

FOR IMMEDIATE RELEASE

 Joint Corporation  
 Investor Relations Office  
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**JOINT CORPORATION ANNOUNCES RESULTS OF OPERATIONS**  
**FISCAL YEAR ENDED MARCH 31, 2008**

**Tokyo, Japan** – [May 14, 2008] – Joint Corporation (“Joint”) (TSE: 8874), today announces the results of its operations for the fiscal year ended March 31, 2008. The results are unaudited and prepared in accordance with Japanese GAAP.

**Consolidated Financial Highlights for the Fiscal Year ended March 31, 2008**

(Million yen, except EPS )	March 31, 2008	March 31, 2007	Y on Y change (%)
Revenue	187,785	168,526	11.4
Operating income	27,555	24,043	14.6
Ordinary income	23,060	20,641	11.7
Net income	1 9112	2 12934	29.5
EPS	210.60	295.70	-

**Consolidated Financial Position**

(Million yen)	March 31, 2008	March 31, 2007
Total assets	344,033	291,817
Net assets	79,062	74,879
Shareholders’ equity ratio (%)	22.6	25.4
Shareholders’ equity per share (¥)	1,813.39	1,687.41

**Consolidated Cash Flows Position**

(Million yen)	March 31, 2008	March 31, 2007
Cash flows from operating activities	▲ 33,306	▲ 60,339
Cash flows from investing activities	▲ 2,813	8,355
Cash flows from financing activities	37,855	58,342
Cash and cash equivalents	40,707	38,972

1. Includes extraordinary losses (after tax) of 4,234 mill. yen.

2. Includes extraordinary income (after tax) of 1,165 mill. yen.

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

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

### **Financial Results by Segment**

(Million yen)	Revenue	Operating Income
Securitization Development	116,149	23,293
Condominium Development	55,724	3,128
Leasing	8,540	685
Property Management	4,453	197
Other	4,138	1,410
Adjustment	▲ 1,221	▲ 1,160
Total	187,785	27,555

### **Financial Forecasts for Year ending March 31, 2009**

(Million yen, except EPS )	
Revenue	172,900
Operating income	13,900
Ordinary income	10,000
Net income	5,800
EPS	135.30

### **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 REITs 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

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.

**Consolidated Balance Sheets for the Year ended March 31, 2008**

(Million yen, %)

(Assets)	March 31, 2007			March 31, 2008			Y on Y change
			%			%	
<b>I Current assets</b>							
1 Cash and time deposits		39,107			40,755		1,647
2 Trade accounts receivable		1,552			993		▲ 559
3 Inventories		216,276			235,461		19,184
4 Investments for real estate held for sale		1,335			1,107		▲ 227
5 Investments for joint business		1,200			-		▲ 1,200
6 Advance paid for purchases		8,803			4,811		▲ 3,992
7 Deferred income taxes		1,213			5,862		4,649
8 Other current assets		9,047			20,239		11,192
Allowance for doubtful accounts		▲ 115			▲ 143		▲ 28
<b>Total current assets</b>		<b>278,421</b>	<b>95.4</b>		<b>309,087</b>	<b>89.8</b>	<b>30,665</b>
<b>II Fixed assets</b>							
1 Tangible fixed assets							
(1) Building and structures	2,680			11,865			
Depreciation and amortization	663	2,017		2,095	9,770		7,753
(2) Land		2,614			15,229		12,614
(3) Construction in progress		256			890		634
(4) Other	548			777			
Depreciation and amortization	322	225		430	347		121
<b>Total tangible fixed assets</b>		<b>5,113</b>	<b>1.8</b>		<b>26,237</b>	<b>7.6</b>	<b>21,123</b>
2 Intangible fixed assets							
(1) Goodwill		41			45		3
(2) Other		319			2,117		1,797
<b>Total intangible fixed assets</b>		<b>361</b>	<b>0.1</b>		<b>2,162</b>	<b>0.7</b>	<b>1,800</b>
3 Investments and other assets							
(1) Marketable securities		5,241			1,987		▲ 3,253
(2) Long-term loan		239			241		2
(3) Deferred income taxes		10			1,245		1,235
(4) Other investments		2,581			3,348		766
Allowance for doubtful accounts		▲ 150			▲ 276		▲ 125
<b>Total investments and other assets</b>		<b>7,921</b>	<b>2.7</b>		<b>6,546</b>	<b>1.9</b>	<b>▲ 1,374</b>
<b>Total fixed assets</b>		<b>13,396</b>	<b>4.6</b>		<b>34,946</b>	<b>10.2</b>	<b>21,550</b>
<b>Total assets</b>		<b>291,817</b>	<b>100.0</b>		<b>344,033</b>	<b>100.0</b>	<b>52,216</b>

(Million yen, %)

	March 31, 2007		March 31, 2008		Y on Y change
(Liabilities)		%		%	
I Current liabilities					
1 Trade accounts payable	18,240		19,189		949
2 Short-term bank loans	80,468		74,568		▲ 5,900
3 Bond due within one year	11,530		3,454		▲ 8,075
4 Commercial paper	10,000		5,000		▲ 5,000
5 Income taxes payable	7,251		7,976		725
6 Advances and deposits received	5,349		2,820		▲ 2,528
7 Accrued expenses	214		184		▲ 30
8 Directors' accrued expenses	180		130		▲ 50
9 Other current liabilities	5,508		6,769		1,261
Total current liabilities	138,743	47.5	120,093	34.9	▲ 18,649
II Long-term liabilities					
1 Bond	2,510		16,935		14,425
2 Bond with subscription warrant	11,000		11,000		-
3 Long-term debt due after one year	58,174		107,233		49,058
4 Retirement benefits	103		105		2
5 Long-term claims payable	3,909		3,566		▲ 342
6 Other long-term liabilities	2,498		6,036		3,538
Total long-term liabilities	78,195	26.8	144,878	42.1	66,682
Total liabilities	216,938	74.3	264,971	77.0	48,032

(Million yen, %)

	March 31, 2007		March 31, 2008		Y on Y change
		%		%	
(Net assets)					
I Shareholders' equity					
1 Common stock	15,821	5.4	15,831	4.6	9
2 Capital surplus	15,808	5.4	15,818	4.6	9
3 Retained earnings	41,973	14.4	49,785	14.5	7,811
4 Treasury stock	▲ 1	0.0	▲ 2,797	▲ 0.8	▲ 2,795
Total shareholders' equity	73,601	25.2	78,638	22.9	5,036
II Net unrealised gains					
1 Net unrealized gains on other securities	394	0.2	▲ 794	▲ 0.2	▲ 1,189
2 Net unrealized gains on hedging contract	▲ 11	0.0	▲ 108	▲ 0.1	▲ 97
Total net unrealized gains	383	0.2	▲ 903	▲ 0.3	▲ 1,286
III Minority interests in consolidated subsidiaries	893	0.3	1,327	0.4	433
Total net assets	74,879	25.7	79,062	23.0	4,183
Total liabilities and net assets	291,817	100.0	344,033	100.0	52,216

**Consolidated Statements of Income for the Year ended March 31, 2008**

(Million yen, %)

	March 31, 2007			March 31, 2008			Y on Y change
			%			%	
I Net sales		168,526	100.0		187,785	100.0	19,259
II Cost of sales		127,063	75.4		144,462	76.9	17,399
Gross income		41,463	24.6		43,323	23.1	1,859
III Selling, general and administrative expenses							
1 Advertisement	5,308			3,900			
2 Directors' compensation	361			488			
3 Compensation	4,256			4,437			
4 Accrued expenses	263			227			
5 Directors' accrued expenses	180			130			
6 Retirement benefits	99			102			
7 Tax	1,371			789			
8 Depreciation and amortization	207			253			
9 Allowance for doubtful accounts	147			96			
10 Others	5,223	17,419	10.3	5,341	15,767	8.4	▲ 1,652
Operating income		24,043	14.3		27,555	14.7	3,512
IV Non-operating income							
1 Interest income	88			164			
2 Dividend income	175			150			
3 Guarantee fees	68			56			
4 Gains from recovery of written-off receivables	31			44			
5 Gains on valuation of interest rate swap contracts	39			-			
6 Gain on repayment of long-term claims payable	45			51			
7 Other	116	566	0.3	191	658	0.3	91
V Non-operating expenses							
1 Interest expense	2,470			3,563			
2 Fee expenses	1,066			1,159			
3 Participation in loss of investment	149			8			
4 Other	282	3,968	2.3	422	5,153	2.7	1,184
Ordinary income		20,641	12.3		23,060	12.3	2,419
VI Extraordinary gains							
1 Gain on disposal of marketable securities	29			-			
2 Gain on disposal of fixed assets	28			37			
3 Gain on sale of business	2,028	2,085	1.2	-	37	0.0	▲ 2,048
VII Extraordinary losses							
1 Loss on disposal of fixed assets	22			61			
2 Loss on sale of marketable securities	-			0			
3 Loss on disposal of inventories	-	22	0.0	7,117	7,179	3.8	7,156
Income before income taxes and others		22,704	13.5		15,918	8.5	▲ 6,785
Corporate income, residential and enterprise taxes	9,850			11,505			
Adjustment for income taxes	▲ 341	9,509	5.6	▲ 4,908	6,597	3.5	▲ 2,912
Minority interests		259	0.2		208	0.1	▲ 51
Net income		12,934	7.7		9,112	4.9	▲ 3,822

**Consolidated Statements of Cash Flows for the Year ended March 31, 2008**

(Million yen)

	March 31, 2007	March 31, 2008	Y on Y change
I Cash flows from operating activities			
Income before income taxes	22,704	15,918	▲ 6,785
Depreciation and amortization	310	416	105
Loss on disposal of inventories	-	7,117	7,117
Write-down of goodwill	152	34	▲ 118
Increase in allowance for doubtful accounts	136	118	▲ 17
Increase in accrued expenses	▲ 13	▲ 37	▲ 23
Increase in directors' accrued expenses	180	▲ 50	▲ 230
Increase in retirement benefits	▲ 13	▲ 32	▲ 18
Interest and dividend income	▲ 264	▲ 314	▲ 50
Interest expenses	2,470	3,563	1,092
Gains on sale of business	▲ 2,028	-	2,028
Loss on disposal of fixed assets	22	61	38
Gains on sales of fixed assets	▲ 28	▲ 37	▲ 9
Increase in account receivables	▲ 146	547	693
Increase in loan lent	▲ 1,379	▲ 10,649	▲ 9,270
Increase in inventories	▲ 65,645	▲ 38,988	26,657
Increase in investments for real estate held for sale	829	227	▲ 602
Increase in investment for joint business	▲ 1,200	1,200	2,400
Increase in trade notes and accounts payable	1,666	949	▲ 717
Increase in advances paid for purchases	▲ 5,601	3,992	9,594
Increase in advances and deposits receipt	722	▲ 2,587	▲ 3,310
Increase in sales taxes payable	▲ 455	469	925
Increase in deposits	320	476	155
Increase in directors' bonus paid	▲ 115	-	115
Increase in other current assets	790	▲ 673	▲ 1,463
Increase in other fixed assets	144	▲ 630	▲ 774
Increase in other current liabilities	465	▲ 152	▲ 618
Increase in other long-term liabilities	▲ 1,685	▲ 219	1,466
Total	▲ 47,661	▲ 19,280	28,381
Interest and dividends received	257	276	19
Interest paid	▲ 2,583	▲ 3,462	▲ 878
Income taxes paid	▲ 10,352	▲ 10,840	▲ 488
Net cash provided by (used in) operating activities	▲ 60,339	▲ 33,306	27,033

	March 31, 2007	March 31, 2008	Y on Y change
Cash flows from investing activities			
Proceeds from refund of marketable securities	-	308	308
Proceeds from sale of marketable securities	552	0	▲ 552
Payments for purchase of tangible fixed assets	▲ 685	▲ 314	370
Proceeds from sale of tangible fixed assets	133	125	▲ 7
Payments for acquisition of intangible fixed assets	▲ 80	▲ 56	24
Proceeds from return of investments	28	-	▲ 28
Proceeds from sale of business	9,780	-	▲ 9,780
Payments for acquisition of subsidiary's stocks	▲ 377	▲ 862	▲ 484
Payments for acquisition of related company stocks	▲ 924	▲ 3,079	▲ 2,155
Payments for acquisition of treasury stocks at subsidiary	▲ 29	▲ 9	20
Payments for making loans	▲ 4,666	▲ 3,004	1,661
Proceeds from loan repayment	4,128	4,009	▲ 118
Payments for making time deposits	▲ 111	▲ 13	98
Proceeds from withdrawal of time deposits	611	100	▲ 511
Increase in other investment	▲ 4	▲ 17	▲ 13
Net cash provided by (used in) investing activities	8,355	▲ 2,813	▲ 11,169
III Cash flows from financing activities			
Proceeds from short-term loans	120,302	100,736	▲ 19,565
Repayment of short-term loans	▲ 82,964	▲ 109,619	▲ 26,654
Proceeds from long-term debt	74,368	107,574	33,206
Repayment of long-term debt	▲ 68,587	▲ 58,108	10,478
Proceeds from issuance of commercial paper	28,200	49,000	20,800
Payment for redemption of commercial paper	▲ 18,200	▲ 54,000	▲ 35,800
Proceeds from issuance of bond	16,410	18,880	2,470
Payment for redemption of bond	▲ 10,325	▲ 12,530	▲ 2,205
Proceeds from issuance of new stocks	48	19	▲ 28
Proceeds from sale of treasury stocks	203	0	▲ 202
Payment for acquisition of treasury stocks	0	▲ 2,796	▲ 2,795
Payment for acquisition of treasury stocks at subsidiary	31	-	31
Cash dividend paid	▲ 1,090	▲ 1,301	▲ 211
Divided payment for minority shareholders	10	-	▲ 10
Net cash provided by (used in) financing activities	58,342	37,855	▲ 20,486
IV Net increase in cash and cash equivalents	6,358	1,734	▲ 4,623
V Effects of change in scope of consolidation on cash and cash equivalents	618	-	▲ 618
Cash and cash equivalents at beginning of year	31,995	38,972	6,977
Cash and cash equivalents at year-end	38,972	40,707	1,734