

Summary of Financial Results for the First Quarter of FY2008 Ending March, 2009
(April 1 through June 30, 2008)

Tokyo, Japan – [July 30, 2008] – Joint Corporation (“Joint”) (TSE: 8874), today announces the results of its operations for the 1st quarter of the fiscal year ending March 31, 2009. The results are unaudited and prepared in accordance with Japanese GAAP.

Consolidated Financial Highlights for the First Quarter ended June 30, 2008

(Million yen, except EPS)	June 30, 2008	June 30, 2007	Y on Y change (%)
Revenue	24,753	37,603	-
Operating income	945	6,001	-
Ordinary income	287	5,151	-
Net income	▲ 647	3,004	-
EPS	▲ 15.11	68.52	-

Note: Beginning in the fiscal year ending March 31, 2009, the "Accounting Standard for Quarterly Financial Reporting" is employed to prepare financial information. Consequently, percentage changes comparing the quarter under review with the corresponding period of the preceding fiscal year are not indicated.

Consolidated Financial Position

(Million yen)	June 30, 2008	March 31, 2008
Total assets	326,206	344,033
Net assets	78,721	79,062
Shareholders' equity ratio (%)	23.7	22.6
Net assets per share (¥)	1,805.04	1,813.39

(Reference) Shareholders' equity: 77,394 million as of June 30, 2008
 77,734 million as of March 31, 2008

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 First Quarter ended June 30, 2008

(Million yen)

	As of June 30, 2008	As of March 31, 2008
(Assets)		
I Current assets		
1 Cash and deposits	17,536	40,755
2 Notes receivable and accounts receivable	1,075	993
3 Real estate for sale	64,511	65,120
4 In-process real estate for sale	174,230	170,322
5 Investments for real estate held for sale	1,128	1,107
6 Others	31,760	30,932
Allowance for doubtful accounts	▲ 121	▲ 143
Total current assets	290,121	309,087
II Fixed assets		
1 Tangible fixed assets	26,553	26,237
2 Intangible fixed assets		
(1)Goodwill	63	45
(2)Others	2,099	2,117
Total intangible fixed assets	2,162	2,162
3 Investments and other assets	7,369	6,546
Total fixed assets	36,085	34,946
Total assets	326,206	344,033

(Million yen)

	As of June 30, 2008	As of March 31, 2008
(Liabilities)		
I Current liabilities		
1 Notes payable and accounts payable	10,644	19,189
2 Short-term bank loans	90,414	74,568
3 Bond due within one year	3,454	3,454
4 Accrued corporate taxes	114	7,976
5 Reserve	218	184
6 Others	8,907	14,720
Total current liabilities	113,754	120,093
II Long-term liabilities		
1 Bond	16,935	16,935
2 Bond with subscription warrant	11,000	11,000
3 Long-term debts	96,165	107,233
4 Reserve	109	105
5 Others	9,520	9,603
Total long-term liabilities	133,730	144,878
Total liabilities	247,485	264,971

(Million yen)

	As of June 30, 2008	As of March 31, 2008
(Net assets)		
I Shareholders' equity		
1 Common stock	15,834	15,831
2 Capital surplus	15,820	15,818
3 Retained earnings	48,494	49,785
4 Treasury stock	▲ 2,797	▲ 2,797
Total shareholders' equity	77,352	78,638
II Valuation and translation adjustments, etc		
1 Net unrealized gains on other securities	1	▲ 794
2 Net unrealized gains on hedging contract	41	▲ 108
Total valuation and translation adjustments	42	▲ 903
III Minority interests in consolidated subsidiaries	1,326	1,327
Total net assets	78,721	79,062
Total liabilities and net assets	326,206	344,033

Consolidated Statements of Income for the First Quarter ended June 30, 2008

(Million yen)

	Term from April 1, 2008 to June 30, 2008
I Net sales	24,753
II Cost of sales	19,729
Gross income	5,024
III Selling, general and administrative expenses:	
1 Advertisement	1,174
2 Compensation	1,145
3 Others	1,758
Total selling, general and administrative expenses	4,078
Operating income	945
IV Non-operating income	
1 Interest income	26
2 Dividend income	82
3 Equity method investment income	275
4 Others	113
Total non-operating income	497
V Non-operating expenses	
1 Interest expense	923
2 Fee expenses	199
3 Other	32
Total non-operating income	1,155
Ordinary income	287
VI Extraordinary gains	
1 Gain on sale of fixed assets	16
2 Reversal of allowance for doubtful accounts	93
Total extraordinary gains	110
VII Extraordinary losses	
1 Loss on disposal of fixed assets	11
2 Loss from write-down of marketable securities	1,435
Total extraordinary losses	1,447
Income before income taxes and others	▲ 1,050
Corporate income, residential and enterprise taxes	66
Adjustment for income taxes	▲ 498
Total corporate income taxes, etc	▲ 432
Minority interests	29
Net loss	▲ 647

Consolidated Statements of Cash Flows for the First Quarter ended June 30, 2008

(Million yen)

	Term from April 1, 2008 to June 30, 2008
I Cash flows from operating activities	
Net loss before income taxes	▲ 1,050
Depreciation and amortization	171
Write-down of goodwill	6
Increase in allowance for doubtful accounts	▲ 97
Interest and dividend income	▲ 109
Interest expense	923
Equity method investment income	▲ 275
Gain on sale of fixed assets	▲ 4
Loss from write-down of marketable securities	1,435
Increase in trade notes and accounts payable	▲ 76
Increase in inventories	▲ 3,234
Decrease in advances paid for purchases	▲ 8,544
Others	▲ 1,831
Total	▲ 12,687
Interest and dividends received	111
Interest paid	▲ 817
Income taxes paid	▲ 7,851
Net cash provided by (used in) operating activities	▲ 21,244
II Cash flows from investing activities	
Payments for acquisition of tangible fixed assets	▲ 500
Proceeds from sale of tangible fixed assets	30
Payments for making loans	▲ 918
Proceeds from loan repayment	322
Others	▲ 48
Net cash provided by (used in) investing activities	▲ 1,114
III Cash flows from financing activities	
Proceeds from short-term loans	31,873
Repayment of short-term loans	▲ 27,629
Proceeds from long-term debt	3,320
Repayment of long-term loans	▲ 2,832
Payment for redemption of commercial paper	▲ 5,000
Cash dividend paid	▲ 598
Others	4
Net cash provided by (used in) financing activities	▲ 863
IV Net increase in cash and cash equivalents	▲ 23,222
Cash and cash equivalents at beginning of year	40,707
VII Cash and cash equivalents at quarter-end	17,485

In the current consolidated fiscal year, the Company began applying the "Accounting Standard for Quarterly Financial Reporting" (Financial Accounting Standard No.12) and the "Guidance on Accounting Standard for Quarterly Financial Reporting" (Financial Accounting Standard Implementation Guidance No.14). The quarterly consolidated financial statements were also prepared in accordance with the "Regulations on Quarterly Consolidated Financial Statements".

(Reference)

Previous Quarterly Consolidated Statements of Income (summary)

(Million yen)

	Term from April 1, 2007 to June 30, 2007
I Net sales	37,603
II Cost of sales	27,249
Gross income	10,354
III Selling, general and administrative expenses	4,352
Operating income	6,001
IV Non-operating income	
1 Interest income	26
2 Dividend income	75
3 Others	73
V Non-operating expenses	
1 Interest expense	723
2 Others	301
Ordinary income	5,151
VI Extraordinary gains	
1 Others	2
VII Extraordinary losses	
1 Loss on disposal of fixed assets	10
Income before income taxes and others	5,144
Corporate income, residential and enterprise taxes	1,701
Adjustment for income taxes	423
Minority interests	14
Net income	3,004

(Reference)

Previous Quarterly Consolidated Statements of Cash Flows (summary)

(Million yen)

	Term from April 1, 2007 to June 30, 2007
I Cash flows from operating activities	
Net income before income taxes	5,144
Depreciation and amortization	145
Increase in inventories	▲ 10,143
Increase in trade notes and accounts payable	▲ 4,552
Decrease in advances paid for purchases	1,719
Decrease in advances and deposits receipt	▲ 1,627
Others	▲ 4,260
Total	▲ 13,574
Interest and dividends received	100
Interest paid	▲ 713
Income taxes paid	▲ 7,035
Net cash provided by (used in) operating activities	▲ 21,222
II Cash flows from investing activities	
Payments for making loans	▲ 2,109
Others	▲ 617
Net cash provided by (used in) investing activities	▲ 2,727
III Cash flows from financing activities	
Proceeds from short-term loans	13,384
Proceeds from long-term debt	4,403
Cash dividend paid	▲ 638
Others	11
Net cash provided by (used in) financing activities	17,160
IV Net increase in cash and cash equivalents	▲ 6,788
Cash and cash equivalents at beginning of year	38,972
VII Cash and cash equivalents at quarter-end	32,184