

FOR IMMEDIATE RELEASE

 Joint Corporation  
 Investor Relations Office  
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**JOINT CORPORATION ANNOUNCES RESULTS OF OPERATIONS**  
**SIX MONTH ENDED SEPTEMBER 30, 2007**

**Tokyo, Japan** – [November 7, 2007] – Joint Corporation (“Joint”) (TSE: 8874), today announces the results of its operations for the six month ended September 30, 2007. The results are unaudited and prepared in accordance with Japanese GAAP.

**Consolidated Financial Highlights for the Six Month Ended September 30, 2007**

(million yen, except EPS )	September 30, 2007	September 30, 2006	Y o Y Change (%)
Revenue	87,374	76,405	14.4
Operating income	16,425	10,929	50.3
Ordinary income	14,357	9,516	50.9
Net income	8,331	5,318	56.7
EPS	190.78	121.77	56.7

**Consolidated Financial Position**

(million yen )	September 30, 2007	September 30, 2006
Total assets	319,083	255,740
Shareholders' equity	79,096	67,239
Shareholders' equity ratio (%)	24.5	25.9
Shareholders' equity per share ( ¥ )	1,822.28	1,515.76

[Reference]

	September 30, 2007	September 30, 2006
Shareholders' Equity excluding minority interest	78,112	66,353

**Consolidated Cash Flows Position**

(million yen )	September 30, 2007	September 30, 2006
Cash flows from operating activities	35,518	42,084
Cash flows from investing activities	586	2,421
Cash flows from financing activities	33,834	43,010
Cash and cash equivalents	36,702	30,550

This document is a brief summary of financial statement (“tanshin”) for reference.

If there is any difference between the contents of this document and those of “tanshin”, “tanshin” will always prevail over this document.

### **Financial Results by Segment**

(million yen )	Revenue	Operating Income
Securitization Development	48,706	13,488
Condominium Development	31,009	2,370
Leasing	4,067	185
Property Management	2,178	110
Other	2,200	821

### **Financial Forecasts for Year ending March 31, 2008**

(million yen except EPS )	
Revenue	191,000
Operating income	30,000
Ordinary income	25,500
Net income	14,400
EPS	329.72

### **About Joint**

Joint Corporation (“Joint”) has three businesses; Securitization development, Condominium development and Real estate related business (combining “leasing”, “property management” and “other”). Founded in 1986, Joint has provided over 15,000 units of condominiums by focusing on central and southern area of Tokyo. Since 2001, Joint has started to develop and sell residential, commercial and other properties to J-REIT and real estate investors. Joint was listed on the Japanese OTC market (JASDAQ) in 1998 and has been traded on the Tokyo Stock Exchange (TSE) first section since 2001 under ticker 8874.

### **Corporate Headquarter**

2-10-11 Meguro, Meguro-ku, Tokyo, Japan 153-0063

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**Consolidated Balance Sheets for the Six Month Ended September 30, 2007**

(million yen, %)

	September 30, 2006		September 30, 2007		(Reference) March 31, 2007	
		%		%		%
(Assets)						
<b>I Current assets</b>						
1 Cash and time deposits	30,679		36,843		39,107	
2 Trade accounts receivable	1,364		1,627		1,552	
3 Inventories	194,607		238,431		216,276	
4 Investments for real estate held for sale	1,765		1,293		1,335	
5 Advance paid for purchases	4,089		11,847		8,803	
6 Deferred income taxes	690		1,473		1,213	
7 Other current assets	9,885		15,489		10,247	
Allowance for doubtful accounts	97		115		115	
<b>Total current assets</b>	<b>242,985</b>	<b>95.0</b>	<b>306,891</b>	<b>96.2</b>	<b>278,421</b>	<b>95.4</b>
<b>II Fixed assets</b>						
1 Tangible fixed assets						
(1)Buildings and structures	1,870		2,017		2,017	
(2)Land	2,498		2,614		2,614	
(3)Construction in progress	56		-		256	
(4)Others	253		375		225	
<b>Total tangible fixed assets</b>	<b>4,679</b>	<b>1.8</b>	<b>5,007</b>	<b>1.6</b>	<b>5,113</b>	<b>1.8</b>
2 Intangible fixed assets	473	0.2	351	0.1	361	0.1
3 Investments and other assets	7,602	3.0	6,832	2.1	7,921	2.7
<b>Total fixed assets</b>	<b>12,754</b>	<b>5.0</b>	<b>12,192</b>	<b>3.8</b>	<b>13,396</b>	<b>4.6</b>
<b>Total assets</b>	<b>255,740</b>	<b>100.0</b>	<b>319,083</b>	<b>100.0</b>	<b>291,817</b>	<b>100.0</b>
(Liabilities)						
<b>I Current liabilities</b>						
1 Trade accounts payable	11,234		6,783		18,240	
2 Short-term bank loans	90,470		97,999		80,468	
3 Bond due within one year	3,725		13,640		11,530	
4 Commercial paper	-		10,000		10,000	
5 Income taxes payable	4,028		3,853		7,251	
6 Advances and deposits received	3,510		3,484		5,349	
7 Accrued expenses	229		169		214	
8 Director's accrued expenses	80		90		180	
9 Other current liabilities	10,912		7,662		5,508	
<b>Total current liabilities</b>	<b>124,191</b>	<b>48.6</b>	<b>143,682</b>	<b>45.0</b>	<b>138,743</b>	<b>47.5</b>
<b>II Long-term liabilities</b>						
1 Bond	11,477		15,350		2,510	
2 Convertible bond	-		11,000		11,000	
3 Long-term debt due after one year	44,974		62,975		58,174	
4 Retirement benefits	105		104		103	
5 Long-term claims payable	4,127		3,600		3,909	
6 Other long-term liabilities	3,624		3,274		2,498	
<b>Total long-term liabilities</b>	<b>64,309</b>	<b>25.1</b>	<b>96,304</b>	<b>30.2</b>	<b>78,195</b>	<b>26.8</b>
<b>Total liabilities</b>	<b>188,500</b>	<b>73.7</b>	<b>239,987</b>	<b>75.2</b>	<b>216,938</b>	<b>74.3</b>
(Net assets)						
<b>I Shareholders' equity</b>						
1 Common stock	15,800	6.2	15,830	5.0	15,821	5.4
2 Capital surplus	15,765	6.2	15,817	5.0	15,808	5.4
3 Retained earnings	34,883	13.6	49,647	15.5	41,973	14.4
4 Treasury stock	20	0.0	2,796	0.9	1	0.0
<b>Total shareholders' equity</b>	<b>66,428</b>	<b>26.0</b>	<b>78,498</b>	<b>24.6</b>	<b>73,601</b>	<b>25.2</b>
<b>II Net unrealised gains</b>						
1 Net unrealized gains on other securities	69	0.0	344	0.1	394	0.2
2 Net unrealized gains on hedging contracts	5	0.0	40	0.0	11	0.0
<b>Total net unrealized gains</b>	<b>75</b>	<b>0.0</b>	<b>385</b>	<b>0.1</b>	<b>383</b>	<b>0.2</b>
<b>III Minority interests in consolidated subsidiaries</b>	<b>886</b>	<b>0.3</b>	<b>983</b>	<b>0.3</b>	<b>893</b>	<b>0.3</b>
<b>Total net assets</b>	<b>67,239</b>	<b>26.3</b>	<b>79,096</b>	<b>24.8</b>	<b>74,879</b>	<b>25.7</b>
<b>Total liabilities and net assets</b>	<b>255,740</b>	<b>100.0</b>	<b>319,083</b>	<b>100.0</b>	<b>291,817</b>	<b>100.0</b>

**Consolidated Statements of Income for the Six Month Ended September 30, 2007**

(million yen, %)

	September 30, 2006			September 30, 2007			(Reference) March 31, 2007		
			%			%			%
I Net sales		76,405	100.0		87,374	100.0		168,526	100.0
II Cost of sales		56,671	74.2		62,726	71.8		127,063	75.4
Gross income		19,733	25.8		24,647	28.2		41,463	24.6
III Selling, general and administrative expenses		8,804	11.5		8,222	9.4		17,419	10.3
Operating income		10,929	14.3		16,425	18.8		24,043	14.3
IV Non-operating income									
1 Interest income	38			82			88		
2 Dividend income	109			75			175		
3 Guarantee fees	32			25			68		
4 Gain from recovery of written-off receivables	1			38			31		
5 Gain on repayment of long-term claims payable	17			22			45		
6 Participation in gains from investment	-			27			-		
7 Gain on valuation of interest rate swap contracts	22			-			39		
8 Others	32	255	0.4	94	367	0.4	116	566	0.3
V Non-operating expenses									
1 Interest expense	1,106			1,610			2,470		
2 Fee expenses	475			659			1,066		
3 Participation in loss from investment	17			-			149		
4 Others	69	1,668	2.2	164	2,434	2.8	282	3,968	2.3
Ordinary income		9,516	12.5		14,357	16.4		20,641	12.3
VI Extraordinary gains									
1 Gain on sale of marketable securities	-			-			29		
2 Gain on sale of fixed assets	25			-			28		
3 Gain on sale of business	-	25	0.0	-	-	-	2,028	2,085	1.2
VII Extraordinary losses									
1 Loss on disposal of fixed assets	16	16	0.0	5	5	0.0	22	22	0.0
Income before income taxes and others		9,524	12.5		14,352	16.4		22,704	13.5
Corporate income, residential and enterprise taxes	3,834			3,773			9,850		
Adjustment for income taxes	287	4,122	5.4	2,053	5,826	6.7	341	9,509	5.6
Minority interests		83	0.1		194	0.2		259	0.2
Net income		5,318	7.0		8,331	9.5		12,934	7.7

**Consolidated Statements of Cash Flows for the Six Month Ended September 30, 2007**

(million yen)

	September 30, 2006	September 30, 2007	(Reference) March 31, 2007
<b>I Cash flows from operating activities</b>			
Income before income taxes	9,524	14,352	22,704
Depreciation and amortization	156	195	310
Write -down of goodwill	75	16	152
Increase in allowance for doubtful accounts	128	45	136
Increase in accrued expenses	1	45	13
Increase in retirement benefits	11	0	13
Increase in director's accrued expenses	80	90	180
Interest and dividend income	147	158	264
Interest expenses	1,106	1,610	2,470
Gains on sale of business	-	-	2,028
Loss on disposal of fixed assets	16	5	22
Gains on sales of fixed assets	25	-	28
Increase in account receivables	42	74	146
Increase in inventories	37,275	21,860	65,645
Increase in investments for real estate held for sale	531	13	829
Increase in invesment for joint business	-	1,200	1,200
Increase in trade notes and accounts payable	5,441	11,457	1,666
Increase in advances paid for purchases	887	3,043	5,601
Increase in advance and deposits received	1,102	1,865	722
Increase in sales taxes payable	414	254	455
Increase in deposits	167	423	320
Increase in director's bonus paid	115	-	115
Increase in other current assets	409	6,148	589
Increase in other fixed assets	201	304	144
Increase in other current liabilities	348	700	465
Increase in other long-term liabilities	242	84	1,685
Total	33,608	27,104	47,661
Interest and dividends received	106	142	257
Interest paid	1,146	1,477	2,583
Income taxes paid	7,436	7,077	10,352
Net cash provided by (used in) operating activities	42,084	35,518	60,339

(million yen)

	September 30, 2006	September 30, 2007	(Reference) March 31, 2007
<b>II Cash flows from investing activities</b>			
Payments for purchase of marketable securities	357	-	-
Proceeds from sale of marketable securities	-	199	-
Payments for purchase of tangible fixed assets	122	48	685
Proceeds from disposal of tangible fixed assets	113	-	133
Payments for acquisition of intangible fixed assets	55	10	80
Proceeds from return of investments	-	-	9,780
Payments for acquisition of subsidiaries's stocks	244	117	377
Payments for acquisition of related company stocks	-	522	924
Payments for making loans	4,203	2,127	4,666
Proceeds from loan repayment	1,943	2,065	4,128
Payments for making time deposits	105	6	111
Proceeds from withdrawal of time deposits	611	-	611
Increase in other investment	1	17	547
Net cash provided by (used in) investing activities	2,421	586	8,355
<b>III Cash flows from financing activities</b>			
Proceeds from short-term loans	75,830	73,721	120,302
Repayment of short-term loans	40,982	57,008	82,964
Proceeds from long-term debt	32,414	35,934	74,368
Repayment of long-term debt	25,827	30,325	68,587
Proceeds from issuance of commercial paper	10,900	23,000	28,200
Repayments for redemption of commercial paper	5,200	23,000	18,200
Proceeds from issuance of bond	1,910	15,000	16,410
Repayment for redemption of bond	5,662	50	10,325
Proceeds from issuance of new stocks	-	17	48
Proceeds from sale of treasury stocks	162	0	203
Repayment for acquisition of treasury stocks	0	2,795	0
Repayment for acquisition of treasury stocks at subsidiary	-	-	31
Cash dividend paid	543	659	1,090
Proceeds from minority shareholders	10	-	10
Net cash provided by (used in) financing activities	43,010	33,834	58,342
<b>IV Net increase in cash and cash equivalents</b>	<b>1,496</b>	<b>2,269</b>	<b>6,358</b>
<b>V Effects of change in scope of consolidation on cash and cash equivalents</b>	<b>51</b>	<b>-</b>	<b>618</b>
<b>VI Cash and cash equivalents at beginning of year</b>	<b>31,995</b>	<b>38,972</b>	<b>31,995</b>
<b>VII Cash and cash equivalents at half-end</b>	<b>30,550</b>	<b>36,702</b>	<b>38,972</b>