

Daito Trust Construction Co., Ltd.

Consolidated Financial Highlights (unaudited) for the Six Months ended September 30, 2010

Tokyo, November 2, 2010 --- Daito Trust Construction Co., Ltd. (code No.1878), a leading supplier of apartments in Japan, reported today its 2Q consolidated financial results for the year ending March 31, 2011.

1. Operating Results (millions of yen)

	<u>For the Six Months ended Sep. 30</u>			<u>For the year ending Mar. 31</u>	
	<u>2010</u>	<u>2009</u>	<u>Change (%)</u>	<u>2011</u>	<u>Change (%)</u>
Total Sales	472,925	454,071	+4.2	1,023,900	+5.3
Construction	192,548	204,152	-5.7	449,000	-3.6
Real Estate	268,269	238,769	+12.4	549,600	+13.7
Other	12,107	11,149	+8.6	25,300	+7.7
Gross Profit	87,952	82,494	+6.6	190,600	+1.0
Construction	73,415	69,548	+5.6	161,600	-2.9
Real Estate	10,377	9,270	+11.9	20,100	+38.8
Other	4,159	3,675	+13.2	8,900	+13.4
SG&A Expenses	54,454	55,144	-1.3	118,600	+0.8
Operating Income	33,498	27,349	+22.5	72,000	+1.2
Ordinary Income	36,052	30,049	+20.0	77,000	+0.4
Net Income	21,112	17,850	+18.3	45,400	+0.1

2. Financial Conditions (millions of yen)

	<u>As of Sep. 30</u>	<u>As of Mar. 31</u>	<u>Change</u>
	<u>2010</u>	<u>2010</u>	
Total Assets	552,865	558,129	-5,263
Current Assets	364,697	376,398	-11,701
Noncurrent Assets	188,168	181,730	+6,438
Current Liabilities	147,254	166,938	-19,684
Noncurrent Liabilities	83,681	78,559	+5,122
Net Assets	321,930	312,631	+9,298
Equity/Assets (%)	58.0	55.8	+2.2points
BPS (yen)	2,781.64	2,700.97	+80.67

3. Cash Flows (millions of yen)

	<u>For the Six Months ended Sep. 30</u>	
	<u>2010</u>	<u>2009</u>
Operating Activities	14,585	8,005
Investing Activities	-12,320	-16,437
Financing Activities	-11,731	-6,286
Cash and Cash Equivalents at End	160,707	167,985

4. Remarks

We achieved the increase in sales and income for the 1st half of FY2010.

And the main reason exceeded the financial forecast released on April, 2010 is that the increase in sales on construction progressed smoother than the original plan and the continuous cost reduction make the gross profit margin on construction better than the original plan.

There is no change in the full-financial year plan of income summary.

The orders received was 234.6 billion of yen, increased 7.3% year on year.

Occupancy rate at the end of September, 2010 was 94.5% for residential use (+0.7p year on year) and 91.5% for commercial use (-0.3p year on year).