

Full-year Business Summary
for Fiscal Year 2010 (20th period)
January 1 to December 31, 2010

Funai Zaisan Consultants

Consulting for Individuals
Consulting for Companies
Land and Real Estate



We will remain your best partner over 100 years
Funai Zaisan Consultants Co., Ltd.

We will remain your best partner over 100 years

Core Values

1. We always put our customers' happiness first.
2. We work on all things with modesty, loyalty and in good faith.
3. We value the feelings of consideration and gratitude.

Management Objectives

1. We will contribute to the society by offering optimum solutions for the preservation of individual asset and corporate value.
2. We aim for the physical and mental wellbeing of our coworkers.

1 |||| Funai Zaisan Consultants

Dear Shareholders

I thank you all for your usual support to the Company in its business operation.

I would like to present a business summary for the fiscal year 2010 (20th period) of the Company from January 1 to December 31, 2010.

Funai Zaisan Consultants Group has long enjoyed broad support from its customers in our completely new field of independent comprehensive asset consulting.

Amid the current economic upheaval, we must do several things in order to preserve asset and increase its value: we must track the status of the asset; select and provide the appropriate information from the deluge of available data; and offer asset consulting that is essential to prepare for the future. Property consulting also demands a neutral position. As an industry-leading independent consulting company, the Group is committed to stable and sustained management, offering comprehensive consulting services to individual asset owners and corporate executives by utilizing our unrivaled analytical capabilities on our unrivaled volume of data, to achieve an unrivaled ability to deliver solutions.

We request the continued support and goodwill of our shareholders.



President and Executive Officer
Masazumi Hasumi

2 |||| Funai Zaisan Consultants

Highlights of Business Results

Business Results for Fiscal Year 2010 (20th Period)

Although the Japanese economy showed some signs of recovery during the term under review, the business environment remains stagnant, as the dramatic appreciation of the yen and plummeting prices have worsened the employment situation, resulting in sluggish personal consumption.

In the real estate market, which affects Funai Zaisan Consultants Group, the business climate also remains difficult. Although real estate transactions have recovered year on year in some regions, primarily in the metropolitan region, the influx of new business funds has been limited, and financial institutions remain cautious about real estate investment.

Amid these difficult conditions, Funai Zaisan Consultants Group (comprised of Funai Zaisan Consultants, five consolidated subsidiaries, and one equity-method affiliate) will focus on strengthening its

fee business by offering high-quality comprehensive consulting services, based on our mission of contributing to the society and supporting the preservation of individual asset and corporate value by offering optimum solutions, in order to offer one-stop solutions to solve a wide range of challenges faced by asset owners and corporate executives nationwide, with our corporate motto "We will remain your best partner over 100 years."

As a result of these efforts, our revenues from asset consulting have increased year on year, and in the fourth quarter, we completed the disposal of real estate held for sale.

Based on the above, operating revenue totaled 5,227 million yen, with operating income of 200 million yen, ordinary income of 160 million yen, and net income of 82 million yen.

3 |||| Funai Zaisan Consultants

Highlights of Consolidated Business Results (unit: million yen)

	Fiscal Year 2009 (19th Period)	Fiscal Year 2010 (20th Period)	Forecast for Fiscal Year 2011 (21th Period)
Operating revenue	5,408	5,227	4,840
Ordinary income	(4,245)	160	275
Net income of the current period	(4,820)	82	280

Revenue by Segments

	Fiscal Year 2009 (19th Period)		Fiscal Year 2010 (20th Period)	
	Amount (Million yen)	Ratio (%)	Amount (Million yen)	Ratio (%)
Revenue from asset consulting	1,811	33.5	2,379	45.5
Revenue from real estate transactions	2,376	44.0	1,659	31.7
Revenue from sublease	1,054	19.5	1,142	21.9
Other revenue	164	3.0	45	0.9
Total	5,408	100.0	5,227	100.0

* The above forecasts are based on the information available as of the preparation of this document, involving some uncertainty. Actual business results might prove different from these forecasts, depending on the changes in business conditions.

4 |||| Funai Zaisan Consultants

Consolidated Financial Data (Million of yen, rounded down to the nearest million)

Consolidated Balance Sheet

Item	Term	Previous Fiscal Year ended Dec. 31, 2009	Current Fiscal Year ended Dec. 31, 2010
Assets			
Current assets		3,420	2,047
Cash and deposits		951	1,374
Accounts receivable		403	388
Real estate held for sale		1,604	0
Purchased receivables		275	238
Deferred tax assets		1	—
Others		193	83
Allowance for doubtful accounts		(8)	(37)
Fixed assets		3,021	2,451
Tangible fixed assets		210	177
Intangible fixed assets		662	487
Investments and other assets		2,148	1,786
Total assets		6,442	4,498

Item	Term	Previous Fiscal Year ended Dec. 31, 2009	Current Fiscal Year ended Dec. 31, 2010
Liabilities			
Current liabilities		2,946	1,763
Fixed liabilities		2,308	1,513
Total liabilities		5,255	3,276
Net assets			
Shareholders' equity		1,352	1,434
Common stock		1,030	1,030
Capital surplus		1,104	605
Retained earnings		(283)	(200)
Treasury stock		(499)	—
Evaluation and conversion difference		(165)	(212)
Unrealized gain on securities		(165)	(212)
Total net assets		1,187	1,222
Total liabilities and net assets		6,442	4,498

5 |||| Funai Zaisan Consultants

Consolidated Income Statements

Item	Term	Previous Fiscal Year ended Dec. 31, 2009	Current Fiscal Year ended Dec. 31, 2010
Revenue		5,408	5,227
Operating cost		7,098	3,498
Gross operating (loss) income		△1,690	1,728
SG&A		1,996	1,528
Operating (loss) income		△3,686	200
Non-operating revenue		42	12
Non-operating expenses		601	52
Ordinary (loss) income		△4,245	160
Extraordinary income		328	120
Extraordinary loss		228	87
Net (loss) income before income taxes and minority interests before loss distribution to anonymous association		△4,145	192
Loss distribution to anonymous association		△111	△7
Net (loss) income before income taxes and minority interests		△4,033	200
Total income taxes		786	118
Net income (loss)		△4,820	82

Consolidated Cash Flows

Item	Term	Previous Fiscal Year ended Dec. 31, 2009	Current Fiscal Year ended Dec. 31, 2010
Cash flow from operating activities		708	1,890
Cash flow from investing activities		2,153	282
Cash flow from financing activities		△5,339	△1,745
Change in cash and equivalents		△2,477	427
Cash and equivalents at start of year		3,424	947
Cash and equivalents at end of the year		947	1,374

6 |||| Funai Zaisan Consultants

Highlights of Business Results

Forecast for Fiscal Year 2011 (21st Period: Consolidated)

Demand for our asset consulting services is recovering compared to the latter half of the previous term, in part because revenues per asset are trending downward as a result of the slumping real estate market. In the fiscal year ending December 2011, we expect to achieve revenue from consulting of 2,280 million yen, by offering more specialized comprehensive asset and financial consulting services.

Although we have focused our offerings of real estate to our customers on our real estate joint ownership scheme, we plan on revenue from real estate transactions of 1,504 million yen, because we expect the downward trend in transactions in the real estate market to continue for some time.

We expect revenue from sublease of 1,020 million yen, based on our forecasts of termination of sublease contracts for part of properties in our real estate joint ownership scheme, a higher rate of tenant moves,

and changes in property rents.

We plan for other revenue of 36 million yen, based on our forecasts of brand-licensing fees from area companies and partners.

Turning to expenditures, we expect to see the benefits from our active revisions to our organizational structure and expenses in the previous term. In the fiscal year ending December 2011, our policy will be to concentrate on limiting our fiscal investments to Advantage Club, in which we acquire inventory assets with quick turnaround, such as revenue-earning properties for our customers.

Based on the above, in the fiscal year ending December 2011, we forecast consolidated operating revenue of 4,840 million yen, with consolidated operating income of 300 million yen, consolidated ordinary income of 275 million yen, and consolidated net income of 280 million yen.

7 |||| Funai Zaisan Consultants

Policies for Fiscal Year 2011 (21st Period)

As part of our efforts to improve our financial structure, complete the consolidation and reorganization of the Group, and remain a leading company in the asset consulting industry,

In the next fiscal year, we will:

To turn our unrivaled volume of data (*1)

Utilize our unrivaled analytical capabilities (*2)

Into an unrivaled ability to deliver solutions (*3)

(*1) The enhancements to our internal infrastructure, including our consultant support site, have enabled us to collect asset-related data across industries.

(*2) The synergy from unifying our consulting for business owners and our consulting for individual asset owners has enabled us to conduct comprehensive analysis.

(*3) We will tailor our sales to our customers' needs as an independent comprehensive asset consulting company.

8 |||| Funai Zaisan Consultants

1 Seminars and Publications



These include seminars to commemorate new publications; seminars for ADVANTAGE CLUB members; seminars on revisions to the tax system; our new publication, "Property Owners Who Will Fail and Property Owners Who Will Survive in the Next Three Years;" and our pamphlet, "Preparing for the Coming Era of High Taxation."

2 New Asset Club: Bussola

Lead you to the future,
guide you to the wealth

Asset Club Bussola



We have started a members-only club to help people enrich their futures and lives, through workshops on three types of assets: money, health, and family. On February 7, we held an inaugural event to commemorate the club's founding. The event featured a guest lecture by Mr. Ozawa, president of Ozawa-Syuzou Co., Ltd., a sake brewery with 300 years of history, and famed for its Sawanoi brand of sake.

9 |||| Funai Zaisan Consultants

3 Consultant Support Site

Improvements to our internal infrastructure have enabled us to collect asset-related data across industries.

A Messages from the company president Masazumi Hasumi to employees

B Employee Forum

A place for discussions between employees

C Online Notices

D FAQ

[Categories]

Real estate, civil law, taxes, others

[New Content]

[Weekly Rankings by Ratings]

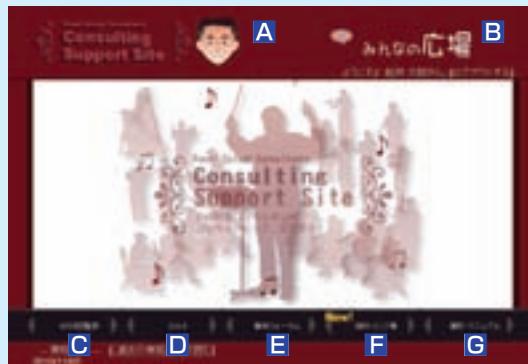
[Weekly Rankings by Views]

E Templates and Manuals

PC rescue, agreements

basic asset reports, internal applications

templates, others



E Case Study Forums

[Categories]

Real estate, civil law

taxes, others

[New Content]

[Weekly Rankings by Ratings]

[Weekly Rankings by Views]

F Resources and Links

Plans and proposal sheets

Workshop materials (internal)

Seminar materials (for customers)

Orchestration conference materials

Others

Useful links

Corporate Data

Company Information

(as of Feb. 28, 2011)

- Name of company: Funai Zaisan Consultants Co., Ltd.
- Head office:
Aoyama Tower Place 3rd Floor, 8-4-14 Akasaka, Minato-ku, Tokyo 107-0052
- Incorporated: September 17, 1991
- Capital stock: 1030.81 million yen
- Line of business:
Comprehensive individual asset consulting,
financial consulting for corporate, and real estate solution consulting
- Number of employees (Group): 98
- Business network: 47 locations throughout Japan (including head office)
Hokkaido, Sendai, Fukushima, Tochigi, Gunma, Saitama, Keiyo, Tokyo, Yokohama, Kawasaki, Kanazawa, Nagano, Shizuoka, Nagoya, Kyoto, Osaka, Hyogo, Nara, Hiroshima, Takamatsu, Tokushima, Fukuoka, Nagasaki, Kumamoto, Okinawa, Mito, Kumagaya, Yonezawa, Wakayama, Hachinohe, Miyazaki, Shiga, Fukui, Mie, Tottori, Kitakyusyu, Nagaoka, Shimane, Jonan, Saga
- Consolidated subsidiaries:
5 companies including Funai Estate Co., Ltd., Proggest Holdings Co., Ltd.
- Affiliates under equity method: Ukai Co., Ltd.

Executives

(as of Mar. 25, 2011)

Chairman	Hideo Murakami
President and Executive Officer	Masazumi Hasumi
Managing Director and Executive Officer	Hisao Nakatsuka
Outside Director	Haruo Shimada
Outside Director	Keiji Watanabe
Outside Representative Auditor	Muneo Harada
Outside Auditor	Takao Kitamura
Outside Auditor	Toshio Honda
Outside Auditor	Hiroaki Rokugawa

11 |||| Funai Zaisan Consultants

Nationwide Network [48 bases as of February 2011]

Chugoku, Shikoku

- Funai Zaisan Consultants Co., Ltd. Hiroshima
- Funai Zaisan Consultants Co., Ltd. Tokushima
- Funai Zaisan Consultants Co., Ltd. Takamatsu
- Funai Zaisan Consultants Tottori Support
- Funai Zaisan Consultants Shimane Support

Tokai, Hokuuriku

- Funai Zaisan Consultants Co., Ltd. Kanazawa
- Funai Zaisan Consultants Co., Ltd. Shizuoka
- Funai Zaisan Consultants Co., Ltd. Nagoya
- Funai Zaisan Consultants Co., Ltd. Fukui Chuo
- Funai Zaisan Consultants Mie Support

Kyushu, Okinawa

- Funai Zaisan Consultants Co., Ltd. Fukuoka
- Funai Zaisan Consultants Co., Ltd. Nagasaki
- Funai Zaisan Consultants Co., Ltd. Kumamoto
- Funai Zaisan Consultants Co., Ltd. Okinawa
- Funai Zaisan Consultants Miyazaki Support
- Funai Zaisan Consultants Kitakyushu Support
- Funai Zaisan Consultants Saga Support

Kinki

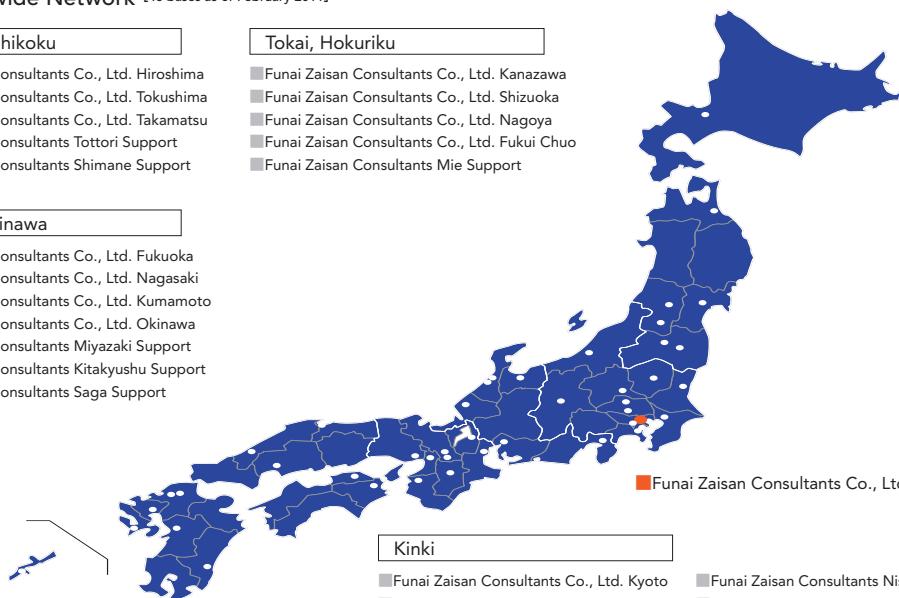
- Funai Zaisan Consultants Co., Ltd. Kyoto
- Funai Zaisan Consultants Co., Ltd. Osaka
- Funai Zaisan Consultants Co., Ltd. Hyogo
- Funai Zaisan Consultants Co., Ltd. Nara
- Funai Zaisan Consultants Nishioka
- Funai Zaisan Consultants Shiga Support
- Funai Zaisan Consultants Hirose

Hokkaido, Tohoku

- Funai Zaisan Consultants Co., Ltd. Sendai
- Funai Zaisan Consultants Co., Ltd. Fukushima
- Funai Zaidan Consultants Hokkaido Support
- Funai Zaisan Consultants Tsuchida Management
- Funai Zaisan Consultants Aomori Support
- Funai Zaisan Consultants Sanbe Accounting

Kanto, Koushinetsu

- Funai Zaisan Consultants Co., Ltd. Tochigi
- Funai Zaisan Consultants Co., Ltd. Gunma
- Funai Zaisan Consultants Co., Ltd. Saitama
- Funai Zaisan Consultants Co., Ltd. Keiyo
- Funai Zaisan Consultants Co., Ltd. Tokyo Ginza
- Funai Zaisan Consultants Co., Ltd. Yokohama
- Funai Zaisan Consultants Co., Ltd. Kawano
- Funai Zaisan Consultants Co., Ltd. Nagasaki
- Funai Zaisan Consultants Masuyama Soken
- Funai Zaisan Consultants MMG
- Funai Zaisan Consultants Eguchi Management
- Funai Zaisan Consultants Jonan Support



■ Funai Zaisan Consultants Co., Ltd.

12 |||| Funai Zaisan Consultants

Stock Information

Stock Overview

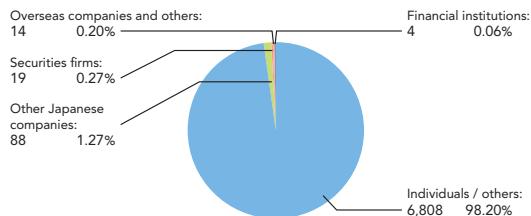
(as of Dec. 31, 2010)

Number of shares in issue	105,705
Number of shareholders	6,933

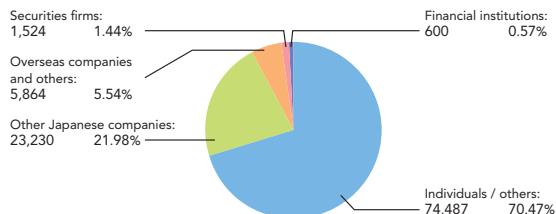
Major Shareholders (Top 10)

Name	Shares held	Shareholding ratio
MID Plus Co., Ltd.	11,003	10.40
Funai Consulting Co., Ltd.	9,132	8.63
Masazumi Hasumi	5,075	4.80
Mutsumi Shimada	3,478	3.29
Hideo Murakami	1,706	1.61
Baillie Gifford Shin Nippon plc	1,672	1.58
Baillie Gifford Japan Trust plc	1,473	1.39
JP Morgan Chase Oppenheimer JASDEC Lending Account	1,250	1.18
Tomio Sugimura	1,230	1.16
Sayumi Aoyagi	1,000	0.94

Number of Shareholders by Category



Number of Shares by Category



13 |||| Funai Zaisan Consultants

Notes for Shareholder

- Fiscal year: January 1 to December 31
- Base date for the determination of shareholders with year-end dividend entitlements: December 31
- Base date for the determination of shareholders with interim dividend entitlements: June 30
- General meeting of shareholders: In late March
- Administrator of the shareholder registry:
Mitsubishi UFJ Trust and Banking Corporation
Contact:
Mitsubishi UFJ Trust and Banking Corporation, Stock Transfer Agency Department
7-10-11, Higashisuna, Koto-ku, Tokyo, 137-8081 Tel. 0120-232-711 (toll-free)
- Account administrator for special accounts:
The Chuo Mitsui Trust and Banking Company, Limited
Contact:
The Chuo Mitsui Trust and Banking Company, Limited, Stock Transfer Agency Department
2-8-4, Izumi, Suginami-ku, Tokyo, 168-8507 Tel. 0120-78-2031 (toll-free)
- Stock exchange listings: TSE Mothers
- Public announcements: Please refer to the Funai Zaisan Consultants website

For reference:

1. Due to the dematerialization of share certificates, shareholders' address changes, repurchase requests, and such other procedures, as a rule, are filed with the account-administrating institutions where shareholders have their accounts (securities companies, etc.). Shareholders are requested to contact their account holding securities company, etc., for information. Shareholders are reminded that application filings cannot be made with the administrator of shareholder registry (Mitsubishi UFJ Trust and Banking Corporation).
2. For information on procedures concerning shares recorded in special accounts, shareholders are requested to contact The Chuo Mitsui Trust and Banking Company, Limited, the account administration institution for special accounts. Shareholders are reminded that procedures cannot be processed by Mitsubishi UFJ Trust and Banking Corporation, which serves as the administrator of the shareholder registry.
3. Dividends hitherto uncollected by shareholders are paid out by **Mitsubishi UFJ Trust and Banking Corporation, Head Office Branch**.

Shareholder Reward System

Eligible are shareholders with continuing shareholdings* who may choose either of

- A** Ukai Co., Ltd., dinner voucher (¥20,000 value), or
- B** Ukai Choice Beef (sukiyaki grade) (¥20,000 value)

* Shareholders with continuing shareholdings are persons who as of the end of December 2010 are shareholders of Funai Zaisan Consultants who have been holding two or more shares of the Company without interruption since the end of December 2008.

* Our continuing shareholders program will end with the shipment of these products.

■ Information on how to order the free loyalty gift for continuing shareholders will be mailed in late March 2011.

■ For inquiries, please contact Investor Relations at +81-3-6439-5824.

14 |||| Funai Zaisan Consultants

About our website

Our website introduces Funai Zaisan Consultants' business activities and trends, including corporate and financial data, for all shareholders and investors. Please visit our site for further details.



<http://www.funai-zc.co.jp/>



We will remain your best partner over 100 years
Funai Zaisan Consultants Co., Ltd.