

**Financial Results for Third Quarter of Fiscal Year Ending  
March 31, 2014  
(Based on Japanese GAAP)  
(Translation of Japanese Flash Report, Released on February 5, 2013)**

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\*Amounts under one million yen have been rounded down.

**1. Consolidated Performance in Third Quarter of Fiscal Year Ending March 31, 2014**

(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
3rd Quarter of FY ending March 31, 2014	¥10,492 (73.6%)	¥2,738 (96.9%)	¥2,643(98.1%)
3rd Quarter of FY ended March 31, 2013	¥6,045 (27.4%)	¥1,391 (197.9%)	¥1,334(217.8%)

(Note) Comprehensive income, 3rd quarter of FY ending March 2014: ¥2,524 million (60.0%), 3rd quarter of FY ended March 2013: ¥1,578 million (309.5%)

	Net Income	Net Income per Share (Yen)	Fully Diluted Net Income per Share(Yen)
3rd Quarter of FY ending March 31, 2014	¥2,521 (59.8%)	¥58.97	—
3rd Quarter of FY ended March 31, 2013	¥1,577 (308.7%)	¥42.46	¥42.46

(Note) On October 1, 2013, the Company split each common share into 100 shares. Net Income per Share and Fully Diluted Net Income per Share are calculated assuming the share split coming into effect at the beginning of the previous consolidated fiscal year.

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

(Millions of yen, except for per share figures)

	Total Assets	Net Assets	Equity Ratio (%)
3rd Quarter of FY ending March 31, 2014	¥28,609	¥16,722	58.5%
FY ended March 31, 2013	¥21,265	¥14,561	68.5%

(Note) Equity at term-end: 3rd Quarter of FY ending March 31, 2014 (as of December 31, 2013): ¥16,722 million

FY ended March 31, 2013 (as of March 31, 2013): ¥14,561 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, 2013	-	¥0.00	-	¥850.00	¥850.00
FY ending March 31, 2014	-				
FY ending March 31, 2014 (Projections)		¥0.00	-	¥11.50	¥11.50

(Note) Changes from the latest released dividend forecasts: Yes

On October 1, 2013, the Company split each common share into 100 shares. Dividends for the FY ending March 2014 (projected) will take this share splitting into consideration.

## 3. Projections for Consolidated Performance in the Fiscal Year Ending March 31, 2014

(From April 1, 2013 to March 31, 2014) \*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)
FY ending March 31, 2014	¥16,000 (51.2%)	¥3,900 (80.8%)	¥3,700 (81.4%)	¥3,500 (3,500%)	¥81.86

(Note) Changes from the latest released performance: Yes

On October 1, 2013, the Company split each common share into 100 shares. Net income per share for projected consolidated performance for the FY ending March 2014 takes this share splitting into consideration.

## 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):

September 2013: 42,755,500 shares      March 2013: 42,755,500 shares

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

September 2013: — shares      March 2013: — shares

3) Weighted average number of shares for the second quarter period (July 1 – September 30):

September 2013: 42,755,500 shares      September 2012: 37,153,470 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 3.
- On October 1, 2013, the Company split each common share into 100 shares. The status of dividends for FY ending March 2014 (projected) and Net Income per Share for the projected consolidated performance for the FY ending March 2014 both take this share splitting into consideration.

## Table of Contents of Appendix

1. Qualitative Information Concerning Consolidated Business Performance for the Quarter Under Review .....	2
(1) Qualitative information on consolidated operating results .....	2
(2) Qualitative information on consolidated financial position .....	3
(3) Qualitative information on consolidated earnings forecasts .....	3
2. Summary Information (Notes) .....	4
(1) Significant changes in scope of consolidation during the period.....	4
(2) Application of accounting methods which are exceptional for quarterly consolidated financial statements .....	4
(3) Changes to accounting policies/ changes to accounting estimates/ restatements .....	4
3. Consolidated Financial Statements.....	5
(1) Quarterly consolidated balance sheets .....	5
(2) Quarterly consolidated statements of income and quarterly consolidated statements of comprehensive income .....	7
(3) Notes to quarterly financial statements.....	9
(Notes regarding the conditions of going business) .....	9
(Notes in the case of major changes in shareholders' equity) .....	9
(Segment information, etc.).....	9
(Important Subsequent Events) .....	10

## 1. Qualitative Information Concerning Consolidated Business Performance for the Quarter Under Review

### (1) Qualitative information on consolidated operating results

In this consolidated third quarter period (April 1, 2013 to December 31, 2013), the Japanese economy showed improvements in personal consumption and corporate profits due to economic measures and drastic monetary easing by the Japanese government and the Bank of Japan, and signs of economic recovery are becoming more evident.

In the real estate industry, the supply of large office buildings that peaked in 2012 has settled down, gradually putting a brake on vacancy rates and rents are also showing signs of recovery. for the office building market in Tokyo.

In the real estate investment market, there has been clear signs of recovery for the market with J-REIT actively acquiring properties, and a background of eased monetary policy leading to an influx of capital into real estate.

In these circumstances, the Group continued to seek solutions to the real estate issues that building owners face with property in central Tokyo, providing a one-stop service from negotiations to management, construction, rental and purchases and sales. Through dealing with customers closely on an individual basis, we have been able to develop multi-faceted revenue-generating opportunities. For example, by promptly introducing tenants to property owners with empty rooms on their hands, we have won client confidence, ensuring that these owners later turn to us for building management and construction services. We have also maintained our relationship with purchasers of replanning properties by taking care of their property management, with the result that the purchaser later uses our brokerage service when the time comes to sell the property.

Further, by mobilizing the set of expertise associated with each of our services, by putting ourselves in our customer's shoes to brainstorm new ideas, and by bringing our creativity into play to approach our projects in a multi-dimensional way, we have pursued the real-estate revitalization with value-added chain. We have achieved revitalization with prompt high occupancy rate by coordinating a strong interrelationship between all departments, such as exploiting our local expertise as a rental agency to strategically plan renovation projects, ensuring a high contract renewal rate by taking great care to serve individual tenants in our capacity as property managers.

As a result, our operating results for the third quarter of fiscal year ending March 2014 were as follows: Sales of ¥10,492 million (up by 73.6% from the same period of the previous fiscal year), operating income of ¥2,738 million (up by 96.9%), and ordinary income of ¥2,643 million (up by 98.1%). Net income was ¥2,521 million (up by 59.8%).

The performance of each segment is as follows. The business segment titled "Construction Planning Business" in the category of "Others" was renamed "Construction Solution Business" in the first quarter of this consolidated fiscal year in response to the change of the name for internal administration. We changed the name only, and segment categories, etc. were not changed.

#### ***Real Estate Revitalization***

As for the replanning business, we sold 11 buildings, working on maximizing property value by attracting tenants and revising commercialization processes, including renovation. As a result, sales and income both increased significantly compared to the same period of the previous year. In addition, in view of the further market recovery that is forecast, we have also focused our efforts on the purchase and commercialization of properties to be sold in the fourth quarter of this consolidated fiscal year.

As for the rental building business, we sold one building for rent in September of the previous consolidated fiscal year, but the income from rents of replanning real estate increased. Consequently, sales and income increased from the same period of the previous fiscal year.

As a result of the above activities, sales were ¥7,729 million (up by 116.2% from the same period of the previous fiscal year) and segment income was ¥2,725 million (up by 110.1%).

#### ***Real Estate Brokerage***

In our sales brokerage business, we strengthened our efforts to take on property introductions from internal departments and financial institutions, etc. In view of the recovery of the real estate investment market, etc., we have secured more contracts, and sales and profits increased from the same period of the previous year.

In the rental brokerage business, we continued to focus our efforts on building owners. Although both sales and income decreased from the same period of the previous fiscal year, we put our efforts into resolving the various concerns held by owners regarding building management by cooperating with internal departments. In addition, we introduced our own properties and replanning properties that are undergoing commercialization for tenants. These efforts contributed to the profitability of the group as a whole.

As a result of the above activities, sales were ¥1,300 million (up by 18.1% from the same period of the previous fiscal year) and segment income was ¥1,009 million (up by 3.5%).

### ***Property Management***

In the property management business, we aimed to create business opportunities from taking on the sales, construction, and revitalization needs arising from administrative tasks, and put our efforts in increasing the number of rental properties. In order to build longer and stronger relationships with our clients, we have worked in collaboration with other departments to provide purchasers with ongoing service such as securing property management contracts with customers who have purchased properties with our brokerage or replanning. As a result, both sales and income increased from the same period of the previous fiscal year.

As for the building maintenance business, we worked on increasing the number of properties handled in cooperation with existing sections, particularly the property management business section, but due in significant part to the loss of a major existing contract, sales and income declined from the same period of the previous fiscal year.

As a result of the above activities, sales were ¥814 million (down by 4.5% from the same period of the previous fiscal year) and segment income was ¥353 million (up by 3.5%).

### ***Other Businesses***

As for the construction solution business, due to an increase in the number of construction requests from managed properties, both sales and income increased compared to the same period of the previous fiscal year.

In the delinquent rent guarantee business, adding to the existing service menu, transaction volume of new product plans steadily increased. As a result, both sales and income increased from the same period of the previous fiscal year.

As a result of the above activities, sales were ¥648 million (up by 25.80% from the same period of the previous fiscal year) and segment income was ¥252 million (up by 15.9%).

### **(2) Qualitative information on consolidated financial position**

At the end of the third quarter of this consolidated fiscal year, total assets were 28,609 million yen (34.5% increase compared with the end of the previous consolidated fiscal year), and liabilities were 11,887 million yen (77.3% increase). The main reason for the increase in total assets was that there was a 8,386 million yen increase in inventory assets, despite a 804 million yen decrease in cash and deposits, and a 293 million yen decrease in advance payments, which is included in the “others” section of current assets, etc. The main reason for the increase in liabilities was the ¥4,833 million increase in loans payable to finance increased property acquisition, as well as the ¥281 million increase in long-term guarantee deposits that is included under “Noncurrent Liabilities” in the “Other” section.

Net assets were 16,722 million yen (14.8% increase). The main reason for the increase in net assets was posting 2,521 million yen in quarterly net income, despite 363 million yen being paid out for year-end dividends.

### **(3) Qualitative information on consolidated earnings forecasts**

We are revising the values announced on May 10, 2013 with regard to performance for the fiscal year ending March 2014. For details of these revisions, please refer to the report that we are presenting today, “Notice of Revisions to the Projected Consolidated Performance for the Fiscal Year Ending March 2014, and Revision of Dividend Forecasts”.

**2. Summary Information (Notes)**

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

Not applicable.

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

Not applicable.

**(3) Changes to accounting policies/ changes to accounting estimates/ restatements**

Not applicable.

### 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, 2013 (as of March 31, 2013)	End of 3Q of FY ending March 31, 2014 (as of December 31, 2013)
<b>ASSETS</b>		
<b>Current assets</b>		
Cash and deposits	11,008,528	10,203,996
Accounts receivable-trade	324,426	275,465
Real estate for sale	589,712	3,661,094
Real estate for sale in process	5,834,510	9,669,933
Trust beneficiary right of real estate for sale in process		1,479,766
Supplies	916	828
Deferred tax assets	481,722	112,814
Other	640,490	459,730
Allowance for doubtful accounts	△6,347	△11,036
<b>Total current assets</b>	<b>18,873,960</b>	<b>25,852,593</b>
<b>Noncurrent assets</b>		
<b>Property, plant and equipment</b>		
Buildings, net	447,273	471,823
Land	1,167,307	1,167,307
Other, net	13,038	13,066
<b>Total property, plant and equipment</b>	<b>1,627,618</b>	<b>1,652,196</b>
<b>Intangible assets</b>		
Goodwill	396,068	358,844
Other	2,993	2,524
<b>Total intangible assets</b>	<b>399,062</b>	<b>361,369</b>
Investments and other assets		
Deferred tax assets		457,736
Other	371,415	291,446
Allowance for doubtful accounts	△6,417	△5,670
Total investments and other assets	364,997	743,513
<b>Total noncurrent assets</b>	<b>2,391,678</b>	<b>2,757,079</b>
<b>Total assets</b>	<b>21,265,638</b>	<b>28,609,673</b>

(Thousands of yen)

	FY ended March 31, 2013 (as of March 31, 2013)	End of 3Q of FY ending March 31, 2014 (as of December 31, 2013)
<b>LIABILITIES</b>		
<b>Current liabilities</b>		
Accounts payable-trade	380,782	234,559
Short-term loans payable	130,000	349,000
Current portion of long-term loans payable	274,320	1,104,400
Income taxes payable	114,639	213,609
Provision for bonuses	90,555	46,749
Provision for directors' bonuses	15,000	11,250
Construction warranty reserve	26,955	22,294
Provision for loss on guarantees for rent	2,700	7,699
Provision for office transfer expenses	3,140	
Other	808,943	1,005,097
<b>Total current liabilities</b>	<b>1,847,036</b>	<b>2,994,660</b>
<b>Noncurrent liabilities</b>		
Long-term loans payable	4,246,860	8,031,180
Deferred tax liabilities	30,646	
Other	579,691	861,277
<b>Total noncurrent liabilities</b>	<b>4,857,197</b>	<b>8,892,457</b>
<b>Total liabilities</b>	<b>6,704,234</b>	<b>11,887,118</b>
<b>NET ASSETS</b>		
<b>Shareholders' equity</b>		
Capital stock	8,387,211	8,387,211
Capital surplus	2,871,767	2,871,767
Retained earnings	3,301,465	5,459,588
Treasury stock		△121
<b>Total shareholders' equity</b>	<b>14,560,445</b>	<b>16,718,446</b>
<b>Accumulated other comprehensive income</b>		
Valuation difference on available-for-sale securities	2,606	2,313
Foreign currency translation adjustment	△1,647	1,795
<b>Total accumulated other comprehensive income</b>	<b>959</b>	<b>4,108</b>
<b>Total net assets</b>	<b>14,561,404</b>	<b>16,722,555</b>
<b>Total liabilities and net assets</b>	<b>21,265,638</b>	<b>28,609,673</b>

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

(Thousands of yen)

	3Q of FY ended March 31, 2013 (April 1-December 31, 2013)	3Q of FY ending March 31, 2014 (April 1-December 31, 2013)
<b>Net sales</b>	<b>6,045,246</b>	<b>10,492,890</b>
<b>Cost of sales</b>	<b>3,049,163</b>	<b>5,894,088</b>
Gross profit	2,996,083	4,598,802
<b>Selling, general and administrative expenses</b>	<b>1,604,788</b>	<b>1,859,965</b>
<b>Operating income</b>	<b>1,391,294</b>	<b>2,738,837</b>
Non-operating income		
Interest income	854	2,674
Dividends income	336	367
Subsidy income	845	2,800
Interest on refund	66	1,977
Other	1,922	3,265
<b>Total non-operating income</b>	<b>4,024</b>	<b>11,083</b>
Non-operating expenses		
Interest expenses	52,690	94,513
Other	8,175	11,694
<b>Total non-operating expenses</b>	<b>60,866</b>	<b>106,208</b>
<b>Ordinary income</b>	<b>1,334,453</b>	<b>2,643,713</b>
Extraordinary income		
Gain on sales of noncurrent assets	298,240	79
Other	2,800	
Total extraordinary income	301,040	79
Extraordinary loss		
Office transfer expenses		1,796
Lump-sum payments due to withdrawal from employees' pension fund	20,787	
Other	975	105
<b>Total extraordinary losses</b>	<b>21,762</b>	<b>1,901</b>
<b>Income before income taxes and minority interests</b>	<b>1,613,731</b>	<b>2,641,891</b>
Income taxes-current	38,345	239,660
Income taxes-deferred	△2,331	△119,313
<b>Total income taxes</b>	<b>36,014</b>	<b>120,346</b>
<b>Income before minority interests</b>	<b>1,577,716</b>	<b>2,521,544</b>
<b>Net income</b>	<b>1,577,716</b>	<b>2,521,544</b>

## Quarterly Consolidated Statements of comprehensive income

(Thousands of yen)

	3Q of FY ended March 31, 2013 (April 1-December 31, 2012)	3Q of FY ending March 31, 2014 (April 1-December 31, 2013)
<b>Consolidated quarterly statements of comprehensive income</b>		
Income before minority interests	1,577,716	2,521,544
<b>Other comprehensive income</b>		
Valuation difference on available-for-sale securities	412	△293
Foreign currency translation adjustment		3,442
Total other comprehensive income	412	3,149
<b>Comprehensive income</b>	<b>1,578,129</b>	<b>2,524,693</b>
Comprehensive income attributable to		
Comprehensive income attributable to owners of the parent	1,578,129	2,524,693

(3) Notes to quarterly financial statements  
 (Notes regarding the conditions of going business)  
 Not applicable.

(Notes in the case of major changes in shareholders' equity)  
 Not applicable.

(Segment information, etc.)

I Third Quarter of Fiscal Year Ended March 31, 2014 (April 1, 2013 – December 31, 2013)

1. Information concerning sales and income or loss amount by reporting segment

(Thousands of yen)

	Reporting segment				Other business (Note 1)	Total	Adjustment amounts (Note 2)	Quarterly consolidated income/loss statement amount (Note 3)
	Real Estate Revitalization	Real Estate Brokerage	Property Management	Total				
Sales	3,575,706	1,101,465	852,179	5,529,352	515,894	6,045,246	—	6,045,246
Segment income(loss)	1,297,083	975,344	341,868	2,614,295	217,640	2,831,936	△1,440,641	1,391,294

Notes: 1. The classification “other business” refers to business segments that are not included in reporting segments, and includes construction solution business and delinquent rent guarantee business, etc.  
 2. The segment income adjustments amount, △1,440,641 thousand yen, includes △1,493,053 thousand yen in company-wide expenses that are not allocated to reporting segments and 52,412 thousand yen in adjustment amounts for interest expense. The company-wide expenses are mainly selling, general and administrative expenses that are not allocated to reporting segments.  
 3. Segment income (loss) is adjusted with operating incomes calculated in consolidated quarterly statements of income.

2. Information on impairment of non-current assets and goodwill etc. for each reporting segment  
 Not applicable.

II Third Quarter of Fiscal Year Ending March 31, 2014 (April 1, 2013 – December 31, 2013)

1. Information concerning sales and income or loss amount by reporting segment

(Thousands of yen)

	Reporting segment				Other business (Note 1)	Total	Adjustment amounts (Note 2)	Quarterly consolidated income/loss statement amount (Note 3)
	Real Estate Revitalization	Real Estate Brokerage	Property Management	Total				
Sales	7,729,018	1,300,890	814,025	9,843,934	648,955	10,492,890	—	10,492,890
Segment income(loss)	2,725,718	1,009,297	353,919	4,088,935	252,171	4,341,106	△1,602,269	2,738,837

Notes: 1. The classification “other business” refers to business segments that are not included in reporting segments, and includes construction solution business and delinquent rent guarantee business, etc. The former “construction planning business” has been renamed as “construction solution business” from the first quarter of this fiscal year in response to the change of the name for internal administration. This change has no influence on the segment information.  
 2. The segment income adjustments amount, △1,602,269 thousand yen, includes △1,696,783 thousand yen in company-wide expenses that are not allocated to reporting segments and 94,513 thousand yen in adjustment amounts for interest expense. The company-wide expenses are mainly selling, general and administrative expenses that are not allocated to reporting segments.  
 3. Segment income (loss) is adjusted with operating incomes calculated in consolidated quarterly statements of income.

2. Information on impairment of non-current assets and goodwill etc. for each reporting segment  
 Not applicable.

(Important Subsequent Events)  
Not applicable