

**Financial Results for First Quarter of Fiscal Year Ending
March 31, 2013
(Based on Japanese GAAP)
(Translation of Japanese Flash Report, Released on August 9, 2012)**

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 Stock listing: Tokyo Stock Exchange 1st Section
 Code number: 8934
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*Amounts under one million yen have been rounded down.

1. Consolidated Performance in First Quarter of Fiscal Year Ending March 31, 2013

(1) Operating results

*Percentage figures shown under sales, operating income, ordinary income, and net income columns indicate year-on-year changes for those items.

(Millions of yen, except for per share figures)

	Net Sales	Operating Income	Ordinary Income
1st Quarter of FY ending March 31, 2013	¥2,111 (-0.4%)	¥433 (119.3%)	¥417 (140.1%)
1st Quarter of FY ended March 31, 2012	¥2,120 (124.5%)	¥197 (54.5%)	¥173 (74.8%)

	Net Income	Net Income per Share (Yen)	Fully Diluted Net Income per Share(Yen)
1st Quarter of FY ending March 31, 2013	¥408 (213.5%)	¥1,100.68	¥1,100.57
1st Quarter of FY ended March 31, 2012	¥130 (33.6%)	¥351.10	¥351.09

(2) Financial Position (at end of the term)

(Millions of yen, except for per share figures)

	Total Assets	Net Assets	Equity Ratio (%)
1st quarter of FY ending March 31, 2013	¥12,451	¥6,742	54.1%
FY ended March 31, 2012	¥11,247	¥6,463	57.5%

Reference) Equity at term-end: 1st quarter of FY ending March 31, 2013 (as of June 30, 2012): ¥6,742 million

FY ended March 31, 2012 (as of March 31, 2012): ¥6,463 million

2. Cash Dividends

(Yen)

	Cash Dividends per Share				
	1st quarter period	2nd quarter period	3rd quarter period	Year end	Annual total
FY ended March 31, 2012	-	¥0.00	-	¥350.00	¥350.00
FY ending March 31, 2013	-				
FY ending March 31, 2013 (Projections)		¥0.00	-	¥400.00	¥400.00

Note: There were no revisions to forecast dividends during the quarter.

3. Projections for Consolidated Performance in the Fiscal Year Ending March 31, 2013

(From April 1, 2012 to March 31, 2013) *Percentage figures are indicated year-on year changes for those items.

(Millions of yen, except for per share figures)

	Net Sales	Operating Income (Loss)	Ordinary Income (Loss)	Net Income (Loss)	Net Income (Loss) per Share (Yen)
First half of FY ending March 31, 2013	¥- (-%)	¥- (-%)	¥- (-%)	¥- (-%)	¥- (-%)
FY ending March 31, 2013	¥10,500 (51.7%)	¥1,120 (30.1%)	¥1,050 (31.3%)	¥950 (2.4%)	¥2,557.23

Note: There were no revisions to consolidated earnings forecasts.

Reference: Overview of Non-consolidated Performance

(1) Significant changes in scope of consolidation during the period (change of specified subsidiaries that lead to a change in the scope of consolidation): None

New Companies: -- Company (Company Name)

Excluded Companies: -- Company (Company Name)

(2) Application of accounting methods which are exceptional for quarterly consolidated financial statement: None

(3) Changes in accounting policies, accounting estimates and restatement of corrections

1) Changes caused by revision of accounting standards: None

2) Changes other than those included in 1): None

3) Changes in accounting estimates: None

4) Restatement of corrections: None

(4) Number of shares issued and outstanding (common shares)

1) Number of shares issued and outstanding at the end of the period (including treasury stock):

June 2012: 371,495 shares March 2012: 371,495 shares

2) Number of treasury stock at the end of period:

June 2012: — shares March 2012: — shares

3) Weighted average number of shares for the first quarter period (April 1 – June 30):

June 2012: 371,495 shares June 2011: 371,495 shares

※Disclosure concerning status of implementation of quarterly review procedure

This quarterly financial results report is exempt from the quarterly review procedure based on the Financial Instruments and Exchange Law. At the time of disclosure of this quarterly financial results report, such review procedure for quarterly reports based on the Financial Instruments and Exchange Law had been under development.

※Appropriate use of projections for performance, other notes

The projections for performance in this report contain forward-looking statements based on information available to the Company at the date of publication, and on certain set assumptions that have been deemed reasonable. Actual earnings may vary greatly in accordance with a wide range of factors. Refer to Item 3, “Qualitative information on consolidated earnings forecasts” on page 4.

1. Qualitative information concerning consolidated business performance for the quarter under review

(1) Qualitative information on consolidated operating results

In this consolidated first quarter, the Japanese economy continued to see a return of production and consumption along with the reconstruction demand from the Great East Japan Earthquake, but with the long-term financial uncertainty in Europe the global economy continued to slow. As a result, the future remains unclear.

In the real estate industry, the rental costs for office buildings in central Tokyo that have been continually decreasing since 2008 seem to have bottomed out and the real estate investment market has seen increased activity with obvious need for the upper class to invest in central Tokyo property. These are signs of a gradual recovery.

In this circumstance, the Group has been expanding with downstream and midstream businesses as the main target, including property management, brokerage for sale and rental, and realty, as well as improving our approach to owners of buildings in central Tokyo in our property utilization operations. Our real estate revitalization operations focused on acquisitions and sales of small and medium properties on a scale of several hundred million yen, which are very liquid in the marketplace. In the real estate service business, we included the needs for sales and purchasing, construction and revitalization that arise from acting as a rentals intermediary by increasing the assets under management in the property management business, in order to create a variety of new business opportunities.

As a result, our operating results for the first quarter of the fiscal year ending March 2013 were as follows:

sales of ¥2,111 million (down by 0.4% from the same period of the previous fiscal year), operating income of ¥433 million (up by 119.3%), and ordinary income of ¥417 million (up by 140.1%). Net income was ¥408 million (up by 213.5%).

Business performance by segment is as follows.

Real Estate Revitalization

In the replanning business, we focused on acquisition and sales of properties while carefully observing whether the market has bottomed out. For the 5 cities in central Tokyo in particular, short-term projects were carefully considered and 4 buildings were purchased. With effort put into the commercialization process for repairs and acquiring tenants, rapid revitalization with high occupancy rate as made possible and 2 buildings were sold. As a result, despite sales decreasing compared to the same period of the previous year, segment profitability increased.

In the rental building business, we worked on switching to rental buildings with medium-term competitiveness and increasing purchasing capital for new replanning properties by selling 4 rental buildings in May of last year (1 building was purchased in the same month), therefore income from rents decreased compared to the same period of the previous year.

As a result of the above activities, sales were ¥1,345 million (down by 21.9% from the same period of the previous fiscal year) and segment income was ¥426 million (up by 33.7%).

Real Estate Brokerage

In our sales brokerage business, we continued efforts to strengthen the customer base as well as seeking to improve success rates for properties introduced from other sections, financial institutions and tax accountants. With the real estate investment market recovering, the number and size of properties handles both increased which caused an increase in sales and profit compared to the same period of the previous year.

In the rental brokerage business, we focused on approaches to building owners. Collaborating with other sections, the issues faced in building operations by owners were solved in an effort to increase fee income, including that for related operations.

As a result of the above activities, sales were ¥317 million (up by 72.5% from the same period of the previous fiscal year) and segment income was ¥274 million (down by 72.1%).

Property Management

In the property management business, we continued encouraging commissions for maintenance and operations of office buildings, while working on creating business opportunities from the construction, repair and sales opportunities that arose. In order to increase the utilization rate of commissioned properties, rental marketing was improved along with working on improving customer satisfaction for property tenants through attentive customer service, in order to prevent tenants vacating.

The building maintenance operations carried out by K.K. Yubi and its two subsidiaries which were acquired during the previous financial year focused on increasing the number of properties handled through cooperation with existing operations, especially the property management division. By focusing on their specialization of cleaning elevated areas, efforts were made to increase their profitability ratio.

As a result of the above activities, sales were 286 million yen (up by 168.0% from the same period of the previous year) and segment income was 110 million yen (up by 41.2%).

Other Businesses

In the construction planning field, we worked on construction management for building repairs, focusing on “comprehensive relocation planning” service which solves various problems involved in moving offices, including layout proposals, interior design, and restoration.

In the delinquent rent guarantee business, we focused on discovering latent customer needs through proposing new product plans in addition to the existing menu of services, leading to a steady growth in new guarantee contracts.

As a result of the above activities, sales were 162 million yen (up by 52.3% from the same period of the previous year) and segment income was 82 million yen (up by 75.9%).

(2) Qualitative information on consolidated financial position

At the end of the first quarter of this consolidated accounting period, total assets were 12,451 million yen (10.7% increase from the end of the previous year) and liabilities were 5,709 million yen (19.3% increase). The main reason for the increase in total assets was a 1,384 million yen increase in inventory assets despite a 108 million yen decrease in cash and deposits. The main reason for the increase in liabilities was a 1,091 million yen increase in current portion of long-term loans payable, despite a 101 million yen decrease in long-term loans payable.

Net assets were 6,742 million yen (4.3% increase). The main reason for the increase in net assets was 408 million yen of quarterly net income, despite 130 million yen of dividends paid.

(3) Qualitative information on consolidated earnings forecasts

The estimated values for the results of the financial year ending March 31, 2013 have not changed from those announced on May 10, 2012.

2. SUMMARY INFORMATION (NOTES)

(1) Significant changes in scope of consolidation during the period:

None

(2) Application of accounting methods which are exceptional for quarterly consolidated financial statements:

None

(3) Changes to Accounting Policies/ Changes to Accounting Estimates/ Restatements

Changes to Accounting Estimates and Changes to Accounting Policies Difficult to Differentiate

Following changes in the Corporation Tax Act, the Company and domestic subsidiaries will, as of this first quarter consolidated accounting period, change the method for depreciation based on the revised Corporation Tax Act for all property, plant and equipment acquired from April 1, 2012 onwards.

There will be a minor impact on the operating income, ordinary income and income before income taxes and minority interests for the first quarter of this consolidated accounting period.

(4) Additional Information

Transfer of Noncurrent Assets

At the board meeting held on June 26, 2012, the Company decided to transfer the following noncurrent assets, and entered into a contract the same day.

1) Reason for Transfer

In order to optimize the Company's portfolio of rental building assets, property held, including noncurrent assets, is periodically changed, and this time the following noncurrent assets were transferred.

2) Nature of Assets Subject to Transfer

The Following Buildings and Lands

Name and Location of Asset	Book Value (thousand yen)(*)	Current State
Name: Chuo Dairoku Kannai Building Location: Yokohama, Kanagawa	1,553,408	Rental Building

(*) The book value is the value as of June 30, 2012.

3) Summary of Partner in Transfer

3 individuals and 3 asset management companies

Specific names are being withheld at the request of the transferees.

There are no notable financial, personal or business relationships existing between the transferees and the Company.

4) Time of Transfer

Date for Property Transferral: September, 2012 (Planned)

5) Transfer Value

2,040,000 thousand yen

3. Consolidated Financial Statements

*Amounts under one thousand yen have been rounded down.

(1) Quarterly Consolidated Balance Sheets

	(Thousands of yen)	
	FY ended March 31, 2012 (as of March 31, 2012)	End of 1Q of FY ending March 31, 2013 (as of June 30, 2012)
ASSETS		
Current assets		
Cash and deposits	3,912,155	3,803,173
Accounts receivable-trade	287,204	309,233
Operational investment securities	180,000	180,000
Real estate for sale	57,143	659,644
Real estate for sale in process	1,633,325	1,878,085
Trust beneficiary right of real estate for sale in process		542,572
Work in process construction	6,500	
Supplies		1,116
Deferred tax assets	166,669	52,284
Other	287,131	200,733
Allowance for doubtful accounts	△8,577	△9,789
Total current assets	6,521,551	7,617,053
Noncurrent assets		
Property, plant and equipment		
Buildings	2,176,800	2,176,800
Accumulated depreciation	△275,890	△294,673
Buildings, net	1,900,909	1,882,127
Vehicles	11,290	13,654
Accumulated depreciation	△9,440	△9,417
Vehicles, net	1,849	4,236
Land	1,936,846	1,936,846
Other	64,693	66,229
Accumulated depreciation	△54,885	△55,877
Other, net	9,808	10,351
Total property, plant and equipment	3,849,414	3,833,562
Intangible assets		
Goodwill	445,701	433,293
Other	5,542	3,906
Total intangible assets	451,243	437,200
Investments and other assets		
Deferred tax assets	11,067	147,633
Other	423,790	425,370
Allowance for doubtful accounts	△9,107	△9,107
Total investments and other assets	425,749	563,896
Total noncurrent assets	4,726,408	4,834,659
Total assets	11,247,959	12,451,712

(Thousands of yen)

	FY ended March 31, 2012 (as of March 31, 2012)	End of 1Q of FY ending March 31, 2013 (as of June 30, 2012)
LIABILITIES		
Current liabilities		
Accounts payable-trade	265,393	205,198
Current portion of bonds	54,000	54,000
Current portion of long-term loans payable	234,907	1,326,569
Income taxes payable	22,971	35,963
Provision for bonuses	45,056	11,499
Construction warranty reserve	3,635	3,845
Provision for loss on guarantees for rent	5,251	5,705
Other	747,369	861,967
Total current liabilities	1,378,585	2,504,750
Noncurrent liabilities		
Long-term loans payable	2,957,050	2,855,974
Other	448,643	348,492
Total noncurrent liabilities	3,405,693	3,204,467
Total liabilities	4,784,279	5,709,217
NET ASSETS		
Shareholders' equity		
Capital stock	5,515,443	5,515,443
Retained earnings	947,614	1,226,488
Total shareholders' equity	6,463,057	6,741,931
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	622	563
Total accumulated other comprehensive income	622	563
Total net assets	6,463,679	6,742,495
Total liabilities and net assets	11,247,959	12,451,712

(2) Quarterly Consolidated Statements of Income and Quarterly Consolidated Statements of comprehensive income**Quarterly Consolidated Statements of Income**

	(Thousands of yen)	
	1st Quarter of FY ended March 31, 2012 (April 1– June 30, 2011)	1st Quarter of FY ending March 31, 2013 (April 1– June 30, 2012)
Net sales	2,120,950	2,111,909
Cost of sales	1,492,659	1,159,070
Gross profit	628,291	952,838
Selling, general and administrative expenses	430,685	519,560
Operating income	197,605	433,278
Non-operating income		
Interest income	101	399
Dividends income	240	243
Subsidy income		845
Interest on refund	2,173	
Gain on disposal of unpaid dividend	2,063	
Other	241	233
Total non-operating income	4,820	1,721
Non-operating expenses		
Interest expenses	23,605	15,412
Other	5,126	2,498
Total non-operating expenses	28,731	17,911
Ordinary income	173,694	417,088
Extraordinary income		
Gain on sales of noncurrent assets	339	
Total extraordinary income	339	
Extraordinary loss		
Loss on sales of noncurrent assets		73
Loss on derivatives cancellation	41,510	
Loss on valuation of membership		26
Total extraordinary losses	41,510	99
Income before income taxes and minority interests	132,522	416,989
Income taxes-current	2,088	30,241
Income taxes-deferred		△22,149
Total income taxes	2,088	8,092
Income before minority interests	130,433	408,897
Net income	130,433	408,897

Quarterly Consolidated Statements of comprehensive income

(Thousands of yen)

	1st Quarter of FY ended March 31, 2012 (April 1– June 30, 2011)	1st Quarter of FY ending March 31, 2013 (April 1– June 30, 2012)
Net income(loss) before gain / loss of minority interests	130,433	408,897
Other comprehensive income		
Valuation difference on available-for-sale securities	△85	△58
Total other comprehensive income	△85	△58
Comprehensive income	130,348	408,839
Comprehensive income attributable to		
Comprehensive income attributable to owners of the parent	130,348	408,839