

## News Release

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### Ardepro Co., Ltd.

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### Preliminary Announcement of Fiscal 2007 Operating Results

Ardepro Co., Ltd. released the following preliminary report on operating results for fiscal 2007, the year that ended on July 31, 2007. This announcement is based on the company's policy of providing useful information to investors in a timely manner. Note that these figures have not been audited.

#### 1. Fiscal Year Ended July 31, 2007 (Consolidated)

Million yen

	Sales	Recurring profit	Net income
Forecast for the fiscal year ended July 31, 2007 (A)	83,481	13,357	7,477
Preliminary results (year ended July 31, 2007, B)	80,273	12,087	6,868
Difference (amount, (B-A))	(3,208)	(1,270)	(609)
Difference (%)	(3.8)	(9.5)	(8.1)
Fiscal year ended July 31, 2006	43,001	6,698	3,739
Year-on-year change (%)	86.7	80.5	83.7

Note: Forecast for the fiscal year ended July 31, 2007 is the forecast announced on June 6, 2007.

#### 2. Fiscal Year Ended July 31, 2007 (Non-consolidated)

Million yen

	Sales	Recurring profit	Net income
Forecast for the fiscal year ended July 31, 2007 (A)	81,250	13,163	7,551
Preliminary results (year ended July 31, 2007, B)	77,698	11,993	6,654
Difference (amount, (B-A))	(3,552)	(1,170)	(897)
Difference (%)	(4.4)	(8.9)	(11.9)
Fiscal year ended July 31, 2006	41,385	6,801	3,800
Year-on-year change (%)	87.7	76.3	75.1

Note: Forecast for the fiscal year ended July 31, 2007 is the forecast announced on June 6, 2007.

### **3. Summary of Results**

In fiscal 2007, the real estate industry, where the Ardepro Group does business, was generally healthy despite signs of overheating in some sectors. In this environment, Ardepro concentrated on sales of existing condominiums, office buildings and other properties. The group has nine branch offices and 30 sales offices covering all areas of Japan. In fiscal 2007, these offices performed very well, including sales contributions from even sales offices opened during the fiscal year.

Ardepro announced revisions to its fiscal 2007 forecasts on June 6, 2007. Although the company believed at that time that these forecasts would be achieved, there were subsequent delays to fiscal 2008 in sales of several properties. Ardepro views this as a one-time factor and remains confident that performance will remain strong in fiscal 2008 and the following years. Regarding consolidated subsidiaries, operating results were strong at property management companies Ardepro Property Management Co., Ltd. and Japan Realty Supervision Co., Ltd. and at Odaka Denko Co., Ltd., an electrical construction company. Due to these factors, Ardepro expects that consolidated net sales will increase 86.7% year-on-year to 80,273 million yen, recurring profit will increase 80.5% to 12,087 million yen and net income will increase 83.7% to 6,868 million yen. Ardepro now expects that non-consolidated net sales to increase 87.7% compared to the previous fiscal year to 77,698 million yen, recurring profit will increase 76.3% to 11,993 million yen and net income will increase 75.1% to 6,654 million yen.

Regarding the medium-term management plan, Ardepro announced the third revision of the Ardepro Group Medium-term Management Plan on February 1, 2007. Another revision to the plan is currently under consideration in order to reach the targets ahead of schedule.

Please note that the figures in the actual financial statements may differ from the figures in this preliminary report. Ardepro plans to release its fiscal 2007 financial statements in the middle of September 2007.

\*Projections of operating results are based on information available to management at the time this release was prepared. Readers should be aware that actual results and events may differ substantially from these projections.