

Summary of Financial Results for the Third Quarter of the Year Ended August 2010 (September 1, 2009 – May 31, 2010) (Non-Consolidates)

June 30, 2010

Described below is an abstract in English of the financial result (Tanshin Report) that was released today in Japan. The translation is prepared and provided for readers' convenience only. Therefore, all readers are strongly advised to refer to the original version in Japanese for complete and accurate information. In the event of any discrepancy between this translated document and the original Japanese document, the original Japanese document shall prevail.

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 Stock exchange listing: Tokyo Stock Exchange, Mothers
 Stock code: 2478
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 Scheduled date for filing of quarterly report: July 14, 2010
 Scheduled date for dividend payment: -

1. Financial Results for the Third Quarter (from September 1, 2009 to May 31, 2010)

(1) Financial results

(% change is year on year)

	Net sales		Operating income(loss)		Ordinary income(loss)		Net income(loss)	
	(million Yen)	(%)	(million Yen)	(%)	(million Yen)	(%)	(million Yen)	(%)
FY 8/10 3Q	4,499	—	387	—	240	—	251	—
FY 8/09 3Q	—	—	—	—	—	—	—	—

	Net income(loss) per share (basic, Yen)	Net income(loss) per share (diluted, Yen)
FY 8/10 3Q	3,112.03	3,104.49
FY 8/09 3Q	—	—

(Note) Figures of FY 8/09 3Q are not described since MK Capital Management Corporation has released only consolidated financial results during FY 8/09.

(2) Financial conditions

	Total assets (million Yen)	Net assets (million Yen)	Equity ratio (%)	Net assets per share (Yen)
FY 8/10 3Q	5,689	5,448	94.9	34,337.06
FY 8/09	6,587	2,665	40.1	43,538.87

Reference: Shareholders' equity

FY 8/10 3Q: 5,401 million Yen

FY 8/09: 2,641 million Yen

2. Dividends

	Dividend per share (Yen)				
	First quarter	Second quarter	Third quarter	Fourth quarter	Fiscal year
FY 8/09	—	0.00	—	0.00	0.00
FY 8/10	—	0.00	—		
FY 8/10 (Expected)				0.00	0.00

(Note) Changes in Expected Dividends during the three months ended May 31, 2010: None

3. Forecast for the Fiscal Year Ending August 2010 (from September 1, 2009 to August 31, 2010)

(% change is year on year)

	Net sales		Operating income		Ordinary income		Net income		Net income per share (Yen)
	(million Yen)	(%)	(million Yen)	(%)	(million Yen)	(%)	(million Yen)	(%)	
Fiscal year	4,637	—	257	—	109	—	93	—	938.71

(Note) Changes in Forecast for the Fiscal Year Ending August 2010 during the three months ended May 31, 2010: None

4. Others

- (1) Application of simplified accounting treatments and accounting treatments in particular to quarterly financial statements : Yes
(Note: For details, please see attached page 6 “(Qualitative information, Financial Statements etc.) 4. Others.”)
- (2) Changes in accounting principle, procedure and presentation in preparing quarterly financial statements
- (i) Changes due to amendment of accounting standard: None
 - (ii) Changes due to other than the above: None
- (3) Number of outstanding shares (common stock)
- (i) Number of outstanding shares including treasury stocks
FY 8/10 3Q: 157,304 FY 8/09: 60,670
 - (ii) Number of treasury stocks
FY 8/10 3Q: — FY 8/09: —
 - (iii) Average number of outstanding shares
FY 8/10 3Q: 80,754 FY 8/09 3Q: 60,383

***Explanation on the Appropriate Use of the Earnings Forecast**

The Earnings Forecast is based on certain assumptions of the management. Accordingly, actual earnings may differ materially from the projection. For details of information on forecast for the FY 2010, please see page 6 “(Qualitative information, Financial Statements etc.) 3. Qualitative information on forecast for the FY 2010.”

(Qualitative information, Financial Statements etc.)

1. Qualitative information on operating results

In FY 2010 3Q (Year-to-date) (Sep. 1, 2009 – May. 31, 2010), Japanese economy has been recovering steadily and sustainably, but the entire economy has remained weak enough to keep jobless rate high. In addition, there are increasing concerns over world economy, especially over European financial crisis and other factors, such as volatility of financial markets and deflation, make people uncertain about future of the economy. On the other hand, strong exports mainly to Asian countries, stimulus economic policies of the government, and continuous recovery of corporate earnings are a few examples of good news about the economy.

In real estate and real estate finance industry which MK Capital Management Corporation belongs, we do not see improvements in profitability of real estate investments since lease rent has been dropping, and vacancy of has remained still high in general. However, some end users have strong demands for relatively small sized real estates, and institutional investors keep high level interests in real estate. Real estate market is increasingly ready to see money in-flow.

MK Capital Management Corporation considers current real estate market as a golden chance for expanding Asset Management business. This April, through a third party allotment of common stock to *Unison* (note 1), we obtained about 2.5 billion Yen to use for *Same Boat Money* (note 2) which is used for new business; mainly for *Debt Restructuring* (note 3). By the end of FY 2010 3Q, we have completed to sell all of “FLEZIO series” (note 3) three properties which we owned for Asset Incubation business. Consequently, we have no real estate inventory and no interest bearing debt, and we have improved equity to total asset ratio as high as 95%. We have structured sound financial position and can concentrate on Asset Management business. Thus, MK Capital Management Corporation has stepped forward to establish “Financial Real Estate Capital Management Corporation” which is specialized in “management and advisory” for investments in Japanese real estate and real estate financial market.

As a result of the above, our financial results for the quarter are as follows; Net sales 4,499,208 thousand Yen, Operating income 387,076 thousand Yen, Ordinary income 240,948 thousand Yen, and Net income 251,311 thousand Yen.

In FY 2010 3Q (Year-to-date), business segments activities are as follows,

As MK Capital Management Corporation has prepared quarterly financial statements (nonconsolidated) from this fiscal year (FY2010), comparison with same period of the preceding year is not stated.

Asset Management business; We have focused on acquiring *AM Replacement* (note 5) and Debt Restructuring project to strengthen profitability basis in Asset Management business. As a result, our asset under management have become 142,969 million Yen at the end of FY 2010 3Q which almost doubled compared to the end of FY 2009 of 76,699 million Yen. Net sales was 535,098 thousand Yen through FY 2010 3Q (Year-to-date).

Asset Incubation business; In order to concentrate our resources on Asset Management business, we have completed to dispose all "FLEZIO series" of three properties. As a result, Net sales was 3,951,415 thousand Yen through FY 2010 3Q (Year-to-date).

Other business; Mainly investment in real estate funds. Net sales was 12,694 thousand Yen through FY 2010 3Q (Year-to-date).

(note 1) *Unison*

Unison Capital I, L.P., Unison Capital II, L.P., Unison Capital Partners III(A) and Unison Capital Partners III(B) are collectively called Unison. They purchased MK Capital Management Corporation common stock through third party allotment in April 2010.

(note 2) *Same Boat Money*

Client investors may require asset manager to inject co-investment money to SPCs (Special Purpose Companies). Generally, we inject from two to five percent of the SPCs' real estate or trust beneficially right acquisition price.

(note 3) *Debt Restructuring*

Restructuring solution for real estate investment projects, whose loan already defaulted, or to default in near future. Asset manager arrange new financial structure, extend loans, restructure loans of SPCs, or combine these tactics to acquire new asset management contracts.

(note 4) *FLEZIO series*

"FLEZIO series" are principal investment real estate which we have created through integrated acquisition, planning, design, and construction management. By the end of FY 2010 3Q, we have completed to sell all of the three properties; "FLEZIO LA"(Naka-ku, Nagoya-city, Aichi Prefecture), "FLEZIO Shimo-kitazawa"(Setagaya-ku, Tokyo Metropolitan) and "FLEZIO Gotanda"(Shinagawa-ku, Tokyo Metropolitan).

(note 5) *AM Replacement*

Restructuring solution for real estate investment projects which have been forced to replace asset managers due to bankruptcy or falling credibility of such asset managers, or solution for improvement of the project's credit rating and/or improvement of asset management services.

2. Qualitative information on financial status

(1) Status of assets, liabilities and net assets

At the end of FY 2010 3Q, total assets have decreased by 898,804 thousand Yen to 5,689,195 thousand Yen, compared to previous FY (FY 2009) end. Main reasons for the decrease are as follows.

(Current assets)

At the end of FY 2010 3Q, current assets decreased by 847,571 thousand Yen from previous FY (FY 2009) end and become 5,313,053 thousand Yen, mainly because Real estate for sale has decreased by 3,264,050 thousand Yen because of disposing of all properties owned for Asset Incubation business in order to concentrate our resources on Asset Management business. On the other hand, Cash and deposits has increased by 2,333,383 thousand Yen due to third party allotment etc. For detailed information of Cash and deposits, please refer to 5.

Financial Statements (3) Statement of Cash Flows.

(Noncurrent assets)

At the end of FY 2010 3Q, noncurrent assets decreased by 51,232 thousand Yen from previous FY (FY 2009) end, and become 376,141 thousand Yen. The main reason is due to liquidation of a subsidiary.

(Current liabilities)

At the end of FY 2010 3Q, current liabilities decreased by 144,298 thousand Yen from previous FY (FY 2009) end, and become 240,754 thousand Yen, mainly due to the fact that Current portion of long-term loans has cleared off by repayment through disposition of all of properties for principal investment business.

(Noncurrent liabilities)

At the end of FY 2010 3Q, noncurrent liabilities decreased by 3,537,800 thousand Yen from previous FY (FY 2009) end, and became zero. It is due to the fact that long-term loans has cleared off by repayment through disposition of all of properties for principal investment business, too.

(Net assets)

At the end of FY 2010 3Q, net assets increased by 2,783,293 thousand Yen from previous FY (FY 2009) end, and become 5,448,440 thousand Yen, mainly because of issuance of stocks through third party allotment; 2,500,004 thousand Yen and posting net income; 251,311 thousand Yen.

(2) Status of cash flow

At the end of FY 2010 3Q, Cash and cash equivalents (hereafter "cash") increased by 2,333,383 thousand Yen from previous FY (FY 2009) end, and become 4,576,617 thousand Yen.

Status of each activities and their factors are as follows.

In addition, MK Capital Management Corporation has prepared quarterly financial statements (nonconsolidated) since this fiscal year (FY2010), comparison with the same period of the preceding year is not stated.

(Operating activities)

Cash provided by operating activities was 3,311,860 thousand Yen.

The main source was Income before taxes for the quarter of 252,219 thousand Yen, and decrease of real estate for sale by 3,264,050 thousand Yen through disposition of all properties for principal investment business.

(Investing activities)

Cash provided by investing activities was 216,612 thousand Yen.

The main source was liquidation of a subsidiary of 56,235 thousand Yen and proceeds from withdrawal of trust deposits of 160,074 thousand Yen.

(Financing activities)

Cash used in financing activities was 1,195,088 thousand Yen.

The main source was cash-in-flow by issuance of new common stock through third party allotment; 2,416,917 thousand Yen, increase in long-term loans payable of 1,200,000 thousand Yen. The main use was Repayment of long-term loans payable of 4,805,000 thousand Yen.

3. Qualitative information on forecast for the FY 2010

Forecast for the Fiscal Year Ending August 2010 has changed on May 27, 2010.

For detailed information, please refer to the release on May 27, 2010 "Gyoseki Yosou no Shusei ni kansuru Oshirase" in Japanese.

4. Others

(1) Application of simple accounting treatments and accounting treatments in particular to quarterly financial statements

(i) Simplified accounting treatments

None

(ii) Accounting treatments in particular to quarterly financial statements

A special accounting treatment to quarterly financial statements is applied. Tax expense is simply income (loss) before income taxes for this quarter, times reasonably estimated effective income tax rate.

(2) Changes in accounting principle, procedure and presentation in preparing quarterly financial statements

None

5. Financial Statements
(1) Balance Sheets

	<i>(Thousands of Yen)</i>
	End of FY 2010 3Q (May. 31, 2010)
Assets	
Current assets	
Cash and deposits	4,576,617
Accounts receivable-trade	295,091
Operating loans	939,819
Other	85,169
Allowance for doubtful accounts	(583,645)
Total current assets	<u>5,313,053</u>
Noncurrent assets	
Property, plant and equipment	59,218
Intangible assets	19,331
Investments and other assets	
Investment securities	47,600
Investments in other securities of subsidiaries and affiliates	166,198
Other	83,792
Total investment and other assets	<u>297,591</u>
Total noncurrent assets	<u>376,141</u>
Total assets	<u>5,689,195</u>
Liabilities	
Current liabilities	
Accounts payable-trade	17,676
Income taxes payable	7,829
Other	215,249
Total current liabilities	<u>240,754</u>
Total liabilities	<u>240,754</u>
Net Assets	
Shareholders' equity	
Common stock	3,402,288
Capital surplus	1,747,794
Retained earnings (loss)	251,311
Total shareholders' equity	<u>5,401,394</u>
Valuation and translation adjustments	
Valuation difference on available-for-sale securities	(38)
Total valuation and translation adjustments	<u>(38)</u>
Subscription rights to shares	<u>47,083</u>
Total net assets	<u>5,448,440</u>
Total liabilities and net assets	<u>5,689,195</u>

(2) Statement of Income

Year-to date

	<i>(Thousands of Yen)</i>
	FY 2010 3Q (Year-to-date) (Sep. 1, 2009 – May. 31, 2010)
Net sales	4,499,208
Cost of sales	3,466,745
Gross profit	1,032,462
Selling, general and administrative expenses	645,386
Operating income	387,076
Non-operating income	
Interest income	493
Subcontracting fee	770
Other	923
Total Non-operating income	2,187
Non-operating expenses	
Interest expenses	49,305
Stock issue expenses	98,374
Other	635
Total Non-operating expenses	148,316
Ordinary income	240,948
Extraordinary income	
Extraordinary income concerning liquidation of a subsidiary	26,235
Total Extraordinary Income	26,235
Extraordinary loss	
Loss on valuation of investment securities	13,194
Other	1,769
Total Extraordinary losses	14,964
Income before income taxes	252,219
Income taxes -current	907
Total income taxes	907
Net income	251,311

Quarter-to date

	<i>(Thousands of Yen)</i>
	FY 2010 3Q (Quarter-to-date) (Mar. 1, 2010 – May. 31, 2010)
Net sales	3,974,145
Cost of sales	3,386,045
Gross profit	588,099
Selling, general and administrative expenses	282,062
Operating income	306,037
Non-operating income	
Interest income	8
Other	4
Total Non-operating income	12
Non-operating expenses	
Stock issue expenses	91,624
Other	16,757
Total Non-operating expenses	108,382
Ordinary income	197,668
Extraordinary loss	
Loss on valuation of investment securities	1,692
Other	136
Total Extraordinary losses	1,829
Income before income taxes	195,838
Income taxes -current	432
Total income taxes	432
Net income	195,406

(3) Statement of Cash Flows

	<i>(Thousands of Yen)</i>
	FY 2010 3Q (Year-to-date) (Sep. 1, 2009 – May. 31, 2010)
Operating activities	
Income(loss) before taxes	252,219
Depreciation and amortization	15,985
Increase (decrease) in allowance for doubtful accounts	121,491
Loss (gain) on liquidation of a subsidiary	(26,235)
Interest and dividends income	(496)
Interest expenses	49,305
Stock based compensation expense	23,440
Stock issue expenses	98,374
Loss (gain) on valuation of investment securities	13,194
Loss on investments in capital	1,692
Decrease (increase) in notes and accounts receivable-trade	(233,156)
Decrease (increase) in operating loans receivable	(124,503)
Decrease (increase) in real estate for sale	3,264,050
Decrease (increase) in advances paid	(55,313)
Increase (decrease) in lease deposits received	(154,693)
Other, net	101,224
Subtotal	3,346,580
Interest and dividends income received	496
Interest expenses paid	(45,356)
Income taxes paid or refund (paid)	10,139
Net cash used in operating activities	3,311,860
Investing activities	
Purchase of property, plant and equipment	(2,636)
Proceeds from withdrawal of trust deposits	(260)
Extraordinary income on liquidation of a subsidiary	160,074
Collection in liquidation of a subsidiary	56,235
Payment for investments in capital	(6,000)
Collection in lease deposit paid	10,000
Other, net	(800)
Net cash provided by investing activities	216,612
Financing activities	
Repayment of long-term loans payable	(4,805,000)
Increase in long-term loans payable	1,200,000
Increase in stock issue	2,416,917
Cash dividends paid	(256)
Other, net	(6,750)
Net cash used in financing activities	(1,195,088)
Net increase (decrease) in cash and cash equivalents	2,333,383
Cash and cash equivalents at beginning of the period	2,243,234
Cash and cash equivalents at end of the period	4,576,617

(3) Going Concern Assumption

None

(4) Precaution in the Event of Unusual Fluctuations in Shareholders' Equity

MK Capital Management Corporation issued new common stock through a third party allotment to Unison Capital I, L.P., Unison Capital II, L.P., Unison Capital Partners III(A) and Unison Capital Partners III(B). The payment for the third party allotment has completed on April 5, 2010. As a result, both common stock and capital surplus increased by 1,250,002 thousand Yen each. Additionally, common stock increased by 8,538 thousand Yen through the exercise of stock subscription rights on May 27, 2010.

As a result of the above, at the end of FY 2010 3Q, common stock was 3,402,288 thousand Yen and capital surplus was 1,747,794 thousand Yen.

(Reference Material)
(1) Summary of Consolidated Balance Sheets of end of FY 2009

	<i>(Thousands of Yen)</i>
	End of FY 2009 (Aug. 31, 2009)
Assets	
Current assets	
Cash and deposits	2,296,258
Accounts receivable-trade	62,414
Operating loans	815,315
Real estate for sale	3,255,871
Other	239,422
Allowance for doubtful accounts	(462,140)
Total current assets	6,207,142
Noncurrent assets	
Property, plant and equipment	67,506
Intangible assets	25,365
Investments and other assets	
Investment securities	54,884
Investments in other securities of subsidiaries and affiliates	161,782
Other	88,685
Total investment and other assets	305,352
Total noncurrent assets	398,223
Total assets	6,605,366
Liabilities	
Current liabilities	
Accounts payable-trade	79,027
Current portion of long-term loans	67,200
Income taxes payable	5,745
Other	229,351
Total current liabilities	381,324
Noncurrent liabilities	
Long-term loans	3,537,800
Total noncurrent liabilities	3,537,800
Total liabilities	3,919,124
Net Assets	
Shareholders' equity	
Common stock	2,143,747
Capital surplus	2,424,143
Retained earnings (loss)	(1,905,255)
Total shareholders' equity	2,662,635
Valuation and translation adjustments	
Valuation difference on available-for-sale securities	(36)
Total valuation and translation adjustments	(36)
Subscription rights to shares	23,643
Total net assets	2,686,241
Total liabilities and net assets	6,605,366

(Reference Material)

(2) Consolidated Statement of Income

Year-to date

	<i>(Thousands of Yen)</i>
	FY 2010 3Q (Year-to-date) (Sep. 1, 2008 – May. 31, 2009)
Net sales	1,380,699
Cost of sales	4,117,069
Gross profit (loss)	(2,736,370)
Selling, general and administrative expenses	1,063,451
Operating income (loss)	(3,799,821)
Non-operating income	
Interest income	2,059
Dividends income	3
Gain on sale of securities	5
Other	1,982
Total Non-operating income	4,050
Non-operating expenses	
Interest expenses	51,285
Financing expenses	31,946
Guarantee charge for bonds issuance	520
Stock issue expenses	235
Other	2,916
Total Non-operating expenses	86,905
Ordinary income (loss)	(3,882,676)
Extraordinary income	
Gain on sale of noncurrent assets	547
Gain on stock options cancellation	73,310
Total Extraordinary Income	73,858
Extraordinary loss	
Loss on retirement of noncurrent assts	302
Impairment loss	84,580
Loss on valuation of investment securities	467,724
Business structure improvement expenses	230,672
Office removal expenses	28,400
Other	197
Total Extraordinary losses	811,877
Income (loss) before income taxes	(4,620,695)
Income taxes -current	2,059
Income taxes-deferred	113,481
Total income taxes	115,540
Net income (loss)	(4,736,236)

Quarter-to date

	<i>(Thousands of Yen)</i>
	FY 2010 3Q (Quarter-to-date) (Mar. 1, 2010 – May. 31, 2010)
Net sales	976,688
Cost of sales	837,287
Gross profit (loss)	139,400
Selling, general and administrative expenses	239,629
Operating income (loss)	(100,228)
Non-operating income	
Interest income	11
Dividends income	1
Total Non-operating income	13
Non-operating expenses	
Interest expenses	16,784
Financing expenses	3,696
Other	1,051
Total Non-operating expenses	21,531
Ordinary income (loss)	(121,746)
Extraordinary income	
Reversal of allowance for doubtful accounts	5,328
Reversal of business structure improvement expenses	2,862
Other	208
Total Extraordinary Income	8,398
Extraordinary loss	
Office removal expenses	28,400
Total Extraordinary losses	28,400
Income (loss) before income taxes	(141,747)
Income taxes -current	(2,060)
Income taxes-deferred	1,350
Total income taxes	(710)
Net income (loss)	(141,037)

(Reference Material)

(3) Consolidated Statement of Cash Flows

	<i>(Thousands of Yen)</i>
	FY 2009 3Q (Year-to-date) (Sep. 1, 2008 – May. 31, 2009)
Operating activities	
Income(loss) before taxes and minority interests	(4,620,695)
Depreciation and amortization	22,147
Impairment loss	84,580
Increase (decrease) in allowance for doubtful accounts	179,888
Loss (gain) on investments in silent partnership	(17,686)
Interest and dividends income	(2,062)
Interest expenses	51,285
Stock based compensation expense	27,738
Financing expense	31,946
Stock issue expenses	235
Gain on stock options cancellation	(73,310)
Loss (gain) on sale of noncurrent assets	(547)
Loss on retirement of noncurrent assts	302
Loss (gain) on sales of securities	(5)
Loss (gain) on valuation of investment securities	467,724
Loss (gain) on disposition of investments	197
Decrease (increase) in notes and accounts receivable-trade	619
Decrease (increase) in operating loans receivable	307,934
Decrease (increase) in real estate for sale	1,883,007
Decrease (increase) in advances paid (tatekaekin)	7,999
Decrease (increase) in advances paid (maewatashikin)	(11,550)
Decrease (increase) in investments in silent partnership	72,310
Increase (decrease) in notes and accounts payable-trade	(38,593)
Increase (decrease) in accounts payable-other	186,293
Increase (decrease) in deposits received	(45,055)
Increase (decrease) in lease deposits received	114,036
Other, net	(88,289)
Subtotal	(1,459,547)
Interest and dividends income received	2,062
Interest expenses paid	(54,539)
Income taxes paid or refund (paid)	(564,336)
Net cash used in operating activities	(2,076,360)

<i>(Thousands of Yen)</i>	
FY 2009 3Q (Year-to-date)	
(Sep. 1, 2008 – May. 31, 2009)	
Investing activities	
Purchase of property, plant and equipment	(5,267)
Gain on sale of property, plant and equipment	2,762
Purchase of intangible assets	(580)
Proceeds from withdrawal of trust deposits	1,751
Gain on sale of investments in securities	70
Purchase of other investment in affiliated companies	(450,000)
Collection of investments in capital	1,802
Collection in lease deposit paid	70,649
Payment in lease deposit payable	(35,466)
Other, net	(3,950)
Net cash used in investing activities	(418,227)
Financing activities	
Net increase (decrease) in short-term loans payable	(795,000)
Proceeds from long-term loans payable	3,815,000
Repayment of long-term loans payable	(3,214,000)
Redemption of bonds	(960,000)
Proceeds from issuance of common stock	13,107
Cash dividends paid	(85,993)
Other, net	(31,946)
Net cash provided by financing activities	331,167
Net increase (decrease) in cash and cash equivalents	(2,163,420)
Cash and cash equivalents at beginning of the period	3,818,468
Cash and cash equivalents at end of the period	1,655,047

6. Other Information

(Conditions of production, order and sales)

(1) Production performance

Production performance is not described since the main businesses of MK Capital Management Corporation are Asset Management business etc. and has difficulty in defining production performance.

(2) Order performance

Order performance is not described since MK Capital Management Corporation does not produce anything by order.

(3) Sales performance

Sales performance during FY 2010/8 3Q by Business segment is as follows:

Business segment	sales volume (Thousands of Yen)	year-on-year changes (%)
Asset management	535,098	—
Asset incubation (principal investment)	3,951,415	—
Others	12,694	—
Total	4,499,208	—

(Note) 1. Figures above do not include consumption taxes.

2. Year-on-year changes are not described since MK Capital Management Corporation has released only consolidated financial results during FY 8/09.