



**For Immediate Release
For Translation Purposes Only**

February 14, 2011

Japan Excellent, Inc. (TSE: 8987)
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Japan Excellent, Inc. Reports 9th Period Financial Results

(From July 1, 2010 to December 31, 2010)

This financial report has been prepared in accordance with Japanese accounting standards and the Japanese national law. Figures have been rounded down to the nearest one million yen.

1. Operating Results

	9 th Period Ended December 31, 2010	8 th Period Ended June 30, 2010
Total revenues	7,094 million yen	7,302 million yen
Operating income	3,053 million yen	3,252 million yen
Income before income taxes	2,219 million yen	2,367 million yen
Net income	2,218 million yen	2,366 million yen
Net income per unit	14,353 yen	15,314 yen
Return on equity	2.5%	2.6%
Return on assets	1.1%	1.2%
Income before income taxes to Operating Revenue ratio	31.3%	32.4%

2. Distributions

	9 th Period Ended December 31, 2010	8 th Period Ended June 30, 2010
Distribution per unit	14,353 yen	15,315 yen
Total distribution	2,218 million yen	2,366 million yen
Distributions in excess of earnings per unit	0 yen	0 yen
Total distributions in excess	0 million yen	0 million yen
Payout ratio	99.9%	100.0%
Dividend ratio to net assets	2.5%	2.6%

3. Financial Situation

	9 th Period Ended <u>December 31, 2010</u>	8 th Period Ended <u>June 30, 2010</u>
Total assets	199,186 million yen	194,710 million yen
Net assets	89,272 million yen	89,389 million yen
Capital ratio	44.8%	45.9%
Net assets per unit	577,629 yen	578,378 yen

4. Cash Flow

	9 th Period Ended <u>December 31, 2010</u>	8 th Period Ended <u>June 30, 2010</u>
Cash flow from operating activities	3,288 million yen	3,458 million yen
Cash flow from investing activities	(7,821) million yen	(426) million yen
Cash flow from financing activities	2,534 million yen	(2,573) million yen
Cash and cash equivalents at end of period	13,151 million yen	15,149 million yen

5. Forecasts

	10 th Period Ending <u>June 30, 2011</u>	11 th Period Ending <u>December 31, 2011</u>
Total revenues	7,356 million yen	7,097 million yen
Operating income	3,126 million yen	2,895 million yen
Income before income taxes	2,264 million yen	2,114 million yen
Net income	2,263 million yen	2,113 million yen
Distribution per unit	12,000 yen	11,200 yen
Distribution in excess of earnings per unit	- yen	- yen
Total Number of Outstanding Investment Units	188,650 units	188,650 units

Assumption of Forecasts

1. Total assets under management

Forecasts reflect following transaction in 10th period.

Acquisition	February 4, 2011	Daiba Garden City Building
Transfer	February 4, 2011	No.36 Kowa Building

2. Total Number of Outstanding Investment Units

188,650 units

Disclaimer

This news release was prepared solely for the convenience of, and reference by investors and neither corresponds to the original Japanese documents nor is it intended to constitute a disclosure document. The Japanese language Kessan-Tanshin should always be referred to as originals of this document.

English terms for Japanese legal, accounting, tax, and business concepts used herein may not be precisely identical to the concepts of



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the equivalent Japanese terms. With respect to any and all terms herein, the original Japanese documents will always govern the meaning and interpretation.

The financial statements are a translation of the audited financial statements that were prepared in accordance with generally accepted principles in Japan which may materially differ in certain respects from generally accepted accounting principles and practices in other jurisdictions.

Certain provisions of this document contain forward-looking statements and information. We base these statements on our beliefs as well as our assumptions based solely on certain limited information currently available to us. Because these statements reflect our current views concerning future events, these statements involve known and unknown risks, uncertainties, and assumptions. These forward-looking statements are not a guarantee of future performance and involve risks and uncertainties, and there are certain important factors that could cause actual results to differ, possibly materially, from expectations or estimates reflected in such forward-looking statements, including without limitation: the general economy, market conditions, financial markets including the performance of the real estate market, interest rate fluctuations, competition with our properties, and the impact of changing regulations or taxation.

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