performances by the parent company, Mitsui Real Estate Sales, and Mitsui Fudosan Investment Advisors.
- In the property management segment, the Company did not benefit from large-scale tenant contracted projects (as it did in the previous fiscal year, leading to a decline in revenue in the tenant improvement category). The property management category, however, saw favorable performances by the parent company and various subsidiaries. For the overall segment, therefore, operating income was up ¥0.4 billion. Revenue from sales of housing materials declined due to a decline in housing orders of the Mitsui Home Group. Revenue from sales of merchandise increased, however, due to the opening of new stores. Income from sales of housing materials and merchandise climbed ¥0.5 billion.
- Revenue from facility operations declined due to instability of Skidome "SSAWS" and the domestic hotel business, stemming from weak personal consumption. Income from facility operations declined due to the effects of the terrorist attacks in the United States and weak performances by hotels in Hawaii, as well as an added depreciation expense stemming from the scheduled closure of SSAWS in September 2002.

[Ordinary Income]

- The net interest burden declined ¥2.3 billion due to a reduction in interest-bearing liabilities and ongoing low interest rates. Equity in net income of affiliated companies grew ¥2.8 billion thanks to increased earnings of Oriental Land. As a result, the decline in ordinary income was limited to ¥0.6 billion, for a total of ¥72.8 billion, despite a ¥5.4 billion fall in consolidated operating income.

[Equity in net income of affiliated companies]

- TID: ¥1.8 billion income up ¥0.3 billion from the previous year.
- Oriental Land: ¥1.9 billion income up ¥1.2 billion from the previous year.

[Extraordinary Gains/Losses]

- The Group reported extraordinary income of ¥28.7 billion due to the sale of fixed assets, stemming mainly from sales of rental condominiums held by MF Properties and the sale of the Kashiwa Golf Club (Kashiwa City, Chiba Prefecture) by the parent company. Total extraordinary losses amounted to ¥58.1 billion. This figure included a ¥21.3 billion devaluation in investments in securities, mainly in financial institutions, held by the parent company, as well as a ¥18.5 billion one-time amortization expense to cover the shortfall stemming from the shortened amortization period following the Company's decision to close Skidome SSAWS.

[Net Income]

- As a result, net income totaled ¥29.8 billion, up ¥3.7 billion from the previous year.

ASSETS, LIABILITIES AND SHAREHOLDERS' EQUITY

(¥ million)

ASSETS	Year Ended March 31, 2002	Year Ended March 31, 2001	Change
Cash and Time Deposits	119,225	159,405	40,179
Marketable Securities	149	315	165
Real Property for Sale*	459,840	453,053	6,786
Tangible & Intangible Fixed Assets	1,698,841	1,456,692	242,148
Investment Securities	206,910	189,137	17,773
Short-Term & Long-Term Loans	57,837	60,421	2,583
Lease Deposits	224,543	238,967	14,423
Deferred Income Taxes	56,100	66,808	10,708
Deferred Income Taxes - Revaluation	37,191	-	37,191
Other Assets	168,327	221,665	53,337
TOTAL ASSETS	3,028,969	2,846,467	182,502

*Real Property for Sale includes Advances Paid for Purchases.

LIABILITIES, MINORITY INTEREST AND SHAREHOLDERS' EQUITY	Year Ended March 31, 2002	Year Ended March 31, 2001	Change
Interest-Bearing Debt	1,460,526	1,554,360	93,834
Deposits from Tenants	327,359	345,101	17,741
Deferred Income Taxes	15,056	14,777	278
Deferred Income Taxes - Revaluation	160,925	-	160,925
Other Liabilities	435,373	483,378	48,005
TOTAL LIABILITIES	2,399,240	2,397,617	1,622
MINORITY INTEREST	20,192	37,752	17,559
SHAREHOLDERS' EQUITY			
Common Stock	134,433	134,433	-
Additional Paid-in Capital	204,693	204,693	-
Revaluation Deferral	156,404	-	156,404
Retained Earnings	137,026	98,643	38,383
Unrealized Gains/Losses on Securities	2,905	728	3,634
Foreign Currency Translation Adjustment	20,013	27,396	7,383
Treasury Stock	102	5	97
TOTAL SHAREHOLDERS' EQUITY	609,536	411,097	198,439
TOTAL LIABILITIES, MINORITY INTEREST AND SHAREHOLDERS' EQUITY	3,028,989	2,846,467	182,522

[Real Property for Sale]

The parent company reported an ¥18.6 billion rise in real property for sale, due to progress in recovery of costs stemming from a gain in revenue from sales of housing, as well as to the transfer in status of several office buildings, from fixed assets to real property for sale. Overall real property for sale rose only ¥6.8 billion, as Sanko Urban Development sold all of its condominiums and overseas subsidiaries sold buildings in the United States and France to recover costs.

<Real Property for Sale (including Advances Paid for Purchases)>

(¥ million)

	Year Ended March 31, 2002	Year Ended March 31, 2001	Change
Mitsui Fudosan	412,600	394,040	18,559
Mitsui Fudosan America	1,438	9,153	7,715
Sanko Urban Development	-	2,215	2,215
Other and Elimination	45,802	47,645	1,843
Consolidated Total	459,840	453,053	6,786

[Tangible and Intangible Assets]

Total consolidated tangible and intangible assets at fiscal year-end were ¥242.2 billion higher than a year earlier. This change was mainly due to a ¥263.9 billion increase in assets due to revaluation of land for business use, as well as an increase in assets of Mitsui Fudosan America owing to exchange rate movements. Assets held by MF Properties declined, however, due to the sale of condominiums.

<Tangible and Intangible Assets> (Including revaluation differential)

(¥ million)

	Year Ended March 31, 2002	Year Ended March 31, 2001	Change
Mitsui Fudosan	1,212,408	879,937	332,471
Mitsui Fudosan America	111,614	99,123	12,490
Mitsui Real Estate Sales	47,861	125,099	77,238
MF Properties	2,479	14,780	12,301
Other and Elimination	324,500	337,753	13,253
Consolidated Total	1,698,862	1,456,692	242,169

<Revaluation of Land for Business Uses>

(¥ million)

Revaluation Differential	263,900	Deferred Income Tax - Revaluation	160,925
(Gains)	(613,841)		
(Losses)	(349,831)		
Mitsui Fudosan	365,179		
Mitsui Real Estate Sales	76,456	Share in Minority Interests	16,238
Mitsui Home	17,205		
Other Subsidiaries	7,617	Surplus from Land Revaluation	156,404
Deferred Income Tax - Revaluation	37,191		

[Interest-Bearing Debt]

Parent-company interest-bearing debt declined ¥11.7 billion. This change was the net result of ¥203.1 billion in loans to subsidiaries that was excluded from consolidated reporting, as well as a ¥20.0 billion increased investment in Mitsui Real Estate Sales. MF Properties reported a decline in debt due to the sale of the Okawabata complex. Mitsui Real Estate Sales, the Mitsui Home Group, and Mitsui Fudosan America also posted declines. As a result, consolidated interest-bearing debt fell ¥93.8 billion, to ¥1.46 trillion at fiscal year-end. Net interest-bearing liabilities were down ¥53.6 billion as the Company dismantled cash and deposits worth ¥40.2 billion in line with its strategy of unifying fund-raising and the introduction of a cash management system.

< Interest-Bearing Debt >

(¥ million)

	Year Ended March 31, 2002	Year Ended March 31, 2001	Change
Mitsui Fudosan	1,220,060	1,008,705	211,355
Mitsui Fudosan America	89,342	95,961	6,619
Mitsui Real Estate Sales	79,254	112,292	33,038
Mitsui Home	10,172	24,154	13,981
MF Properties	6,097	33,685	27,588
Loan to subsidiaries	203,061	-	203,061
Other and Elimination	258,662	279,563	20,902
Consolidated Total	1,460,526	1,554,360	93,834

[Retained Earnings]

Consolidated retained earnings at fiscal year-end amounted to ¥137.0 billion, up ¥38.4 billion from a year earlier. Contributing factors included ¥29.8 billion in net income; ¥3.7 billion from realization of unrealized income stemming from the exclusion of Mitsui Harbour and Urban Construction from the scope of consolidation; and ¥10.4 billion from the realization of unrealized income owing to the revaluation of land for business use. The Company also paid ¥5.7 billion in cash dividends.

< Contingent Liabilities >

			(¥ million)
	Year Ended March 31, 2002	Year Ended March 31, 2001	Change
Loans Guaranteed	219,501	261,804	42,300

CASH FLOWS

(¥ million)

	Year Ended March 31		Change
	2002	2001	
CASH FLOWS FROM OPERATING ACTIVITIES:			
Cash Profit*	121,046	123,054	2,007
Purchase/Sale of Real Property for Sale	2,987	32,374	29,386
Other Changes in Assets and Liabilities	18,087	18,235	147
Net Cash Provided by Operating Activities (1)	142,121	173,664	31,542
CASH FLOWS FROM INVESTING ACTIVITIES:			
Purchase/Sale of Marketable and Investment Securities	35,663	52,871	88,534
Purchase/Sale of Tangible and Intangible Fixed Assets	17,814	63,773	45,958
Increase/Decrease in Lease Deposits	3,839	7,602	3,762
Other	24,341	13,584	10,757
Net Cash Used in Investing Activities (2)	81,658	32,088	49,569
CASH FLOWS FROM FINANCING ACTIVITIES:			
Increase/Decrease in Short-Term Debt	188,907	102,139	86,768
Proceeds from/Repayment of Long-Term Debt	111,410	58,131	169,541
Proceeds from Issuance of Corporate Bonds	20,000	15,000	35,000
Cash Dividends Paid	5,801	4,731	1,070
Net Cash Used in Financing Activities	103,298	150,001	46,702
Effect of Exchange Rate Changes on Cash and Cash Equivalents	1,958	1,545	412
Net Decrease in Cash and Cash Equivalents	40,876	6,880	33,996
Cash and Cash Equivalents at Beginning of Year	158,435	165,316	6,880
Increase in Cash and Cash Equivalents due to Changes in Consolidated Subsidiaries	0	-	-
Cash and Cash Equivalents at End of Year	117,558	158,435	40,876
Free Cash Flows (1)+(2)	60,463	141,575	81,111

*Note: Cash profit refers to income before income taxes, plus/minus gains/losses not related to the movement of cash, after adjustments for interest payments and taxes on a cash basis.

[Cash Flows from Operating Activities]

Cash profits for the year were down ¥2.0 billion due to the decline in operating income. Net cash inflows from the purchase/sale of real property for sale fell ¥29.4 billion due to a decline in costs recovered. (Cost recovery in the previous year by Sanko Urban Development did not occur in the year under review.) Other changes in assets and liabilities remained largely unchanged. As a result, net cash provided by operating activities amounted to ¥142.1 billion, down ¥31.5 billion from the previous year.

[Cash Flows from Investing Activities]

Despite inflows of ¥52.8 billion, due partly to ¥46.3 billion in proceeds from the sale of shares in Oriental Land in the previous fiscal year, cash flows from the purchase/sale of investment securities saw a net outflow of ¥35.7 billion. This included a significant investment in the Roppongi Defense Agency project. Net cash outflows from the purchase/sale of tangible and intangible fixed assets were ¥46.0 billion lower than the previous year owing to the sale of the Okawabata complex by MF Properties (¥27.6 billion) and reduced year-on-year investments by the parent company (¥17.7 billion). As a result, net cash used in investing activities in the year under review amounted to ¥81.7 billion.

[Cash Flows from Financing Activities]

Interest-bearing debt on a cash basis fell ¥97.5 billion. The difference between this amount and that shown in the Balance Sheets (¥93.8 billion) resulted from exchange rate fluctuations concerning Mitsui Fudosan America and the exclusion of Mitsui Harbour and Urban Construction from the scope of consolidation.

SEGMENT INFORMATION

Year Ended March 31, 2002

(¥ million)

	Revenue from Operations			Costs and Expenses	Operating Income (Loss)	Assets	Depreciation	Capital Expenditures
	(1) Outside Customers	(2) Inter-segment	Total					
(1) Leasing	331,501	5,896	337,397	265,678	71,718	1,984,495	28,435	47,186
(2) Sales of Housing, Office Buildings and Land	336,641	-	336,641	309,972	26,668	454,826	399	363
(3) Construction	237,243	10,456	247,700	252,928	5,228	60,244	2,313	3,923
(4) Brokerage, Consignment Sales and Consulting	45,742	9,436	55,179	37,637	17,541	57,273	687	933
(5) Property Management	67,916	18,484	86,401	78,735	7,665	34,802	756	862
(6) Sales of Housing Materials and Merchandise	71,577	29,361	100,938	99,595	1,342	48,771	1,211	473
(7) Facility Operations	44,967	590	45,558	49,829	4,271	133,920	26,785	3,041
(8) Other	16,893	11,636	28,529	27,671	858	57,921	4,142	4,088
Total	1,152,483	85,862	1,238,346	1,122,049	116,296	2,832,254	64,731	60,872
Elimination or Corporate	-	(85,862)	(96,939)	(72,523)	(13,338)	196,714	1,286	1,229
Consolidated	1,152,483	-	1,152,483	1,049,533	102,950	3,028,969	66,017	62,101

Year Ended March 31, 2001

(¥ million)

	Revenue from Operations			Costs and Expenses	Operating Income (Loss)	Assets	Depreciation	Capital Expenditures
	(1) Outside Customers	(2) Inter-segment	Total					
(1) Leasing	329,834	6,190	336,025	267,474	68,550	1,618,453	29,216	46,344
(2) Sales of Housing, Office Buildings and Land	328,281	-	328,281	307,674	20,606	486,329	461	553
(3) Construction	283,806	16,305	300,112	293,394	6,718	165,680	1,697	3,688
(4) Brokerage, Consignment Sales and Consulting	41,547	9,042	50,590	36,982	13,607	48,641	732	1,155
(5) Property Management	70,872	23,094	93,966	86,668	7,298	32,488	606	1,212
(6) Sales of Housing Materials and Merchandise	70,583	32,818	103,401	102,567	834	56,144	1,257	680
(7) Facility Operations	47,387	-	47,387	47,442	55	166,985	5,477	9,957
(8) Other	20,766	9,487	30,254	26,446	3,807	68,202	4,520	3,832
Total	1,193,080	96,939	1,290,020	1,168,653	121,367	2,642,925	43,969	67,425
Elimination or Corporate	-	(96,939)	(96,939)	(83,906)	(13,032)	203,541	448	52
Consolidated	1,193,080	-	1,193,080	1,084,746	108,334	2,846,467	44,418	67,478

Leasing

Leasing of office buildings, commercial facilities, residential properties, etc.

Sales of Housing, Office Buildings and Land

Sales of detached housing, condominiums, buildings, and land, etc.

Construction

Construction of housing and office buildings, port civil engineering and construction contracts for housing development projects (including planning and design). The Company sold all shares issued and outstanding in Mitsui Harbour and Urban Construction (wholly owned subsidiary) to the Mirai Group in March 2002.

Brokerage, Consignment Sales and Consulting

Real estate agency, sales agency, and sales consignment services, as well as project management services for development of office buildings and commercial facilities and asset management services for investors. A decision has been made to make Mitsui Real Estate Sales (through share exchange), which is mainly involved in this business, in October 2002, a wholly owned subsidiary.

Property Management

Property management services (including tenant improvement)

Sales of Housing Materials and Merchandise

Manufacture and sale of housing materials, as well as wholesale and retail sale of general goods

Facility Operations

Operation of hotels and golf courses, etc. A decision has been made to close Skidome SSAWS (Chiba Prefecture), part of this segment, in September 2002.

Other

Financing operations for housing loans and leasing business, etc.

(Summary of Business Segments)

[1] LEASING

		Year Ended March 31	
		2002	2001
Office and Commercial	Revenue (¥ million)	264,479	267,568
	Floor space (m ²):		
	Owned	1,900,141	2,026,852
	Managed	1,326,281	1,276,948
	Total	3,226,422	3,303,800
Residential	Revenue (¥ million)	44,601	42,923
	Units:	365	909
	Owned	31,832	28,708
	Managed	32,197	29,617
	Total		
Other	Revenue (¥ million)	22,419	19,343
TOTAL		331,501	329,834

[2] SALES OF HOUSING, OFFICE BUILDINGS AND LAND

(a) Housing Sales

	Year Ended March 31					
	2002			2001		
	Units	Revenue (¥10 thousand)	Unit Price (¥10 thousand)	Units	Revenue (¥10 thousand)	Unit Price (¥10 thousand)
Detached Housing						
Tokyo Area	697	38,118	5,468	542	33,927	6,260
Other	203	8,167	4,023	227	9,319	4,106
Total	900	46,285	5,142	769	43,247	5,624
Condominiums						
Tokyo Area	3,583	183,649	5,125	3,589	188,447	5,251
Other	1,782	59,481	3,337	1,626	55,159	3,392
Total	5,365	243,131	4,531	5,215	243,607	4,671
Total Housing Sales						
Tokyo Area	4,280	221,767	5,181	4,131	222,374	5,384
Other	1,985	67,649	3,408	1,853	64,479	3,480
Total	6,265	289,416	4,619	5,984	286,854	4,794

(b) Other Sales Revenue

	Year Ended March 31	
	2002	2001
	Revenue (¥ million)	Revenue (¥ million)
Land	26,122	24,174
Buildings	21,102	17,252
TOTAL	47,224	41,426

[3] CONSTRUCTION

(a) Orders, Order Backlogs and Project Completions

(¥ million)

	Year Ended March 31					
	2002			2001		
	Building Construction	Civil Engineering	Total	Building Construction	Civil Engineering	Total
Orders:						
Work-on-Hand at Beginning of Period	96,007	53,916	149,923	105,802	65,832	171,634
Orders during Period	139,102	54,021	193,124	157,448	59,421	216,869
Total	235,109	107,938	343,048	263,250	125,253	388,504
Project Completions	140,811	62,093	202,905	167,242	71,337	238,580
Work-on-Hand at End of Period	94,298	45,844	140,142	96,007	53,916	149,923

(b)Projects

(¥ million)

	Year Ended March 31					
	2002			2001		
	Building Construction	Civil Engineering	Total	Building Construction	Civil Engineering	Total
Project Completions:	140,811	62,093	202,905	167,242	71,337	238,580
Work-on-Hand at End of Period						
Total	94,298	45,844	140,142	96,007	53,916	149,923
Work in progress	14,603	9,646	24,249	12,002	9,471	21,474
As a percentage of Work-on-Hand at End of Period	15.5%	21.0%	17.3%	12.5%	17.6%	14.3%
Projects during Period	143,412	62,268	205,680	165,621	68,706	234,327

[4] BROKERAGE, CONSIGNMENT SALES AND CONSULTING

(¥ million)

	Year Ended March 31			
	2002		2001	
	Units	Revenue	Units	Revenue
Brokerage	24,121	28,580	22,941	26,909
Consignment Sales	5,236	8,075	5,436	8,469
Consulting	-	9,086	-	6,168
TOTAL	-	45,742	-	41,547

[5] PROPERTY MANAGEMENT

(¥ million)

	Year Ended March 31	
	2002	2001
	Revenue	Revenue
Property Management	46,403	41,177
Tenant Improvement	21,512	29,695
TOTAL	67,916	70,872

[6] SALES OF HOUSING MATERIALS AND MERCHANDISE

(¥ million)

	Year Ended March 31	
	2002	2001
	Revenue	Revenue
Housing Materials	20,953	21,451
Merchandise	50,624	49,131
TOTAL	71,577	70,583

[7] FACILITY OPERATIONS

(¥ million)

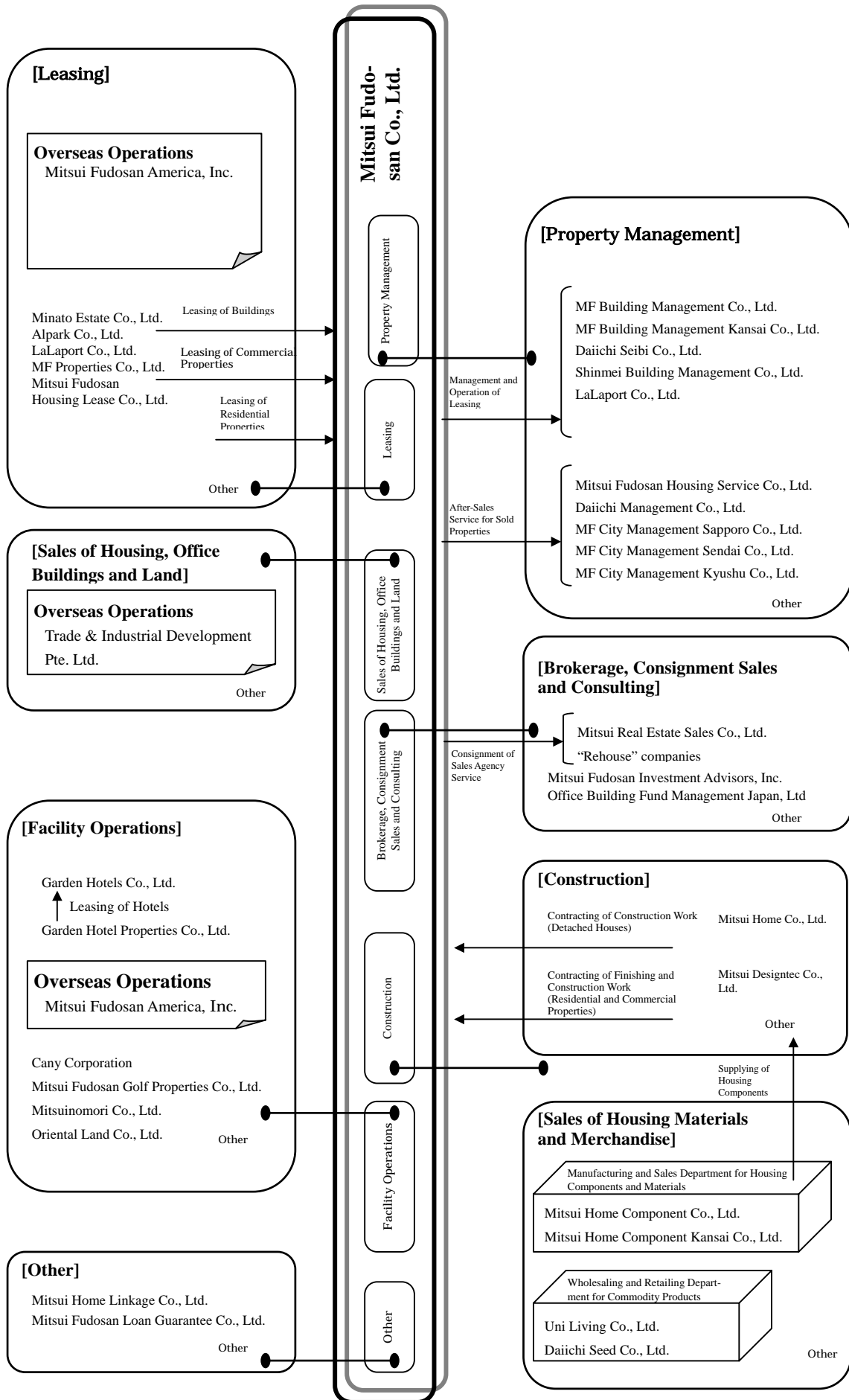
	Year Ended March 31	
	2002	2001
	Revenue	Revenue
Hotels	28,658	29,548
Other	16,309	17,838
TOTAL	44,967	47,387

[8] OTHER

(¥ million)

	Year Ended March 31	
	2002	2001
	Revenue	Revenue
Finance and Lease	3,925	4,068
Other	12,967	16,698
TOTAL	16,893	20,766

Business lines of major affiliates and their relationship with Mitsui Fudosan Co., Ltd.



Consolidated Earning Forecast For the Year Ending March 31, 2003

(¥ million)

	Year Ending March 31		Change
	2003 (Forecast)	2002 (Actual)	
Revenue from Operations	1,110,000	1,152,483	42,483
(Consolidated/Nonconsolidated Ratio)	(1.78)	(1.92)	(0.14)
Leasing	334,000	331,501	2,499
Sales of Housing, Office Buildings and Land	339,000	336,641	2,359
Construction	189,000	237,243	48,243
Brokerage, Consignment Sales and Consulting	48,000	45,742	2,258
Property Management	72,000	67,916	4,084
Sales of Housing Materials and Merchandise	70,000	71,577	1,577
Facility Operations	43,000	44,967	1,967
Other	15,000	16,893	1,893
Operating Income	103,000	102,950	50
(Consolidated/Nonconsolidated Ratio)	(1.58)	(1.56)	(0.02)
Leasing	65,500	71,718	6,218
Sales of Housing, Office Buildings and Land	26,000	26,668	668
Construction	1,000	5,228	6,228
Brokerage, Consignment Sales and Consulting	17,500	17,541	41
Property Management	8,000	7,665	335
Sales of Housing Materials and Merchandise	1,000	1,342	342
Facility Operations	2,500	4,271	1,771
Other	500	858	358
Elimination	14,000	13,345	655
Non-Operating Income	29,000	30,150	1,150
Equity in Net Income of Affiliated Companies	2,000	3,300	1,300
Interest Expense, in Net	28,000	29,719	1,719
Other	3,000	3,731	731
Ordinary Income	74,000	72,800	1,200
(Consolidated/Nonconsolidated Ratio)	(1.64)	(1.59)	(0.05)
Extraordinary Gains/Losses	9,000	29,430	20,430
Income Before Income Taxes	65,000	43,369	21,631
Income Taxes	26,500	15,714	10,786
Minority Interests	500	2,151	2,651
Net Income	38,000	29,806	8,194
(Consolidated/Nonconsolidated Ratio)	(1.65)	(3.49)	(1.84)

【Revenue and Income from Operations】

- Despite a slight decline expected in the parent company's leasing revenues, the Company forecasts a ¥2.5 billion rise in overall segment revenues, to ¥334.0 billion, owing to higher revenues from subsidiaries, including from Mitsui Real Estate Sales' car-park leasing business. Operating income in this segment is projected to fall ¥6.2 billion, to ¥65.5 billion, due to lower profits of the parent company.
- Revenue from sales of housing, office buildings, and land is expected to rise ¥2.4 billion, to ¥339.0 billion. The parent company anticipates significant revenue and income gains from sales of housing and business-use land. By contrast, the Group will not benefit from sales of buildings by subsidiaries in the United States and France (as it did in the year under review). Operating income in this segment is projected to slip ¥0.7 billion, to ¥26.0 billion.

- Construction revenue is expected to fall ¥48.2 billion, to ¥189.0 billion, due to a major drop in revenue stemming from the exclusion of Mitsui Harbour and Urban Construction, which was sold, from the scope of consolidation. On a positive note, the Mitsui Home Group anticipates revenue and income gains. Operating income in this segment is forecast to total ¥1.0 billion, up from a ¥5.2 billion operating loss.
- The parent company and Mitsui Fudosan Investment Advisors forecast slightly lower revenue and income from brokerage, consignment sales, and consulting, due to the absence of large projects. However, Mitsui Real Estate Sales projects higher revenue and income. As a result, overall segment revenues are expected to rise ¥2.3 billion, to ¥48.0 billion, and operating income should remain largely unchanged at ¥17.5 billion.
- In the property management segment, revenue is forecast to grow ¥4.1 billion, to ¥72.0 billion, thanks to an increase in tenant improvement category revenues of the parent company. Operating income is expected to rise ¥0.3 billion, to ¥8.0 billion.
- Revenue from sales of housing materials and merchandise is projected to remain unchanged at ¥70.0 billion, while operating income is expected to total around ¥1.0 billion.
- The Group forecasts a ¥2.0 billion decline in revenue from facility operations due to the closure of Ski-dome SSAWS in September 2002. The operating loss should be limited to ¥2.5 billion owing to a drop in depreciation expenses resulting from the closure.

【Ordinary Income and Extraordinary Income/Loss】

- Despite increased earnings of Oriental Land, equity in net income of affiliated companies is expected to decline ¥1.3 billion, to ¥2.0 billion, due partly to the absence of large projects of TID, a Singapore-based housing sales affiliate.
- The net interest burden is expected to improve by ¥1.7 billion due to a reduction in interest-bearing liabilities and ongoing low interest rates. As a result, ordinary income for the year is predicted to rise ¥1.2 billion, to ¥74.0 billion.
- The Group estimates a net extraordinary loss of ¥9.0 billion due to a ¥5.0 billion extraordinary loss by the parent company due to demolition and disposal of office buildings.

(¥ million)

	Year Ending March 31		Change
	2003 (Forecast)	2002 (Actual)	
Capital Expenditure	65,000	62,101	2,899
Depreciation	44,000	66,017	22,017
(Excluding one-time SSAWS amortization)	44,000	47,540	3,540

Forecast for Major Subsidiaries and Affiliates for the Year Ending March 31, 2003

(¥ million)

	Mitsui Real Estate Sales Co., Ltd.			Mitsui Home Co., Ltd.			Oriental Land Co., Ltd.		
	Year Ending March 31			Year Ending March 31			Year Ending March 31		
	2003 (Forecast)	2002 (Actual)	Change	2003 (Forecast)	2002 (Actual)	Change	2003 (Forecast)	2002 (Actual)	Change
Revenue from Operations	92,000	85,706	6,294	228,000	216,934	11,066	343,800	281,081	62,719
Operating Income	12,000	10,783	1,217	1,500	5,559	7,059	-	33,661	-
Ordinary Income	11,000	8,776	2,224	1,600	5,630	7,230	30,500	23,786	6,714
Net Income	7,500	6,053	1,447	450	9,708	10,158	16,900	12,726	4,174

CASH FLOWS

(¥ billion)

	Year Ending March 31		Change
	2003 (Forecast)	2002 (Actual)	
CASH FLOWS FROM OPERATING ACTIVITIES:			
Cash Profit*	110	121	11
Purchase/Sale of Real Property for Sale	28	2.9	25.1
Other Changes in Assets and Liabilities	18	18	36
Net Cash Provided by Operating Activities (1)	120	142.1	22.1
CASH FLOWS FROM INVESTING ACTIVITIES:			
Purchase/Sale of Marketable and Investment Securities	13	35.6	48.6
Purchase/Sale of Tangible and Intangible Fixed Assets	55	17.8	37.2
Increase/Decrease in Lease Deposits	8	3.8	4.2
Other	3	24.3	21.3
Net Cash Used in Investing Activities (2)	53	81.6	28.6
CASH FLOWS FROM FINANCING ACTIVITIES:			
Proceeds and Repayments	60.5	97.4	36.9
Cash Dividends Paid	6	5.8	0.2
Net Cash Used in Financing Activities	66.5	103.2	36.7
Effect of Exchange Rate Changes on Cash and Cash Equivalents	0	1.9	1.9
Net Increase (Decrease) in Cash and Cash Equivalents	0.5	40.8	41.3
Cash and Cash Equivalents at Beginning of Year	117.5	158.4	40.9
Cash and Cash Equivalents at End of Year	118	117.5	0.5
Free Cash Flows (1)+(2)	67	60.4	66

*Note: Cash profit refers to income before income taxes, plus/minus gains/losses not related to the movement of cash, after adjustments for interest payments and taxes on a cash basis.

[Cash Flows and Interest-Bearing Debt]

- The Group forecasts net cash provided by operating activities to total ¥120.0 billion. Net cash used in investing activities is expected to be ¥53.0 billion. The remainder, after deducting cash dividend payments, will be used to repay interest-bearing debt, which is forecast to decline ¥60.5 billion, to ¥1.4 trillion.

Consolidated Financial Summary (FY1998-2002)

(¥ million)

		Year Ended March 31					
		1998	1999	2000	2001	2002	
P/L	Revenue from Operations	1,158,715	1,140,242	1,194,837	1,193,080	1,152,483	
	Operating Income	63,635	56,934	81,923	108,334	102,950	
	Ordinary Income	16,571	9,436	52,259	73,420	72,800	
	Net Income (Loss)	31,523	35,794	58,417	26,112	29,806	
Segment	Leasing	Revenue from Operations	321,053	321,876	329,768	336,025	337,397
		Operating Income	57,206	63,840	61,147	68,550	71,718
	Sales of Housing, Office Buildings and Land	Revenue from Operations	309,096	327,974	359,326	328,281	336,641
		Operating Income	7,802	11,425	8,881	20,606	26,668
	Construction	Revenue from Operations	365,559	289,558	292,598	300,112	247,700
		Operating Income	6,593	4,552	6,031	6,718	5,228
	Brokerage, Consignment Sales and Consulting	Revenue from Operations	-	42,629	49,364	50,590	55,179
		Operating Income	-	7,720	13,353	13,607	17,541
	Property Management	Revenue from Operations	-	76,598	84,500	93,966	86,401
		Operating Income	-	3,608	5,871	7,298	7,665
	Sales of Housing Materials and Merchandise	Revenue from Operations	-	94,036	102,500	103,401	100,938
		Operating Income	-	583	301	834	1,342
	Facility Operations	Revenue from Operations	-	49,531	46,234	47,387	45,558
		Operating Income	-	566	25	55	4,271
	Other	Revenue from Operations	258,429	25,778	29,950	30,254	28,529
		Operating Income	12,287	2,119	2,831	3,807	858
B/S	Total Assets	3,106,788	3,202,426	2,991,203	2,846,467	3,028,989	
	Real Property for Sale	698,885	647,330	482,182	453,053	459,840	
	Tangible Fixed Assets	1,379,939	1,523,396	1,467,055	1,456,692	1,698,862	
	Capital Expenditures	137,323	133,152	83,945	67,478	62,101	
	Depreciation	42,283	42,249	45,776	44,418	66,017	
	Interest-Bearing Debt	1,729,274	1,781,271	1,660,127	1,554,360	1,460,526	
	Retained Earnings	177,641	153,469	89,168	98,643	137,026	
	Shareholders' Equity	516,754	492,591	395,132	411,097	609,557	
C/F	Cash Flows from Operating Activities (1)	-	142,802	134,200	173,664	142,121	
	Cash Flows from Investing Activities (2)	-	142,230	32,449	32,088	81,658	
	Cash Flows from Financing Activities (3)	-	25,625	96,576	150,001	103,298	
	Free Cash Flows (1)+(2)	-	572	101,750	141,575	60,463	
Key Data	ROA (%)	2.20%	2.06%	3.10%	3.98%	3.86%	
	Debt/Equity Ratio (Times)	3.3	3.6	4.2	3.8	2.4	
	Equity Ratio (%)	16.6%	15.4%	13.2%	14.5%	20.1%	
	No. of Consolidated Subsidiaries	142	163	160	150	143	
	No. of Affiliates in Equity Method	70	70	72	65	60	

Consolidated Financial Summary (FY1993-1997)

(¥ million)

		1993	1994	1995	1996	1997	
P/L	Revenue from Operations	1,348,360	1,301,899	1,242,158	1,209,875	1,270,814	
	Operating Income	110,765	83,484	75,952	67,551	1,402	
	Ordinary Income	22,067	8,701	9,515	13,484	47,634	
	Net Income (Loss)	19,072	10,187	9,090	4,174	43,991	
Segment	Leasing	Revenue from Operations	-	312,160	311,602	320,727	313,782
		Operating Income	-	55,481	55,262	57,740	58,602
	Sales of Housing, Office Buildings and Land	Revenue from Operations	-	434,090	420,038	374,231	402,453
		Operating Income	-	28,732	20,004	5,662	78,135
	Construction	Revenue from Operations	-	418,204	363,182	371,421	390,412
		Operating Income	-	8,724	6,123	10,005	12,318
	Brokerage, Consignment Sales and Consulting	Revenue from Operations	-	-	-	-	-
		Operating Income	-	-	-	-	-
	Property Management	Revenue from Operations	-	-	-	-	-
		Operating Income	-	-	-	-	-
	Sales of Housing Materials and Merchandise	Revenue from Operations	-	-	-	-	-
		Operating Income	-	-	-	-	-
	Facility Operations	Revenue from Operations	-	-	-	-	-
		Operating Income	-	-	-	-	-
	Other	Revenue from Operations	-	220,002	231,106	226,626	253,249
		Operating Income	-	11,403	7,501	8,649	15,053
B/S	Total Assets	3,702,135	3,676,400	3,649,673	3,489,353	3,248,659	
	Real Property for Sale	1,059,190	1,036,908	1,024,891	914,670	722,896	
	Tangible Fixed Assets	1,387,782	1,383,764	1,414,195	1,362,573	1,330,121	
	Capital Expenditures	-	-	-	79,019	54,074	
	Depreciation	-	-	-	42,676	41,148	
	Interest-Bearing Debt	2,123,534	2,089,877	2,081,176	1,985,721	1,797,247	
	Retained Earnings	265,197	270,251	268,690	264,154	219,420	
	Shareholders' Equity	597,134	604,092	606,323	602,943	558,504	
C/F	Cash Flows from Operating Activities (1)	-	-	-	-	-	
	Cash Flows from Investing Activities (2)	-	-	-	-	-	
	Cash Flows from Financing Activities (3)	-	-	-	-	-	
	Free Cash Flows (1)+(2)	-	-	-	-	-	
Key Data	ROA (%)	3.55%	2.71%	2.48%	2.28%	0.35%	
	Debt/Equity Ratio (Times)	3.6	3.5	3.4	3.3	3.2	
	Equity Ratio (%)	16.1%	16.4%	16.6%	17.3%	17.2%	
	No. of Consolidated Subsidiaries	29	31	51	52	52	
	No. of Affiliates in Equity Method	2	2	2	2	2	

- Segment Revenues/Income: Revenues from operations and operating income for each business segment. (Figures for FY1998 are based on the same segmentation as that used in FY1999.) Above figures for segment revenues include intersegment transactions.
- Property for Sale: Property for sale + Advances paid for purchases
- Interest-Bearing Debt: Short-term borrowings + Commercial paper + Bonds due within 1 year + Long-term borrowings
- Consolidated Retained Earnings: Legal reserve + Surplus (until FY1997)
- ROA: (Operating income + Non-operating income)/Average total assets (Equity in net income/loss of affiliated companies, amortization of consolidated adjustment account, and enterprise taxes prior to FY1997 have been amended to reflect the present accounting standards.
- Debt-Equity Ratio: Interest-bearing debt/Shareholders' equity

Consolidated Financial Statements

BALANCE SHEETS (UNAUDITED)

(¥ million)

ASSETS:	Year Ended March 31				Change	
	2002	% of Total Assets	2001	% of Total Assets	Amount	Percentage
. Current Assets:	749,027	24.7	832,559	29.2	83,531	10.0
Cash and Time Deposits	119,225		159,405		40,179	
Accounts Receivable—Trade	32,237		60,611		28,373	
Marketable Securities	149		315		165	
Real Property for Sale	447,619	14.8	421,855	14.8	25,763	6.1
Expenditure on Contracts in Progress	11,593		21,528		9,934	
Other Inventories	8,445		9,597		1,151	
Advances Paid for Purchases	12,220		31,197		18,976	
Short-Term Loans	32,454		40,040		7,586	
Deferred Income Taxes	41,896		47,740		5,843	
Other Current Assets	49,470		42,052		7,418	
Allowance for Doubtful Accounts	6,285		1,785		4,500	
. Fixed Assets:	2,279,920	75.3	2,013,878	70.8	266,041	13.2
1. Tangible Fixed Assets:	1,662,770	54.9	1,428,676	50.2	234,094	16.4
Buildings and Structures	487,711	16.1	543,182	19.1	55,471	10.2
Machinery, Equipment and Materials Handling Equipment	5,843		8,201		2,357	
Land	1,097,792	36.2	815,989	28.7	281,803	34.5
Construction in Progress	40,823		29,766		11,057	
Other Tangible Assets	30,598		31,536		937	
2. Intangible Fixed Assets:	36,070	1.2	28,016	1.0	8,054	28.7
Leasehold Rights	28,294		21,693		6,600	
Other Intangible Fixed Assets	7,776		6,323		1,453	
3. Investment and Other Assets	581,079	19.2	557,186	19.6	23,892	4.3
Investment Securities	206,910		189,137		17,772	
Long-Term Loans	25,383		20,381		5,002	
Lease Deposits	224,543		238,967		14,423	
Deferred Income Taxes	14,203		19,068		4,864	
Deferred Income Taxes- Revaluation	37,191		-		37,191	
Other	100,966		126,594		25,627	
Allowance for Doubtful Accounts	28,121		36,962		8,841	
. Deferred Assets	20		28		8	
TOTAL ASSETS	3,028,969	100.0	2,846,467	100.0	182,502	6.4

BALANCE SHEETS (UNAUDITED)

(¥ million)

	Year Ended March 31				Change	
	2002	% of Total Assets	2001	% of Total Assets	Amount	Percentage
LIABILITIES:						
. Current Liabilities:	654,896	21.6	775,499	27.2	120,603	15.6
Accounts Payable—Trade	87,677		149,281		61,603	
Short-Term Debt	223,409	7.4	393,763	13.8	170,354	43.3
Commercial Paper	37,000		10,000		27,000	
Bond Redeemable Within One Year	50,000		-		50,000	
Income Taxes Payable	10,303		6,714		3,589	
Advances from Contracts in Progress	17,607		27,898		10,291	
Allowance for Completed Project Indemnities	1,384		1,225		159	
Allowance for Possible Guarantee Losses	282		678		396	
Deferred Income Taxes	13		46		32	
Other Current Liabilities	227,218		185,891		41,327	
. Long-Term Liabilities:	1,744,343	57.6	1,622,118	57.0	122,225	7.5
Corporate Bonds	216,242		286,242		70,000	
Long-Term Debt	933,875	30.8	864,354	30.4	69,520	8.0
Deposits from Tenants	327,359		345,101		17,741	
Allowance for Employees' Retirement Benefits	18,360		22,865		4,504	
Allowance for Directors' Retirement Benefits	1,888		2,080		191	
Deferred Income Taxes	15,042		14,731		310	
Deferred Income Taxes - Revaluation	160,925		-		160,925	
Other Fixed Liabilities	70,650		86,743		16,092	
TOTAL LIABILITIES	2,399,240	79.2	2,397,617	84.2	1,622	0.1
MINORITY INTEREST						
. Minority Interests in Consolidated Subsidiaries	20,192	0.7	37,752	1.3	17,559	46.5
SHAREHOLDERS' EQUITY						
. Common Stock	134,433	4.4	134,433	4.7	-	-
. Additional Paid-in Capital	204,693	6.8	204,693	7.2	-	-
. Surplus from Land Revaluation	156,404		-		156,404	
. Retained Earnings	137,026	4.5	98,643	3.5	38,383	38.9
. Unrealized Gains/Losses on Securities	2,905		728		3,634	
. Foreign Currency Translation Adjustment	20,013		27,396		7,383	
. Treasury Stock	609,639	20.1	411,102	14.5	198,537	48.3
. Treasury Stock	102		5		97	
TOTAL SHAREHOLDERS' EQUITY	609,536	20.1	411,097	14.5	198,439	48.3
TOTAL LIABILITIES, MINORITY INTEREST AND SHAREHOLDERS' EQUITY	3,028,969	100.0	2,846,467	100.0	182,502	6.4

STATEMENTS OF INCOME (UNAUDITED)

(¥ million)

	Year Ended March 31				Change	
	2002	% of Total Revenue	2001	% of Total Revenue	Amount	Percentage
. Revenue from Operations	1,152,483	100.0	1,193,080	100.0	40,597	3.4
. Cost of Revenue from Operations	916,844	79.6	950,293	79.7	33,448	3.5
Gross Operating Profit	235,639	20.4	242,787	20.3	7,148	2.9
. Selling, General and Administrative Expenses	132,688	11.5	134,452	11.2	1,764	1.3
Operating Income	102,950	8.9	108,334	9.1	5,383	5.0
. Non-Operating Income:	10,466	0.9	7,835	0.7	2,630	33.6
Interest Income	2,041		2,536		494	
Dividend Income	1,787		1,823		35	
Equity in Net Income of Affiliated Companies	3,300		509		2,790	
Other Non-Operating Income	3,336		2,965		370	
. Non-Operating Expenses:	40,616	3.5	42,749	3.6	2,132	5.0
Interest Expenses	31,760		34,591		2,830	
Other Non-Operating Expenses	8,856		8,158		697	
Ordinary Income	72,800	6.3	73,420	6.2	620	0.8
. Extraordinary Gains:	28,677	2.5	53,879	4.5	25,202	46.8
Gain on Sales of Shares of Affiliated Companies	584		30,531		29,946	
Gain on Sales of Investment Securities	1,129		19,272		18,143	
Gain on Establishment of Retirement Benefit Trust	-		2,713		2,713	
Gain on Sales of Fixed Assets	23,612		314		23,298	
Compensation Received	3,015		-		3,015	
Other Extraordinary Gains	335		1,048		713	
. Extraordinary Losses:	58,108	5.0	64,860	5.5	6,752	10.4
Loss on Sales of Investment Securities	-		19,444		19,444	
Loss on Evaluation of Investment Securities	21,296		8,886		12,409	
Loss on Restructuring Subsidiaries	-		7,611		7,611	
Loss on Sales of Fixed Assets	4,076		7,604		3,527	
Provision to Allowance for Doubtful Accounts	6,490		7,090		599	
Loss on Evaluation of Real Property for Sale	443		5,500		5,056	
Write-off of Differences Arising from Change in Accounting for Retirement Benefits	-		4,167		4,167	
Loss on Disposal of Fixed Assets	418		336		82	
One-Time Depreciation	18,477		-		18,477	
Loss on Liquidation of Affiliate	913		-		913	
Other Extraordinary Losses	5,991		4,219		1,772	
Income before Income Taxes	43,369	3.8	62,439	5.2	19,070	30.4
Income Taxes	14,608		8,470		6,137	
Deferred Income Taxes	1,106		25,784		24,678	
Minority Interests	2,151		2,071		4,223	
Net Income	29,806	2.6	26,112	2.2	3,694	14.1

STATEMENTS OF CASH FLOWS (UNAUDITED)

(¥ million)

	Year Ended March 31		Change
	2002	2001	
I. CASH FLOWS FROM OPERATING ACTIVITIES:			
Income before Income Taxes	43,369	62,439	19,070
Depreciation and Amortization	47,540	44,418	3,122
Gain/Loss on Equity in Net Income of Affiliated Companies	3,300	509	2,790
One-Time Depreciation	18,477	-	18,477
Write-off of Differences Arising from Change in Accounting for Retirement Benefits	-	4,167	4,167
Gain on Establishment of Retirement Benefit Trust	-	2,713	2,713
Loss on Evaluation of Investment Securities	21,296	8,886	12,409
Gain/Loss on Sales of Investment Securities	1,715	30,360	28,644
Loss on Restructuring of Subsidiaries	-	7,611	7,611
Loss on Liquidation of Affiliate	913	-	913
Loss on Evaluation of Real Property for Sale	443	5,500	5,056
Gain/Loss on Sales of Fixed Assets	19,535	7,290	26,826
Loss on Disposal of Fixed Assets	418	336	82
Compensation Received	3,015	-	3,015
Provision to Allowance for Doubtful Accounts	6,490	7,090	599
Interest and Dividend Income	3,829	4,359	530
Interest Expense	31,760	34,591	2,830
Increase/Decrease in Accounts Receivable	4,776	24,025	19,249
Increase/Decrease in Accounts Payable	14,179	6,939	21,118
Purchase of Real Property for Sale*	257,606	257,038	567
Sale of Real Property for Sale*	260,593	289,412	28,819
Bonuses Paid to Directors	192	52	139
Other	46,182	1,919	44,262
Subtotal	178,888	209,595	30,707
Cash Receipts of Interest and Dividend Income	4,783	4,726	57
Cash Payments of Interest Expense	32,155	33,259	1,104
Income Taxes Paid	9,394	7,398	1,996
Net Cash Provided by Operating Activities	142,121	173,664	31,542
II. CASH FLOWS FROM INVESTING ACTIVITIES:			
Purchase of Marketable and Investment Securities	38,242	48,539	10,297
Sales of Marketable and Investment Securities	4,642	100,907	96,264
Purchase of Tangible and Intangible Fixed Assets	57,124	80,198	23,074
Sales of Tangible and Intangible Fixed Assets	39,310	16,425	22,884
Increase in Loans	19,998	3,153	16,845
Decrease in Loans	14,947	7,754	7,193
Decrease in Deposits from Tenants	45,688	35,177	10,511
Increase in Deposits from Tenants	27,251	23,830	3,420
Increase in Lease Deposits	4,360	7,708	3,348
Decrease in Lease Deposits	18,958	11,453	7,505
Purchase of Securities with Change in Scope of Consolidation	49	261	212
Sales of Securities with Change in Scope of Consolidation	1,566	-	1,566
Other	19,836	17,943	1,892
Net Cash Used in Investing Activities	81,658	32,088	49,569
III. CASH FLOWS FROM FINANCING ACTIVITIES:			
Decrease in Short-Term Debt	188,907	102,139	86,768
Proceeds from Long-Term Debt	299,392	69,575	229,816
Repayment of Long-Term Debt	187,981	127,706	60,274
Proceeds from Issuance of Corporate Bonds	-	15,000	15,000
Redemption of Bonds	20,000	-	20,000
Income from Issuance of Shares to Minority Interests	285	29	255
Cash Dividends Paid	5,690	4,069	1,620
Cash Dividends Paid to Minority Interests	396	691	294
Net Cash Used in Financing Activities	103,298	150,001	46,702
IV. Effect of Exchange Rate Changes on Cash and Cash Equivalents	1,958	1,545	412
V. Net Increase (Decrease) in Cash and Cash Equivalents	40,876	6,880	33,996
VI. Cash and Cash Equivalents at Beginning of Year	158,435	165,316	6,880
VII. Cash and Cash Equivalents at End of Year	117,558	158,435	40,876

*“Purchase of Real Property for Sale” and “Sale of Property for Sale” show cash flows from changes of Property for Sale and Advances Paid for Purchases on consolidated balance sheets.

Nonconsolidated Business Overview

RESULTS OF OPERATIONS	(¥ million)			
	Year Ended March 31		Change	
	2002	2001	Amount	Percentage
Revenue from Operations	599,305	595,793	3,512	0.6
Leasing	243,629	247,902	4,272	1.7
Sales of Housing, Office Buildings and Land	315,651	300,866	14,784	4.9
Sales of Housing	286,130	262,298	23,832	9.1
Detached Housing	45,153	41,271	3,881	9.4
Condominiums	240,977	221,026	19,950	9.0
Sales of Office Buildings and Land	29,521	38,568	9,047	23.5
Other	40,024	47,024	6,999	14.9
Gross Margin (%)	18.3	18.0	0.3	
Leasing	21.4	20.6	0.8	
Sales of Housing, Office Buildings and Land	16.9	15.9	1.0	
Sales of Housing	17.4	19.4	1.9	
Other	10.5	17.5	7.0	
Selling, General and Administrative Expenses	43,879	40,040	3,838	9.6
Operating Income	65,851	67,003	1,152	1.7
Non-Operating Income/Expense	20,087	18,232	1,855	
Interest Expense, in Net	17,323	19,091	1,768	
Interest Income	2,130	1,176	953	
Interest Expense	19,453	20,267	814	
Ordinary Income	45,764	48,771	3,007	6.2
Extraordinary Gains/Losses	31,592	20,337	11,255	
Extraordinary Gains	11,818	69,911	58,093	
Extraordinary Losses	43,411	90,249	46,837	
Income before Income Taxes	14,171	28,434	14,262	50.2
Income Taxes	5,622	11,923	6,301	
Net Income	8,549	16,511	7,961	48.2

【Leasing】

(Revenue)

- Effect due to new projects (Office buildings: Oval Court Osaki, TIS Takeshiba; Shopping malls: LaLaport West; Outlet malls: La Fete Tama Minami-Osawa, Garden Walk Makuhari, etc.): +¥5.6 billion
- Effect due to sale of properties or termination of subleases (Kokusai Shin-Akasaka Building, Okawabata complex, etc.): ¥7.2 billion
- Existing buildings: ¥2.7 billion

(Operating Income)

- Operating income increased thanks to new projects coming on line, as well as lower outsourcing costs, rental fees, depreciation expenses, and other leasing-related expenses for existing properties. The gross profit margin also improved 0.8 percentage point.

(Vacancy Rate)

- The overall vacancy rate at fiscal year-end was 4.3%, up 2.1 points from a year earlier. Negative factors included withdrawal of tenants from large-scale regional SCs and vacancies caused by rebuilding associated with Muromachi Shinkan Tower. The vacancy rate for existing buildings rose only slightly owing to absence of major contract cancellations.

【Sales of Housing, Office Buildings and Land】

(Sales of Housing)

- The Company reported a ¥23.8 billion gain in housing sales due to an increase of 502 condominium units sold, mainly in large-scale projects, such as Tokyo South Park Tower and Shiba Park Tower, as well as 152 detached houses.
- The gross margin in this segment for the period was 17.4%, thanks to favorable business conditions over the past few years. The ratio in the previous year was 19.4% owing to high-return project

(Sales of buildings and land)

- Sales of buildings and land fell ¥9.0 billion, due to the absence of large-scale business-use facilities, which boosted sales in the previous year.

【Other】

- Revenue from other business operations declined ¥7.0 billion due to a drop in tenant-contracted projects (the previous saw a number of major projects contracted by tenants).
- Increased depreciation expenses associated with the decision to close Skidome SSAWS in September 2002 led to a ¥2.8 billion fall in operating income.
- Revenues from the Company's non-asset business (property management, consignment sales, consulting, brokerage, etc.) amounted to ¥16.7 billion (up from ¥15.3 billion in the year to March 2001 and ¥11.9 billion in the year to March 2000).

【Selling, General, and Administrative (SG&A) Expenses】

SG&A expenses increased in line with the rise in housing units sold.

Selling expenses ¥29.8billion (+¥3.4billion)

General and administrative expenses ¥14.0billion (+¥0.4billion)

【Ordinary Income】

- Despite an improved net interest burden owing to continued low interest rates, ordinary income fell ¥3.0 billion, to ¥45.8 billion, due to non-operating expenses stemming from losses on the disposal of certain assets .

【Extraordinary Income/Loss】

- Total extraordinary income amounted to ¥11.8 billion, due mainly to the sale of fixed assets and receipt of compensation following the closure and partial sale of Kashiwa Gold Course, located in Kashiwa City, Chiba Prefecture. The total extraordinary loss was ¥43.4 billion, including a ¥21.3 billion devaluation loss on securities holdings (mainly in financial institutions) and an ¥18.5 billion one-time depreciation expense related to the decision to close Skidome SSAWS.

Total Floor Space

	Year Ended March 31					
	2002			2001		
	No. of Units	Floor Space (1,000m ²)	Share of Total Floor Space (%)	No. of Units	Floor Space (1,000m ²)	Share of Total Floor Space (%)
Owned	126	2,297	49.5	123	2,236	49.1
Subleased	198	2,339	50.5	203	2,318	50.9
Total	324	4,637	100.0	326	4,555	100.0

New buildings: 7

Buildings that came on-stream during year: 5 units

Sold and sublease-terminated buildings: 9 units

Vacancy Rate

	02/3	01/9	01/3	00/9	00/3	99/9
Vacancy Rate at End of Period (%)	4.3	2.4	2.2	2.5	3.5	3.8
(excluding buildings under renewal)	-	-	-	-	-	(3.7)

September 30, 1992: 4.3%

March 31, 1992: 2.7%

September 30, 1991: 1.0%

Breakdown of Leasing Operations

		Total		Tokyo Metropolitan Area		Regional Areas	
		Year Ended March 31		Year Ended March 31		Year Ended March 31	
		2002	2001	2002	2001	2002	2001
Office Buildings	Number of Buildings	278	280	235	238	43	42
	Leased Floor Space (1,000m ²)	2,033	2,030	1,753	1,744	279	286
	Leasing Revenue (¥ million)	202,207	205,973	181,430	184,970	20,776	21,003
	Vacancy Rate (%)	3.4*	2.6	2.4*	1.7	9.2	7.6
Commercial Facilities	Number of Buildings	43	42	29	28	14	14
	Leased Floor Space (1,000m ²)	775	798	502	443	273	354
	Leasing Revenue (¥ million)	34,657	32,722	20,899	18,060	13,758	14,662
	Vacancy Rate (%)	6.6	1.1	1.0	0.4	15.3	2.1

*Excluding the effect of vacancies caused by rebuilding in the Muromachi district, the fiscal year-end vacancy rate in the Tokyo Metropolitan Area and Total Area would have been 2.1% and 3.2% respectively.

Reported Housing Units

	Year Ended March 31				Change	
	2002		2001		No. of Units	Ave. Unit Price (¥10 thousand)
	No. of Units	Ave. Unit Price (¥10 thousand)	No. of Units	Ave. Unit Price (¥10 thousand)		
Detached Housing	871	5,184	719	5,740	152	556
Condominiums	5,333	4,518	4,831	4,575	502	57
Total	6,204	4,612	5,550	4,726	654	114

Completed Housing Inventories (Units)

	02/3	01/9	01/3	00/9	00/3	99/9
Detached Housing	45	55	70	25	20	20
Condominiums	175	190	140	85	200	200
Total	220	245	210	110	220	220

Housing Contracts for Sale (Units)

	Contracts at Beginning of Term	Contracts during Term	Total	Reported No. of Units	Contracts at End of Term	Newly Launched during Term
Detached Housing	143	859	1,002	871	131	819
Condominiums	4,772	4,659	9,431	5,333	4,098	4,835
Total	4,915	5,518	10,433	6,204	4,229	5,654

ASSETS, LIABILITIES AND SHAREHOLDERS' EQUITY

(¥ million)

ASSETS:	March 31, 2002	March 31, 2001	Change
Cash and Time Deposits	31,866	35,399	3,533
Accounts of Real Property for Sale*	412,600	394,040	18,559
Deferred Income Taxes	32,945	39,586	6,641
Other Current Assets	105,446	42,924	62,521
TOTAL CURRENT ASSETS	582,858	511,951	70,907
Land	871,349	506,414	364,935
Other Tangible and Intangible Fixed Assets	341,058	373,522	32,463
Investment Securities	134,386	115,188	19,197
Investments in Consolidated Subsidiaries and Affiliated Companies	184,789	169,478	15,310
Investments	24,923	35,133	10,209
Lease Deposits	220,426	233,519	13,092
Other Investments	193,984	42,100	151,883
TOTAL FIXED ASSETS	1,970,918	1,475,357	495,560
TOTAL ASSETS	2,553,776	1,987,308	566,467
LIABILITIES:			
Interest-Bearing Debt	1,220,060	1,008,705	211,355
Deposits from Tenants	304,385	324,444	20,058
Deferred Income Taxes	3,054	14,544	11,490
Deferred Income Taxes-Revaluation	153,448	-	153,448
Allowance for Possible Guarantee Losses	-	3,500	3,500
OTHER LIABILITIES	243,224	217,337	25,887
TOTAL LIABILITIES	1,924,173	1,568,530	355,643
SHAREHOLDERS' EQUITY			
Common Stock	134,433	134,433	-
Additional Paid-in Capital	204,693	204,693	-
Surplus from Land Revaluation	211,731	-	211,731
Retained Earnings	81,735	79,007	2,728
Unrealized Gains/Losses on Securities	2,887	644	3,532
Treasury Stock	102		102
TOTAL SHAREHOLDERS' EQUITY	629,602	418,778	210,824
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY	2,553,776	1,987,308	566,467

*Note: The "Accounts of Real Property for Sale" refers to the sum of property for sale, contracts in progress, land for development, and advances paid for purchases.

【Accounts of Real Property for Sale】

Despite improved cost recovery owing to increased sales of housing, Accounts of Real Property for Sale rose ¥18.6 billion, due partly to an increase in assets stemming from the reclassification (from fixed assets to real property for sale) of land and office buildings (the Company changed its holding policy following the revaluation of land).

<Accounts of Real Property for Sale>

(¥ million)

At March 31, 2001	New Investments	Cost Recovery	Others	At March 31, 2002
394,040	242,939	249,190	24,810	412,600

Expenses related to new land investments:

March 31, 2002: ¥128.1 billion

March 31, 2001: ¥103.2 billion

March 31, 2000: ¥137.8 billion

March 31, 1999: ¥100.4 billion

【Tangible and Intangible Fixed Assets】

Increases: ¥365.2 billion due to revaluation of business-use land; ¥46.2 billion in new project investments (LaLaport West, Kotohira Tower, etc.)

Declines: ¥44.7 billion depreciation expenses (including ¥18.5 billion one-time amortization of SSAWS); ¥4.9 billion for disposal and sale of assets; ¥29.2 billion due to classification of land and office buildings to the account for real property for sale

<Tangible and Intangible Fixed Assets (Excluding Revaluation Differential)>

(¥ million)

At March 31, 2001	New Investments	Depreciation	Disposal/Sale	Others	At March 31, 2002
879,937	46,165	44,717	4,952	29,203	847,228

Major new investments:

LaLaport West: ¥8.5 billion;

Kotohira Tower: ¥6.0 billion;

Celestine Shiba Mitsui Building: ¥5.1 billion

Major properties reclassified from fixed assets to real property for sale:

Shin-Kawasaki Mitsui Building: ¥13.3 billion

Skidome SSAWS: ¥8.3 billion

Nishi-Azabu Mitsui Building: ¥4.1 billion

Ginza Mitsui Building: ¥3.3 billion

<Revaluation of Business-Use Land>

(¥ million)

Revaluation Differential	365,179	Deferred Income Taxes - Revaluation	153,448
(Gains)	584,640	Surplus from Land Revaluation	211,731
(Losses)	219,460		

【Interest-Bearing Debt】

Total interest-bearing debt at fiscal year-end was ¥1.22 trillion, or ¥211.4 billion higher than a year earlier. Factors in the increase included a ¥203 billion rise in loans to subsidiaries stemming from the Group-wide unification of fund-raising and the introduction of a cash management system. Other factors included new investments in the Roppongi Defense Agency Project and others, and increased investment in Mitsui Real Estate Sales.

<Interest-bearing Debt>

(¥ million)

	At March 31, 2002	At March 31, 2001	Change
Interest-Bearing Debt (excluding loans to subsidiaries)	1,016,999	1,008,705	8,294
Loans to Subsidiaries*	203,061	-	203,061
Total	1,220,060	1,008,705	211,355

* This figure consists of ¥43.1 billion in Other Current Assets (short-term debt) and ¥159.9 billion in Other Investments (long-term debt).

Nonconsolidated Earning Forecast

For the Year Ending March 31, 2002

(¥ million)

	Year Ending March 31		Change
	2003 (Forecast)	2002 (Actual)	
Revenue from Operations	624,000	599,305	24,695
Leasing	243,000	243,629	629
Sales of Housing, Office Building and Land	337,000	315,651	21,349
Sale of Housing	289,000	286,130	2,870
Detached Housing	44,000	45,153	1,153
Condominiums	245,000	240,977	4,023
Sale of Office Building and Land	48,000	29,521	18,479
Other	44,000	40,024	3,976
Gross Margin (%)	17.5	18.3	0.8
Leasing	19.0	21.4	2.4
Sales of Housing, Office Building and Land	17.0	16.9	0.1
Sale of Housing	18.5	17.4	1.1
Other	12.5	10.5	2.0
Selling, General and Administrative Expenses	44,000	43,879	121
Operating Income	65,000	65,851	851
Non-Operating Income/Expense	20,000	20,087	87
Interest Expense, in Net	18,000	17,323	677
Ordinary Income	45,000	45,764	764
Extraordinary Gains/Losses	5,000	31,592	26,592
Income before Income Taxes	40,000	14,171	25,829
Income Taxes	17,000	5,622	11,378
Net Income	23,000	8,549	14,451

【 Revenues and Income from Operations 】

- In leasing operations, revenue is expected to decline slightly. On the positive side, increased revenue is forecast from new on-stream projects, such as Celestine Shiba Mitsui Building (Tokyo), Nakanoshima Mitsui Building (Osaka), Jazz Dream Nagashima (outlet mall in Mie Prefecture), and Arca Kit Kinshicho (shopping mall in Tokyo). Negative factors include demolition of buildings on the site of the planned Muromachi Shinkan Tower (Tokyo) and demolition of the Ginza Mitsui Building, as well as termination of subleases and slightly increased vacancies in existing buildings. The gross margin is projected to fall 2.4 percentage points, to 19.0%, due to the demolition of high-profit buildings, such as the Ginza Mitsui Building and buildings on the site of the planned Muromachi Shinkan Tower, as well as increased initial expenses associated with buildings due for completion at the end of the year to March 2003.
- Revenue from sales of housing is expected to increase owing to a rise in number of units. The gross margin is expected to grow 1.1 percentage points, to 18.5%, due to the absence of high-book-value properties, such as Tokyo South Park Tower (which were reported in the fiscal year to March 2002).
- Revenue from sales of office buildings and land is forecast to increase ¥18.5 billion due to the sale of major properties (that should have been sold in the year under review).
- In other operations, the Company projects increased revenue from tenant-contracted projects owing to the completion of new buildings. Operating income is also expected to grow thanks to favorable non-asset businesses and a lower depreciation burden associated with the closure of SSAWS.

【 Ordinary Income and Extraordinary Income/Loss 】

- The Company expects ordinary income to slip ¥0.8 billion, to ¥45.0 billion, due to lower operating income. The net interest burden will grow slightly, to ¥18.0 billion, due to the implementation in the year under review of a system for loans to subsidiaries, as well as the long-term fixation of fund-raising in an effort to optimize the Company's liability portfolio.
- The Company forecasts a net extraordinary expense of ¥5.0 billion due mainly to the demolition of the Ginza Mitsui Building and buildings on the site of the planned Muromachi Shinkan Tower.

【 Interest-Bearing Debt 】

- The Company projects ¥85.0 billion in net cash provided by operating activities and ¥37.0 billion in net cash used in investing activities. The remaining ¥42.0 billion (after deducting cash dividend payments) will be used to reduce interest-bearing debt, which is forecast to total ¥1.178 trillion at fiscal year-end.

Accounts of Real Property for Sale

(¥ million)

At March 31, 2002	New Investments	Cost Recovery	At March 31, 2003
412,600	240,000	265,000	387,600

Tangible and Intangible Fixed Assets

(¥ million)

At March 31, 2002	New Investments	Depreciation	Disposal/Sale	At March 31, 2003
1,212,408	50,000	23,000	8,000	1,231,408

Housing Units for Sale

(unit)

	Year Ending March 31		Change
	2003 (Forecast)	2002 (Actual)	
Detached Housing	850	871	21
Condominiums	5,450	5,333	117
Total	6,300	6,204	96

Nonconsolidated Financial Statements

NONCONSOLIDATED BALANCE SHEETS (UNAUDITED)

(¥million)

ASSETS:	Year Ended March				Change	
	2002	% of Total Assets	2001	% of Total Assets	Amount	Percentage
Current Assets:	582,858	22.8	511,951	25.8	70,907	13.9
Cash and Time Deposits	31,866		35,399		3,533	
Accounts Receivable	12,324		7,769		4,555	
Real Property for Sale	199,202	7.8	133,568	6.7	65,633	49.1
Real Estate in Process	144,160	5.6	143,569	7.2	591	0.4
Land for Development	57,229	2.2	86,097	4.3	28,868	33.5
Expenditure on Contracts in Progress	772		852		80	
Advances Paid for Purchases	12,008		30,805		18,796	
Prepaid Expenses	2,946		2,822		123	
Short-Term Loans	46,265		369		45,895	
Other Receivables	11,350		9,405		1,944	
Treasury Stock	-		5		5	
Deferred Income Taxes	32,945		39,586		6,641	
Other Current Assets	32,168		21,869		10,299	
Allowance for Doubtful Accounts	380		170		210	
Fixed Assets:	1,970,918	77.2	1,475,357	74.2	495,560	33.6
Tangible Fixed Assets:	1,191,659	46.7	867,172	43.6	324,487	37.4
Buildings	265,658	10.4	315,953	15.9	50,295	15.9
Structures	9,464		9,323		140	
Machinery	1,608		2,433		824	
Transportation Equipment	86		143		57	
Tools, Furniture and Fixtures	3,326		4,076		750	
Land	871,349	34.1	506,414	25.5	364,935	72.1
Construction in Progress	35,367		24,104		11,263	
Other Tangible Assets	4,798		4,722		76	
Intangible Fixed Assets:	20,749	0.8	12,764	0.6	7,984	62.5
Leasehold Rights	17,806		11,344		6,462	
Software	2,725		1,082		1,643	
Other Intangible Fixed Assets	216		337		121	
Investment and Other Assets:	758,509	29.7	595,420	30.0	163,089	27.4
Investment Securities	134,386		115,188		19,197	
Investments in Consolidated Subsidiaries and Affiliated Companies	184,789		169,478		15,310	
Investments	24,923		35,133		10,209	
Long-Term Loans	15,266		12,191		3,074	
Long-Term Loans to Affiliates	159,919		2,531		157,388	
Lease Deposits	220,426	8.6	233,519	11.8	13,092	5.6
Other Investments	27,123		29,735		2,612	
Allowance for Doubtful Accounts	8,324		2,357		5,966	
TOTAL ASSETS	2,553,776	100.0	1,987,308	100.0	566,467	28.5

NONCONSOLIDATED BALANCE SHEETS (UNAUDITED)

(¥ million)

LIABILITIES:	Year Ended March 31				Change	
	2002	% of Total Assets	2001	% of Total Assets	Amount	Percentage
Current Liabilities:	441,048	17.3	322,165	16.2	118,883	36.9
Accounts Payable	42,556		56,392		13,836	
Short-Term Debt	162,794	6.4	159,720	8.0	3,073	1.9
Commercial Paper	37,000		10,000		27,000	
Bond Redeemable Within One Year	50,000		-		50,000	
Other Payables	13,368		7,735		5,632	
Income Taxes Payable	6,512		-		6,512	
Accrued Expenses	8,380		8,445		65	
Advances Received	43,133		46,191		3,058	
Advances from Contracts in Progress	206		884		678	
Deposits	66,814		23,821		42,992	
Other Current Liabilities	10,284		8,973		1,310	
Long-Term Liabilities:	1,483,125	58.1	1,246,365	62.7	236,759	19.0
Corporate Bonds	216,242	8.5	286,242	14.4	70,000	24.5
Long-Term Debt	754,024	29.5	552,742	27.8	201,281	36.4
Deposits from Tenants	304,385	11.9	324,444	16.3	20,058	6.2
Deferred Income Taxes	3,054		14,544		11,490	
Deferred Income Taxes - Revaluation	153,448		-		153,448	
Allowance for Employees' Retirement Benefits	6,271		6,098		172	
Allowance for Directors' Retirement Benefits	1,310		1,461		150	
Allowance for Possible Guarantee Losses	-		3,500		3,500	
Other Fixed Liabilities	44,388		57,332		12,944	
TOTAL LIABILITIES	1,924,173	75.3	1,568,530	78.9	355,643	22.7
SHAREHOLDERS' EQUITY:						
Common Stock	134,433	5.3	134,433	6.8	-	-
Statutory Reserve	218,381	8.6	218,081	11.0	300	0.1
Additional Paid-in Capital	204,693		204,693		-	
Legal Reserve	13,688		13,388		300	
Surplus from Land Revaluation	211,731		-		211,731	
Retained Earnings	68,046	2.7	65,618	3.3	2,428	3.7
Reserve for Substitute Assets	46,553		47,170		617	
Other Reserve	11,790		1,790		10,000	
Unappropriated Earnings	9,702		16,656		6,953	
Net Income	8,549		16,511		7,961	
Unrealized Gain/Loss on Securities	2,887		644		3,532	
Treasury Stock	102		-		102	
TOTAL SHAREHOLDERS' EQUITY	629,602	24.7	418,778	21.1	210,824	50.3
TOTAL LIABILITIES, MINORITY INTEREST AND SHAREHOLDERS' EQUITY	2,553,776	100.0	1,987,308	100.0	566,467	28.5

NONCONSOLIDATED STATEMENTS OF INCOME (UNAUDITED)

(¥ million)

	Year Ended March 31				Change	
	2002	% of Total Revenue	2001	% of Total Revenue	Amount	Percentage
Revenue from Operations	599,305	100.0	595,793	100.0	3,512	0.6
Leasing	243,629	40.6	247,902	41.6	4,272	1.7
Sales of Housing, Office Buildings and Land	315,651	52.7	300,866	50.5	14,784	4.9
Other	40,024	6.7	47,024	7.9	6,999	14.9
Cost of Revenue from Operations	489,574		488,748		825	
Leasing	191,413		196,832		5,418	
Sales of Housing, Office Buildings and Land	262,336		253,114		9,222	
Other	35,823		38,802		2,978	
Selling, General and Administrative Expenses	43,879		40,040		3,838	
Operating Income	65,851	11.0*	67,003	11.2*	1,152	1.7
Non-Operating Income/Expense	20,087		18,232		1,855	
Non-Operating Income:	6,056		5,493		562	
Interest Income	2,130		1,176		953	
Dividend Income	2,926		3,040		114	
Other Non-Operating Income	999		1,276		276	
Non-Operating Expenses:	26,143		23,725		2,417	
Interest Expenses	19,453		20,267		814	
Other Non-Operating Expenses	6,690		3,457		3,232	
Ordinary Income	45,764	7.6*	48,771	8.2*	3,007	6.2
Extraordinary Gains/Losses	31,592		20,337		11,255	
Extraordinary Gains:	11,818		69,911		58,093	
Gain on Sales of Fixed Assets	7,601		565		7,035	
Compensation Received	2,726		-		2,726	
Gain on Sales of Investment Securities	1,099		19,272		18,173	
Gain on Sales of Shares of Affiliated Companies	391		46,000		45,608	
Gain on Establishment of Retirement Benefit Trust	-		4,073		4,073	
Extraordinary Losses:	43,411		90,249		46,837	
Loss on Evaluation of Investment Securities	21,275		8,647		12,627	
One-Time Depreciation Expense	18,477		-		18,477	
Loss on Sales of Shares of Subsidiaries	2,500		5,862		3,362	
Loss on Sales of Fixed Assets	1,159		7,332		6,173	
Loss on Evaluation of Investment in Consolidated Subsidiaries and Affiliated Companies	-		33,945		33,945	
Loss on Sales of Investment Securities	-		19,444		19,444	
Loss on Restructuring of Subsidiaries	-		7,350		7,350	
Write-off of Differences Arising from Change in Accounting for Retirement Benefits	-		4,167		4,167	
Provision to Allowance for Possible Guarantee-Losses	-		3,500		3,500	
Income before Income Taxes	14,171	2.4*	28,434	4.8*	14,262	50.2
Income Taxes	7,908		40		7,868	
Deferred Income Taxes	2,286		11,883		14,169	
Net Income	8,549	1.4*	16,511	2.8*	7,961	48.2
Earning Brought Forward from Previous Period	3,997		2,380		1,617	
Interim Dividends	2,843		2,031		812	
Transfer to Legal Reserve	-		203		203	
Unappropriated Earnings	9,702		16,656		6,953	

*Income Margin to Revenues