

**ENGLISH TRANSLATION OF JAPANESE-LANGUAGE DOCUMENT.**

This document has been translated from the original Japanese as a guide for non-Japanese investors. In all cases, the Japanese-language original shall take precedence.

## SUMMARY OF FINANCIAL STATEMENTS (Consolidated) for the First Quarter of the Fiscal Year Ending March 31, 2010

August 7, 2009

**Shin-Nihon Tatemono Co., Ltd.**

Stock Exchange: JASDAQ

Code Number: 8893

URL: <http://www.kksnt.co.jp/>

Representative: Yasuharu Suzuki, President and Chief Executive Officer

Attn.: Hiroaki Sato,

Executive Officer, Administrative Department Manager and Group Administration Department Manager

Tel: +81-3-6205-0705

Scheduled date of Filing of Quarterly Report: August 12, 2009

Scheduled date for commencing payment of dividend: —

(Note that all amounts have been rounded down to the nearest million yen.)

### 1. Consolidated Business Results (April 1, 2009 through June 30, 2009)

#### (1) Consolidated Results of Operations (cumulative)

(Figures in percentages denote the year-on-year change)

	Net sales		Operating income		Ordinary income		Net income	
	Million yen	%	Million yen	%	Million yen	%	Million yen	%
Three months ended June 30, 2009	6,537	(2.2)	(384)	—	(509)	—	(522)	—
Three months ended June 30, 2008	6,681	—	(1,908)	—	(1,700)	—	(1,343)	—

	Net income per share	Net income per share (fully diluted)
	Yen	Yen
Three months ended June 30, 2009	(15.61)	—
Three months ended June 30, 2008	(40.14)	—

#### (2) Consolidated Financial condition

	Total assets	Net assets	Ratio of shareholders' equity to assets	Net assets per share
	Million yen	Million yen	%	Yen
As of June 30, 2009	26,853	485	1.8	14.51
As of March 31, 2009	33,304	971	2.9	29.02

(Reference) Shareholders' equity:

As of June 30, 2009:

485 million yen

As of March 31, 2009:

971 million yen

### 2. Dividends

(Record Date)	Dividends per share				
	End of the 1st quarter	Interim period end	End of the 3rd quarter	Year end	Annual
	Yen	Yen	Yen	Yen	Yen
Year ended March 31, 2009	—	0.00	—	0.00	0.00
Year ended March 31, 2010	—				
(Forecast) Year ending March 31, 2010		0.00	—	0.00	0.00

(Note) Revision to forecast of dividends during this quarter: None

### 3. Forecast of Consolidated Business Results (April 1, 2009 through March 31, 2010)

(Figures in percentages denote the year-on-year change)

	Net sales		Operating income		Ordinary income		Net income		Net income per share
	Million yen	%	Million yen	%	Million yen	%	Million yen	%	Yen
Interim	20,100	0.9	(440)	—	(880)	—	(800)	—	(23.91)
Annual	41,600	(26.2)	1,920	—	840	—	800	—	23.91

(Note) Revisions to forecast of consolidated business results during this quarter: None

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4. Other

(1) Important Changes in Subsidiaries During the Fiscal Period

(Changes in specified subsidiaries resulting in change in scope of consolidation): Not applicable

New: -

Exception: -

(2) Adoption of simplified accounting method and accounting method specific to preparation of quarterly consolidated financial statements: Applicable

(3) Changes in accounting principles and procedures and representation method, etc. regarding preparation of quarterly consolidated financial statements (Changes presented as changes in important items, etc. that are used as basic materials for preparation of quarterly consolidated financial statements)

(i) Changes due to amendment of accounting standard, etc.: Not applicable

(ii) Changes other than (i): Not applicable

(4) Number of issued shares (Common stock)

(i) Total number of issued shares (including treasury stock) as of the end of each period:

As of June 30, 2009: 33,463,666 shares

As of March 31, 2009: 33,463,666 shares

(ii) Total number of treasury stock as of the end of each period:

As of June 30, 2009: 652 shares

As of March 31, 2009: 652 shares

(iii) Average number of issued shares for each period (consolidated cumulative period):

Three months ended June 30, 2009: 33,463,014 shares

Three months ended June 30, 2008: 33,463,100 shares

(Cautionary note regarding use of the Forecast of Financial Results, and other special notations)

The forecasts herein are calculated based on information available to the Company as of the date of publication of this document as well as assumptions made as of the date of publication that are dependent on uncertain factors that affect the Company's future results. Please note that actual results may differ materially from forecasts due to various factors.

## 5. Quarterly Consolidated Financial Statements

### (1) Quarterly Consolidated Balance Sheets

(Thousand yen)

	At the end of first quarter (June 30, 2009)	Condensed consolidated balance sheets at the end of previous fiscal year (March 31, 2009)
<b>Assets</b>		
Current assets		
Cash and deposits	1,088,301	2,618,661
Deposits in trust	240,520	239,423
Notes and accounts receivable, trade	6,484	87,259
Real estate for sale	5,486,441	8,231,960
Real estate for sale in process	14,514,118	16,498,128
Uncompleted construction expenditure	—	7,820
Other	3,191,355	3,226,654
Allowance for doubtful accounts	(43,693)	(46,703)
<b>Total current assets</b>	<b>24,483,527</b>	<b>30,863,205</b>
Noncurrent assets		
Property, plant and equipment	1,198,395	1,204,197
Intangible assets	57,742	60,890
Investments and other assets		
Investment securities	322,613	312,981
Other	1,173,797	1,245,595
Allowance for doubtful accounts	(382,439)	(382,439)
<b>Total investments and other assets</b>	<b>1,113,971</b>	<b>1,176,138</b>
<b>Total noncurrent assets</b>	<b>2,370,109</b>	<b>2,441,226</b>
<b>Total assets</b>	<b>26,853,637</b>	<b>33,304,431</b>
<b>Liabilities</b>		
Current liabilities		
Notes and accounts payable - trade	4,559,665	5,971,866
Short-term loans payable	15,485,604	17,564,884
Current portion of bonds	130,000	130,000
Income taxes payable	127	14,699
Advances received	246,317	869,268
Deposits received	82,124	156,277
Provision for bonuses	62,661	—
Other	369,797	389,796
<b>Total current liabilities</b>	<b>20,936,297</b>	<b>25,096,792</b>
Noncurrent liabilities		
Bonds payable	100,000	100,000
Long-term loans payable	4,576,608	6,328,009
Provision for retirement benefits	61,267	62,080
Provision for directors' retirement benefits	374,426	378,755
Other	319,522	367,574
<b>Total noncurrent liabilities</b>	<b>5,431,824</b>	<b>7,236,419</b>
<b>Total liabilities</b>	<b>26,368,121</b>	<b>32,333,211</b>

(Thousand yen)

	At the end of first quarter (June 30, 2009)	Condensed consolidated balance sheets at the end of previous fiscal year (March 31, 2009)
Net assets		
Shareholders' equity		
Capital stock	6,414,933	6,414,933
Capital surplus	—	6,328,905
Retained earnings	(5,928,673)	(11,735,367)
Treasury stock	(385)	(385)
Total shareholders' equity	485,874	1,008,085
Valuation and translation adjustments		
Valuation difference on available-for-sale securities	16,511	2,708
Deferred gains or losses on hedges	(16,870)	(39,574)
Total valuation and translation adjustments	(359)	(36,865)
Total net assets	485,515	971,220
Total liabilities and net assets	26,853,637	33,304,431

(2) Quarterly Consolidated Statements of Income  
(First three months)

(Thousand yen)

	Cumulative period for consolidated first quarter (from April 1, 2008 to June 30, 2008)	Cumulative period for consolidated first quarter (from April 1, 2009 to June 30, 2009)
Net sales	6,681,927	6,537,094
Cost of sales	6,709,105	6,029,283
Gross profit/loss	(27,177)	507,811
Selling, general and administrative expenses		
Sales commission	218,508	127,500
Advertising expenses	674,388	257,655
Provision of allowance for doubtful accounts	221,047	—
Directors' compensations	83,653	47,977
Salaries and allowances	292,301	138,018
Provision for directors' retirement benefits	5,789	3,716
Provision for bonuses	—	17,104
Depreciation	8,177	8,558
Other	377,773	291,872
Total selling, general and administrative expenses	1,881,639	892,404
Operating loss	(1,908,816)	(384,592)
Non-operating income		
Interest income	3,158	508
Dividends income	5,926	881
Land and house rent received	111,702	92,497
Penalty income	502,883	2,395
Other	50,066	17,136
Total non-operating income	673,738	113,419
Non-operating expenses		
Interest expenses	345,533	172,360
Other	119,738	66,259
Total non-operating expenses	465,272	238,620
Ordinary loss	(1,700,350)	(509,793)
Extraordinary income		
Reversal of allowance for doubtful accounts	120	3,097
Gain on reversal of subscription rights to shares	5,280	—
Gain on sales of investment securities	—	999
Reversal of provision for directors' retirement benefits	—	8,250
Total extraordinary income	5,400	12,347
Extraordinary loss		
Loss on project suspension	409,465	—
Total extraordinary losses	409,465	—
Loss before income taxes	(2,104,416)	(497,445)
Income taxes - current	37,346	—
Income taxes - deferred	(800,498)	24,765
Total income taxes	(763,151)	24,765
Minority interests in income	2,020	—
Net loss	(1,343,285)	(522,211)

## (3) Quarterly Consolidated Statements of Cash Flows

(Thousand yen)

	Cumulative period for consolidated first quarter (from April 1, 2008 to June 30, 2008)	Cumulative period for consolidated first quarter (from April 1, 2009 to June 30, 2009)
Net cash provided by (used in) operating activities		
Loss before income taxes	(2,104,416)	(497,445)
Depreciation	17,024	10,111
Increase (decrease) in provision for retirement benefits	5,765	(812)
Increase (decrease) in provision for directors' retirement benefits	5,999	(4,328)
Interest and dividends income	(9,085)	(1,390)
Interest expenses	345,533	172,360
Decrease (increase) in notes and accounts receivable - trade	(303,596)	80,774
Decrease (increase) in inventories	949,706	4,737,350
Decrease (increase) in advance payments	42,704	—
Increase (decrease) in notes and accounts payable - trade	(3,319,913)	(1,412,201)
Increase (decrease) in advances received	333,342	(622,951)
Increase (decrease) in deposits received	(43,631)	(74,152)
Other	(135,141)	75,014
Sub-total	(4,215,707)	2,462,327
Interest and dividends received	3,411	9,620
Interest expenses paid	(342,732)	(156,958)
Income taxes paid	(1,726,807)	(14,572)
Net cash provided by (used in) operating activities	(6,281,835)	2,300,417
Net cash provided by (used in) investing activities		
Decrease (increase) in time deposits	(29,550)	64,100
Purchases of property, plant and equipment	(698)	—
Proceeds from sales of property, plant and equipment	1,219	—
Proceeds from sales of investment securities	—	1,000
Payments of short-term loans receivable	(80,000)	—
Collection of long-term loans receivable	251	—
Other	(700)	—
Net cash provided by (used in) investing activities	(109,477)	65,100
Net cash provided by (used in) financing activities		
Net increase (decrease) in short-term loans payable	475,800	104,720
Proceeds from long-term loans payable	2,453,000	—
Repayment of long-term loans payable	(3,915,257)	(3,935,401)
Redemption of bonds	(50,000)	—
Cash dividends paid	(669,262)	—
Net cash provided by (used in) financing activities	(1,705,719)	(3,830,681)
Net increase (decrease) in cash and cash equivalents	(8,097,032)	(1,465,163)
Cash and cash equivalents at the beginning of period	14,470,804	2,324,409
Cash and cash equivalents at end of period	6,373,771	859,246