This is an English translation of the official announcement in Japanese that was released on July 4, 2014. The translation is prepared for the readers' convenience only. All readers are strongly recommended to refer to the original Japanese version for complete and accurate information. Should there be any inconsistency between the translation and the official Japanese text, the latter shall prevail.

Consolidated Financial Results
for the First Six Months of the Fiscal Year Ending November 30, 2014
<IFRS>

July 4, 2014

Company name: Tosei Corporation Stock listing: TSE / SGX
Securities code number: 8923 / S2D
Representative: Seiichiro Yamaguchi, President and CEO URL: http://www.toseicorp.co.jp/english/
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Submission of Quarterly Securities Report (Shihanki-Houkokusho): July 10, 2014 (scheduled)
Commencement of dividend payments: —
Preparation of supplementary materials for quarterly financial results: Yes
Holding of quarterly financial results meeting: Yes (for institutional investors and analysts)

Note: All amounts are rounded down to the nearest million yen.

1. Consolidated Financial Results for the Six Months Ended May 31, 2014 (December 1, 2013 – May 31, 2014)

(1) Consolidated Operating Results (cumulative) (Percentages indicate year-on-year changes.)

	Revenue		Operating profit		Profit before tax		Profit for the period	
	(¥ million)	(%)	(¥ million)	(%)	(¥ million)	(%)	(¥ million)	(%)
Six months ended May 31, 2014	20,458	△11.4	2,473	△10.2	2,100	△12.0	1,288	△11.9
Six months ended May 31, 2013	23,090	127.6	2,754	282.9	2,387	497.9	1,462	559.0

	Profit attributable to owners of the parent		Total comprehensive income for the period		Basic earnings per share	Diluted earnings per share
	(¥ million)	(%)	(¥ million)	(%)	(¥)	(¥)
Six months ended May 31, 2014	1,288	△11.9	1,289	△12.2	26.68	—
Six months ended May 31, 2013	1,462	559.0	1,468	561.8	32.02	—

Notes:

1. The figures above for the six months ended May 31, 2013 are restatements in line with partial changes in accounting policies. For details, please refer to "2. Matters Related to Summary Information (Notes) (2) Changes in Accounting Policies and Changes in Accounting Estimates" on page 5 of the attached materials.
2. The Company split its shares by 100 for 1, effective July 1, 2013. Therefore, the basic earnings per share and diluted earnings per share were calculated on the assumption that the share split was implemented at the beginning of the previous fiscal year.

(2) Consolidated Financial Position

	Total assets	Total equity	Equity attributable to owners of the parent	Ratio of equity attributable to owners of the parent to total assets
	(¥ million)	(¥ million)	(¥ million)	(%)
As of May 31, 2014	84,609	30,995	30,995	36.6
As of Nov. 30, 2013	71,283	30,092	30,092	42.2

Note: The figures above as of November 30, 2013 are restatements in line with partial changes in accounting policies. For details, please refer to "2. Matters Related to Summary Information (Notes) (2) Changes in Accounting Policies and Changes in Accounting Estimates" on page 5 of the attached materials.

2. Dividends

	Annual dividends per share				
	1Q-end	2Q-end	3Q-end	Year-end	Total
	(¥)	(¥)	(¥)	(¥)	(¥)
Year ended Nov. 30, 2013	–	0.00	–	8.00	8.00
Year ending Nov. 30, 2014	–	0.00			
Year ending Nov. 30, 2014 (Forecast)			–	10.00	10.00

Note: Revision to the most recently released dividend forecasts: No

3. Consolidated Earnings Forecasts for the Fiscal Year Ending November 30, 2014 (December 1, 2013 – November 30, 2014)

(Percentages indicate year-on-year changes.)

	Revenue		Operating profit		Profit before tax		Profit attributable to owners of the parent		Basic earnings per share
	(¥ million)	(%)	(¥ million)	(%)	(¥ million)	(%)	(¥ million)	(%)	(¥)
Fiscal year ending November 30, 2014	41,817	19.2	4,618	18.1	3,800	18.1	2,309	15.3	47.82

Note: Revision to the most recently released earnings forecasts: No

*** Notes**

(1) Changes in significant subsidiaries during the period
(changes in specified subsidiaries resulting in changes in the scope of consolidation): No
Newly added: – Excluded: –

(2) Changes in accounting policies and changes in accounting estimates
(a) Changes in accounting policies required by IFRS: Yes
(b) Changes in accounting policies other than (a) above: No
(c) Changes in accounting estimates: No

Note: For details, please refer to "2. Matters Related to Summary Information (Notes) (2) Changes in Accounting Policies and Changes in Accounting Estimates" on page 5 of the attached materials.

(3) Number of issued shares (ordinary shares)

(a) Number of issued shares at the end of the period (including treasury shares)

As of May 31, 2014	48,284,000 shares
As of November 30, 2013	48,284,000 shares

(b) Number of treasury shares at the end of the period

As of May 31, 2014	–
As of November 30, 2013	–

(c) Average number of outstanding shares during the period (cumulative)

Three months ended May 31, 2014	48,284,000 shares
Three months ended May 31, 2013	45,684,000 shares

Note: The Company split its shares by 100 for 1, effective July 1, 2013. Therefore, the aforementioned numbers of shares were calculated on the assumption that share split was implemented at the beginning of the previous fiscal year.

* Information on implementation of quarterly review procedures

This quarterly financial results report is exempt from quarterly review procedures pursuant to the Financial Instruments and Exchange Act. At the time of disclosure of this quarterly financial results report, the review procedures for quarterly consolidated financial statements pursuant to the Financial Instruments and Exchange Act have not been completed.

* Proper use of earnings forecasts and other notes

The forward-looking statements, including outlook of future performance, contained in these materials are based on information currently available to the Company and on certain assumptions deemed to be reasonable by the Company. Actual performance and other results may differ substantially from these statements due to various factors. For the assumptions on which the earnings forecasts are based and cautions concerning the use thereof, please refer to “1. Qualitative Information on Quarterly Consolidated Financial Performance (3) Qualitative Information on Consolidated Earnings Forecasts” on page 4 of the attached materials.

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1. Qualitative Information on Quarterly Consolidated Financial Performance

(1) Qualitative Information Regarding Consolidated Operating Results

In the six months ended May 31, 2014, the Japanese economy recovered at a moderate pace. Consumer spending showed signs of weakness, with demand falling back after a spike ahead of the increase in consumption tax rate in April 2014, but corporate earnings and employment conditions improved steadily, supported by bold monetary easing measures and other economic policies. There were also signs of an end to deflation amid a trend of rising consumer prices.

In the real estate industry where Tosei Group operates, domestic real estate transactions by listed companies, J-REITs and other business entities totaled as much as approximately ¥4.6 trillion in the period from April 2013 to March 2014, an increase of 74% from roughly ¥2.7 trillion in the period from April 2012 to March 2013. This strong growth was driven by J-REITs acting as leaders of domestic real estate transactions, and active transactions by sectors of privately placed funds, domestic business entities and overseas funds. Also, according to officially published 2014 land price data announced in March this year, land prices rose in Japan's three major metroporitan areas for the first time in six years since the Lehman Crisis. The recovery trend in the real estate market is gaining strength more and more. (According to a survey by a private research institution)

In the Tokyo metropolitan area condominium market, the number of condominiums supplied to the market in April 2014, the latest data available, fell 39.6% year on year to 2,473 units, the third straight month of decline, reflecting strong front-loading sales of condominium inventories in the previous fiscal year. The closing rate of sales contracts in the same month also declined for the third straight month, down 3.5 percentage points year on year to 74.7%, mainly due to a pullback in demand, which spiked before consumption tax rate was increased. However, the closing rate remained above the 70% line, which is viewed as indicating favorable conditions. (According to a survey by a private research institution)

In the Tokyo metropolitan area built-for-sale detached house market, both supply and demand conditions remained firm, with the number of new housing starts recovering to roughly 5,000 units per month, compared with around 3,000 units per month in 2009. Housing starts in April 2014, the latest data available, totaled 5,163 units, down 2.2% year on year, and up 12.5% month on month. (Ministry of Land, Infrastructure, Transport and Tourism data)

In the office leasing market of Tokyo's five business wards, the occupancy rate continued to improve, reflecting firm demand for office relocation and increased office space from tenant companies. The vacancy rate in April 2014, the latest data available, declined 1.90 percentage points year on year to 6.64%, while the average asking rent rose 0.80% month on month to ¥16,455/tsubo, which was 0.19% lower than the same month of the previous fiscal year. The average asking rent has now experienced modest increases for four straight months. (According to a survey by a private research institution)

In the real estate securitization market, J-REITs continued to actively acquire properties. In 2013, the properties acquired by J-REITs totaled ¥2.2 trillion, a large increase from ¥780 billion in the previous fiscal year. (According to a survey by a private research institution) As of the end of December 2013, the total value of assets under management was ¥27.3 trillion, comprising ¥11.2 trillion at J-REITs and ¥16.1 trillion at privately placed funds. (According to a survey by a private institution) The J-REIT market is likely to remain firm in the near term, supported by continued acquisition of J-REITs by the Bank of Japan, growth in purchases of investment trusts following the introduction of NISAs in January 2014, and inflows from public pension funds. The favorable fund procurement environment is also likely to support further growth in the J-REIT market.

Amid this operating environment, in the Revitalization Business, the Tosei Group made steady progress on the sale of assets such as income-generating office buildings and apartment buildings. In the Development Business, the Group sold detached houses, condominiums and other products to end users. The Group also proactively acquired income-generating properties and development sites, which will be the source of the Group's future income.

As a result, consolidated revenue for the six months ended May 31, 2014 totaled ¥20,458 million (down 11.4% year-on-year), operating profit was ¥2,473 million (down 10.2%), profit for the period before tax was ¥2,100 million (down 12.0%), and profit for the period was ¥1,288 million (down 11.9%).

Performance by business segment is shown below.

Revitalization Business

During the six months ended May 31, 2014, the segment sold 13 properties it had renovated, including Akihabara Tosei Building (Chiyoda-ku, Tokyo), Ueno Takeuchi Building (Taito-ku, Tokyo), FLEG Nishiazabu (Minato-ku, Tokyo), and Nishijima Building (Toshima-ku, Tokyo), and a land lot at Shinjuku 6-chome, Shinjuku-ku, Tokyo. In addition, the segment sold 30 units in the Restyling Business, including Hilltop Yokohama Negishi (Yokohama-shi, Kanagawa), Hilltop Yokohama Higashi Terao (Yokohama-shi, Kanagawa), and Estage Kaminoge (Setagaya-ku, Tokyo). In the six months ended May 31, 2014, it also acquired for renovation and sales purposes a total of 17 income-generating office buildings and apartment buildings and two land lots.

As a result, revenue in this segment was ¥12,835 million (up 46.8% year-on-year) and the segment profit was ¥1,269 million (down 15.2%).

Development Business

During the six months ended May 31, 2014, the segment focused on the sale of newly-built condominiums and detached houses, which were seeing firm demand. The segment sold 33 newly-built condominium units in THE Palms Nihonbashi Kodenmacho Visage (Chuo-ku, Tokyo), as well as a total of 28 detached houses such as properties at Palms Court Setagaya Okamoto (Setagaya-ku, Tokyo), Palms Court Okusawa 1-Chome (Setagaya-ku, Tokyo) and Palms Court Yokohama Hakuraku (Yokohama-shi, Kanagawa). The segment also acquired seven land lots for detached house projects and one land lot for a store development project.

As a result, revenue in this segment was ¥3,153 million (down 69.7% year-on-year) and the segment profit was ¥289 million (down 58.8%).

Rental Business

During the six months ended May 31, 2014, while the segment sold 12 buildings of its inventory assets held for leasing purposes, it acquired a total of 16 income-generating office buildings and apartment buildings, and made an effort to lease them out. The segment also focused on leasing activities for its pre-existing non-current assets and inventory assets.

As a result, revenue in this segment was ¥1,834 million (up 55.6% year-on-year), and the segment profit was ¥1,151 million (up 68.0%).

Fund and Consulting Business

During the six months ended May 31, 2014, while the segment obtained new asset management contracts in the amount of ¥99,015 million, the balance of assets under management decreased by ¥41,441 million, due mainly to the property dispositions by funds. Consequently, the fee income relating to acquisitions and dispositions of properties for funds made a contribution to the revenue.

As a result, revenue in this segment was ¥469 million (down 51.3% year-on-year) and the segment profit was ¥108 million (down 80.0%).

As of May 31, 2014, the balance of assets under management (Note) totaled ¥305,603 million.

Note: The balance of assets under management includes the balance of assets that were subject to consulting contracts, etc.

Property Management Business

As of May 31, 2014, the number of properties managed by the Company including office buildings, parking lots and schools was 350, an increase of 26 from May 31, 2013, while the number of condominium and apartment buildings under management decreased by 14 to 201, making the total number of properties under management 551, an increase of 12 from May 31, 2013.

As a result, revenue in this segment was ¥1,503 million (down 5.6% year-on-year) and the segment profit was ¥146 million (up 114.6%).

Alternative Investment Business

During the six months ended May 31, 2014, the segment focused on leasing of the properties acquired by accepting a substitute performance.

As a result, revenue in this segment was ¥661 million (up 249.4% year-on-year) and the segment profit was ¥117 million (up 337.3%).

(2) Qualitative Information Regarding Consolidated Financial Positions

1) Financial Positions

As of May 31, 2014, total assets were ¥84,609 million, an increase of ¥13,326 million compared with November 30, 2013, while total liabilities were ¥53,614 million, an increase of ¥12,423 million.

This mainly reflected an increase in inventories resulting from purchase of properties exceeding sales of properties in the Revitalization Business and Development Business, and an increase in borrowings from financial institutions.

Total equity increased by ¥902 million to ¥30,995 million compared with November 30, 2013, mainly due to an increase in retained earnings and payment of cash dividends.

2) Cash Flows

Cash and cash equivalents (hereinafter "cash") as of May 31, 2014 totaled ¥14,589 million, down ¥122 million from November 30, 2013. This primarily reflected profit for the period before tax of ¥2,100 million, steady progress in property acquisitions in the Revitalization Business and Development Business and an increase in borrowings from financial institutions accompanying such property acquisitions.

The respective cash flow positions and factors for the six months ended May 31, 2014 are as follows:

Cash Flows from Operating Activities

Net cash used in operating activities totaled ¥9,545 million (net cash provided by operating activities totaled ¥5,819 million in the same period of the previous fiscal year). This is mainly attributed to the profit for the period before tax of ¥2,100 million and an increase in inventories of ¥11,344 million resulting from property acquisitions in the Revitalization Business and Development Business.

Cash Flows from Investing Activities

Net cash used in investing activities totaled ¥1,780 million (net cash provided by investing activities totaled ¥90 million in the same period of the previous fiscal year). This primarily due to purchase of investment property of ¥1,094 million.

Cash Flows from Financing Activities

Net cash provided by financing activities totaled ¥11,202 million (net cash used in financing activities totaled ¥2,363 million in the same period of the previous fiscal year). This mainly reflected proceeds from non-current borrowings of ¥20,087 million, offset by ¥8,671 million in repayments of non-current borrowings and ¥383 million in cash dividends paid.

(3) Qualitative Information Regarding Consolidated Earnings Forecasts

The business results during the six months ended May 31, 2014 basically remained stable as planned and there is no change on the full-year consolidated earnings forecasts, announced on January 14, 2014.

The forward-looking statements contained in these materials, including forecasts of the future performance, are based on the information available to the Company as of the date of announcement and on certain assumptions deemed to be reasonable by the Company. Actual performance and other results may differ from these forecasts due to various factors.

2. Matters Related to Summary Information (Notes)

(1) Changes in Significant Subsidiaries during the Period

No item to report.

(2) Changes in Accounting Policies and Changes in Accounting Estimates

With the exception of the following items, significant accounting policies that the Group applies in condensed quarterly consolidated financial statements are the same as the accounting policies used in the consolidated financial statements for the previous fiscal year.

Changes in Accounting Policies

The Group applied the following standards effective from the first quarter of the fiscal year ending November 30, 2014.

Standard	Name of standard	Overview of new establishment and amendment
IAS 19	Employee Benefits	Recognition of actuarial gains and losses and past service cost, and presentation and disclosure of post-employment benefits
IFRS 10	Consolidated Financial Statements	Clarification and application of the concept of control as a basis to determine which entities are to be consolidated
IFRS 11	Joint Arrangements	Principles for the financial reporting by parties to a joint arrangement, and supersedence of former IAS 31 and SIC 13
IFRS 12	Disclosure of Interests in Other Entities	Disclosure requirements on interests in subsidiaries, joint arrangements, associates and unconsolidated structured entities
IFRS 13	Fair Value Measurement	Establishment of a framework when other standards require fair value measurement

The above standards have no material impact on the condensed quarterly consolidated financial statements.

Among the above standards, for IAS 19, the comparative data have been adjusted retroactively in accordance with transitional measures.

Changes in Presentation

In the past, sales expenses such as advertising costs for real estate for sale were posted in “Cost of revenue”, but from the first quarter of the current fiscal period, such expenses are being posted in “Selling, general and administrative expenses.”

This change was made in order to more accurately present the actual situation, due to the fact that the aforementioned sales expenses more resemble sales costs than cost of goods sold these days.

To reflect this change in presentation, reclassification of accounts has been made for the condensed consolidated statement of comprehensive income for the six months ended May 31, 2013. As a result, ¥907,972 thousand included in “Cost of revenue” in the condensed consolidated statement of comprehensive income for the six months ended May 31, 2013 were reclassified to “Selling, general and administrative expenses”.

3. Condensed Quarterly Consolidated Financial Statements

(1) Condensed Consolidated Statement of Financial Position

(¥ thousand)

	As of November 30, 2013	As of May 31, 2014
Assets		
Current assets		
Cash and cash equivalents	14,711,997	14,589,166
Trade and other receivables	902,131	1,043,080
Inventories	38,040,625	49,942,653
Other current assets	24,781	24,557
Total current assets	53,679,536	65,599,457
Non-current assets		
Property, plant and equipment	3,304,792	3,292,176
Investment properties	12,703,600	13,231,983
Intangible assets	31,598	31,052
Available-for-sale financial assets	810,105	1,485,613
Trade and other receivables	188,884	531,022
Deferred tax assets	560,541	434,338
Other non-current assets	4,014	4,014
Total non-current assets	17,603,536	19,010,201
Total assets	71,283,073	84,609,659
Liabilities and equity		
Liabilities		
Current liabilities		
Trade and other payables	2,323,705	1,663,331
Borrowings	7,587,433	8,148,647
Current income tax liabilities	865,256	696,987
Provisions	209,124	187,122
Total current liabilities	10,985,520	10,696,088
Non-current liabilities		
Trade and other payables	2,107,809	3,212,866
Borrowings	27,449,160	39,046,532
Retirement benefits obligations	624,154	637,914
Provisions	24,003	21,097
Total non-current liabilities	30,205,126	42,918,410
Total Liabilities	41,190,647	53,614,498
Equity		
Share capital	6,421,392	6,421,392
Capital reserves	6,375,317	6,375,317
Retained earnings	17,294,366	18,196,410
Other components of equity	1,348	2,039
Total equity	30,092,426	30,995,160
Total liabilities and equity	71,283,073	84,609,659

(2) Condensed Consolidated Statement of Comprehensive Income

(¥ thousand)

	Six months ended May 31, 2013	Six months ended May 31, 2014
Revenue	23,090,689	20,458,238
Cost of revenue	17,665,271	15,903,261
Gross profit	5,425,418	4,554,976
Selling, general and administrative expenses	2,676,337	2,114,733
Other income	17,103	35,715
Other expenses	11,691	2,259
Operating profit	2,754,493	2,473,698
Finance income	1,783	1,645
Finance costs	369,010	374,754
Profit before tax	2,387,266	2,100,589
Income tax expense	924,491	812,274
Profit for the period	1,462,775	1,288,315
Other comprehensive income Items that may be transferred to net profit or loss		
Exchange differences on translation of foreign operations	3,719	(63)
Net change in fair values of available-for-sale financial assets	1,197	(372)
Net change in fair values of cash flow hedges	712	1,126
Subtotal	5,629	690
Other comprehensive income for the period, net of tax	5,629	690
Total comprehensive income for the period	1,468,404	1,289,006
Profit attributable to:		
Owners of the parent	1,462,775	1,288,315
Total comprehensive income attributable to:		
Owners of the parent	1,468,404	1,289,006
Earnings per share attributable to owners of the parent		
Basic earnings per share (yen)	32.02	26.68
Diluted earnings per share (yen)	―	–

(3) Condensed Consolidated Statement of Changes in Equity

Six months ended May 31, 2013 (Dec. 1, 2012 – May 31, 2013)

(¥ thousand)

	Share capital	Capital reserves	Retained earnings	Other components of equity	Total equity
Balance at Dec. 1, 2012	5,454,673	5,516,499	15,562,315	(3,295)	26,530,193
Profit for the period	—	—	1,462,775	—	1,462,775
Other comprehensive income	—	—	—	5,629	5,629
Total comprehensive income for the period	—	—	1,462,775	5,629	1,468,404
Dividends from surplus	—	—	(274,104)	—	(274,104)
Retained earnings from newly consolidated subsidiaries	—	—	(981)	—	(981)
Balance at May 31, 2013	5,454,673	5,516,499	16,750,006	2,333	27,723,512

Six months ended May 31, 2014 (Dec. 1, 2013 – May 31, 2014)

(¥ thousand)

	Share capital	Capital reserves	Retained earnings	Other components of equity	Total equity
Balance at December 1, 2013	6,421,392	6,375,317	17,294,366	1,348	30,092,426
Profit for the period	—	—	1,288,315	—	1,288,315
Other comprehensive income	—	—	—	690	690
Total comprehensive income for the period	—	—	1,288,315	690	1,289,006
Dividends of surplus	—	—	(386,272)	—	(386,272)
Balance at May 31, 2014	6,421,392	6,375,317	18,196,410	2,039	30,995,160

(4) Condensed Consolidated Statement of Cash Flows

(¥ thousand)

	Six months ended May 31 2013 (Dec. 1, 2012 – May 31, 2013)	Six months ended May 31 2014 (Dec. 1, 2013 – May 31, 2014)
Cash flows from operating activities		
Profit before tax	2,387,266	2,100,589
Depreciation expense	86,331	90,650
Increase (decrease) in provisions and retirement benefits obligations	69,902	(22,992)
Interest and dividends income	(1,783)	(1,645)
Interest expenses	369,010	374,754
Net gain on disposal of available-for-sale financial assets	(7,323)	(531)
Loss on retirement of property, plant and equipment	183	1,588
Decrease (increase) in trade and other receivables	597,623	(329,437)
Decrease (increase) in inventories	3,747,571	(11,344,539)
Increase (decrease) in trade and other payables	(1,365,027)	436,842
Other, net	1,622	(3,467)
Subtotal	5,885,377	(8,698,186)
Interest and dividends income received	1,914	1,637
Income taxes paid	(68,069)	(849,090)
Net cash from (used in) operating activities	5,819,222	(9,545,640)
Cash flows from investing activities		
Purchase of property, plant and equipment	(1,440)	(8,608)
Purchase of investment properties	(152,635)	(1,094,520)
Purchase of intangible assets	(330)	(5,302)
Purchase of available-for-sale financial assets	(2,000)	(726,630)
Collection of available-for-sale financial assets	216,700	53,600
Proceeds from sales of available-for-sale financial assets	30,782	1,156
Collection of loans receivable	43	28
Other, net	(911)	174
Net cash from (used in) investing activities	90,209	(1,780,102)
Cash flows from financing activities		
Net increase (decrease) in current borrowings	(384,400)	744,000
Proceeds from non-current borrowings	10,485,000	20,087,000
Repayments of non-current borrowings	(11,828,303)	(8,671,528)
Cash dividends paid	(273,142)	(383,870)
Interest expenses paid	(361,484)	(571,748)
Other, net	(885)	(885)
Net cash from (used in) financing activities	(2,363,215)	11,202,966
Net increase (decrease) in cash and cash equivalents	3,546,215	(122,776)
Cash and cash equivalents at beginning of period	9,410,622	14,711,997
Effect of exchange rate change on cash and cash equivalents	3,721	(54)
Increase in cash and cash equivalents from newly consolidated subsidiaries	9,036	—
Cash and cash equivalents at end of period	12,969,596	14,589,166

(5) Notes on Going Concern Assumption

No item to report.

(6) Notes to Condensed Quarterly Consolidated Financial Statements

1. Segment Information

The Group's reportable segments are components of the Group about which separate financial information is available that the Board of Directors regularly conducts deliberations to determine the allocation of management resources and to assess the performance. The Group draws up comprehensive strategies for each of the following business segments and conducts business activities accordingly; "Revitalization Business", "Development Business", "Rental Business", "Fund and Consulting Business", "Property Management Business", and "Alternative Investment Business". In the Revitalization Business, the Group acquires the properties whose asset values have declined, renovates, and resells them. In the Development Business, the Group sells condominium units and detached houses to individual customers as well as apartment and office buildings to investors. In the Rental Business, the Group rents office buildings and apartments. The Fund and Consulting Business mainly provides asset management services for the properties placed in real estate funds. The Property Management Business provides comprehensive property management services. In the Alternative Investment Business, the Group acquires real estate collateralized loans and sells the properties acquired through collection of debt and acceptance of substitute performance.

The Group's revenue and profit by reportable segment are as follows:

Six months ended May 31, 2013

(December 1, 2012 – May 31, 2013)

(¥ thousand)

	Revitalization Business	Development Business	Rental Business	Fund and Consulting Business	Property Management Business	Alternative Investment Business	Adjustment	Total
Revenue								
Revenue from external customers	8,745,156	10,420,929	1,179,357	963,333	1,592,712	189,201	—	23,090,689
Intersegment revenue	—	—	27,925	2,373	164,412	—	(194,712)	—
Total	8,745,156	10,420,929	1,207,282	965,707	1,757,124	189,201	(194,712)	23,090,689
Segment profit	1,496,912	702,005	685,393	541,255	68,336	26,806	(766,215)	2,754,493
Finance income/costs, net								(367,226)
Profit before tax								2,387,266

Six months ended May 31, 2014

(December 1, 2013 – May 31, 2014)

(¥ thousand)

	Revitalization Business	Development Business	Rental Business	Fund and Consulting Business	Property Management Business	Alternative Investment Business	Adjustment	Total
Revenue								
Revenue from external customers	12,835,618	3,153,146	1,834,843	469,561	1,503,971	661,096	—	20,458,238
Intersegment revenue	—	—	28,546	5,795	241,580	—	(275,922)	—
Total	12,835,618	3,153,146	1,863,390	475,356	1,745,552	661,096	(275,922)	20,458,238
Segment profit	1,269,162	289,565	1,151,647	108,502	146,660	117,215	(609,055)	2,473,698
Finance income/costs, net								(373,109)
Profit before tax								2,100,589

2. Dividends

Dividends paid in the six months ended May 31, 2013 and May 31, 2014 are as follows:

Six months ended May 31, 2013				
Resolution	Dividends per share (¥)	Total dividends (¥ thousand)	Record date	Effective date
Ordinary General Meeting of Shareholders held on February 26, 2013	600	274,104	November 30, 2012	February 27, 2013

Six months ended May 31, 2014				
Resolution	Dividends per share (¥)	Total dividends (¥ thousand)	Record date	Effective date
Ordinary General Meeting of Shareholders held on February 27, 2014	8	386,272	November 30, 2013	February 28, 2014

The Company split its shares by 100 for 1, effective July 1, 2013. The dividend per share the record date for which falls on or before June 30, 2013 was presented using the pre-share split figures.

3. Earnings per Share

	Six months ended May 31, 2013 (Dec. 1, 2012 – May 31, 2013)	Six months ended May 31, 2014 (Dec. 1, 2013 – May 31, 2014)
Profit for the period attributable to owners of the parent (¥ thousand)	1,462,775	1,288,315
Weighted average number of ordinary shares outstanding (shares)	45,684,000	48,284,000
Basic earnings per share (¥)	32.02	26.68

Notes: 1. Basic earnings per share is calculated by dividing profit attributable to owners of the parent, by the weighted average number of ordinary shares outstanding during the reporting period.
2. Information on diluted earnings per share is omitted due to an absence of potential shares.
3. The Company split its shares by 100 for 1, effective July 1, 2013. Therefore, the basic earnings per share were calculated on the assumption that the share split was implemented at the beginning of the previous fiscal year ended November 30, 2012.

(7) Notes on Significant Subsequent Events

No item to report.