



Japan Excellent, Inc.

**For Immediate Release  
For Translation Purposes Only**

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**Japan Excellent Announces 3rd Period Financial Results  
and Forecast for the 4th Period**

Performance For the Third Fiscal Period ( From July 1, 2007 to December 31, 2007 )

*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. Operation Results** %(percent change over period)

	Revenues		Operating Income		Income before Income Taxes	
3rd Fiscal Period	6,982 (millions of yen)	26.8%	3,055 (millions of yen)	15.1%	2,421 (millions of yen)	8.1%
2nd Fiscal Period	5,505 (millions of yen)	15.9%	2,653 (millions of yen)	12.0%	2,240 (millions of yen)	20.6%

	Net Income		Net Income per Unit	Return on Equity	Return on Assets	Income before Income Taxes to Revenues Ratio
3rd Fiscal Period	2,420 (millions of yen)	8.1%	15,784 (millions of yen)	3.0%	1.3%	34.7%
2nd Fiscal Period	2,239 (millions of yen)	20.6%	16,614 (millions of yen)	3.2%	1.7%	40.7%

**2. Distributions**

	Distribution per Unit	Total Distributions	Distributions in Excess of Earnings per Unit	Total Distributions in Excess of Earnings	Distribution Payment Ratio	Distribution Ratio to Net Assets
3rd Fiscal Period	15,663 yen	2,420 (millions of yen)	0 yen	0 (millions of yen)	99.9%	2.7%
2nd Fiscal Period	16,614 yen	2,239 (millions of yen)	0 yen	0 (millions of yen)	100.0%	3.2%

### 3. Financial Standings as of December 31, 2007

	Total Assets	Net Assets	Unitholders' Equity Ratio	Net Assets per Unit
3rd Period	205,486 (millions of yen)	89,292 (millions of yen)	43.5%	577,758 yen
2nd Period	156,291 (millions of yen)	69,813 (millions of yen)	44.7%	517,906 yen

### 4. Cash Flow

	Cash Flow from Operating Activities	Cash Flow from Investing Activities	Cash Flow from Financing Activities	Cash and Cash Equivalents at End of Period
3rd Period	3,213 (millions of yen)	▲48,983 (millions of yen)	45,037 (millions of yen)	14,586 (millions of yen)
2nd Period	4,093 (millions of yen)	▲39,138 (millions of yen)	37,244 (millions of yen)	15,319 (millions of yen)

### 5. Forecast of Results for the 4th Period

%( percent change over period)

	Operating Revenues	Operating Income	Income before Income Taxes	Net Income	Distributions per Unit	Distributions in Excess of Earnings per Unit
4th Period	7,810 (millions of yen)	3,286 (millions of yen)	2,504 (millions of yen)	2,503 (millions of yen)	16,200 yen	0 yen
	11.9%	7.6%	3.4%	3.4%		

#### 1. Other Relevant Information

- (a.) There were no changes in the Accounting Policy during this fiscal period.
- (b.) There are no other changes including (a.).

#### 2. Total Number of Outstanding Investment Units

- (a.) Number of Outstanding Investment Units
  - End of the 2nd quarter-134,800 units
  - End of the 3rd quarter-154,550 units

- (b.) No investment units are held by JEI as of the end of the 2nd and 3rd periods.



## 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 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.

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