

NITTYU Co., Ltd. (TSE, JQ:2353)

Business Overview FY2005



October 2005

Safe-Harbor Statement



Statements in this presentation describing the Company's objectives, projections, estimates, expectations may be "forward looking statements" within the meaning of applicable securities laws and regulations. Actual results could differ materially from those expressed or implied. Important factors that could make a difference to the Company's operations include, among others, economic conditions affecting demand / supply and price conditions in the domestic and overseas markets in which the Company operates, changes in Government regulations, tax laws and other statutes and incidental factors.



Favorable Trend in Business Continued

Variety of Consulting Services Introduced

Funding Needs, Borrowings Started

Strengthen Corporate Governance & IR

FY2005 Financial Results



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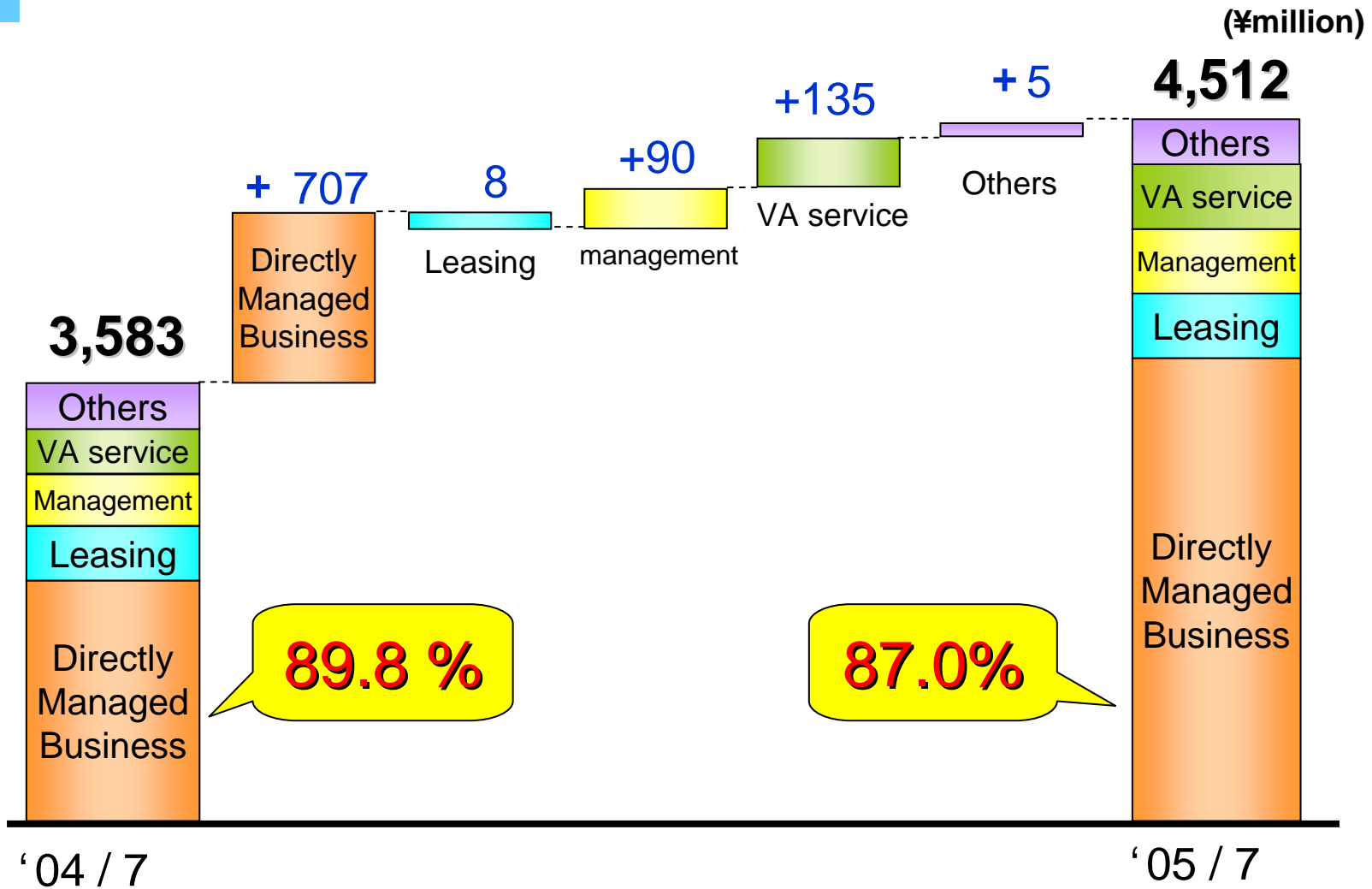
Consolidated Financial Highlights



	<u>FY05/07</u> ¥million	<u>FY04/07</u> ¥million	<u>Vs. L/Y</u> (%)	<u>Vs. BP</u> (%)
Sales	4,512	3,583	125.9	97.2
Gross Profit	1,957	1,648	118.7	-
Operating Income	979	706	138.7	-
Ordinary Income	1,019	711	143.3	107.3
Net Income	612	397	154.2	112.2

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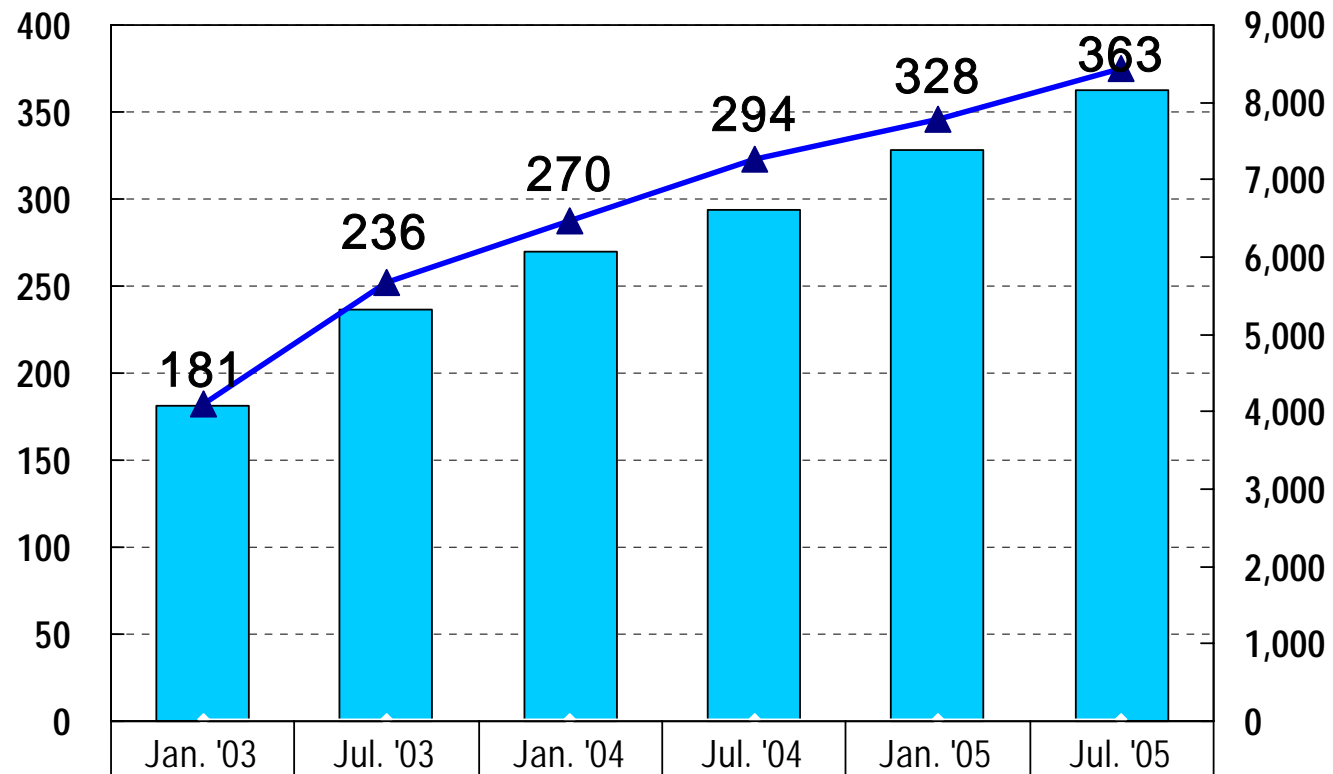
Operating Results by Business Segment



Number of Directly Managed Facilities



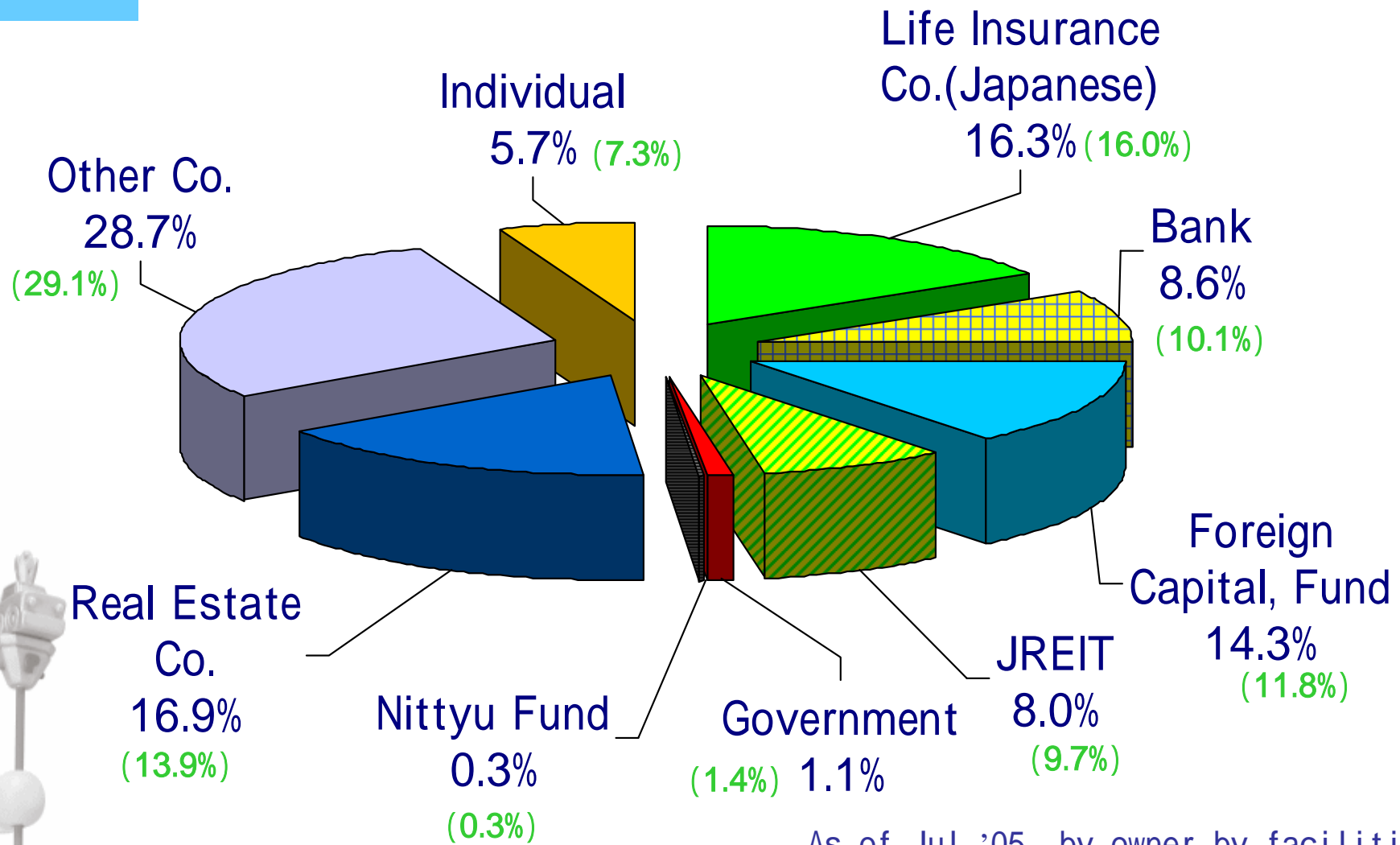
(# of Fac.) ■ (# of Facilities) ▲ (# of Lots) (# of Lots)



(# of Facilities)	181	236	270	294	328	363
(# of Lots)	4,094	5,679	6,476	7,275	7,782	8,428
(Avg. # of lots)	22.6	24.1	24.0	24.7	23.7	23.2

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Owners of Directly Managed Facilities



As of Jul.'05, by owner by facilities

() As of Jul. '04

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Acquisition and Cancellation (Directly managed business)



Acquisition
89 Facilities
1,845 Lots

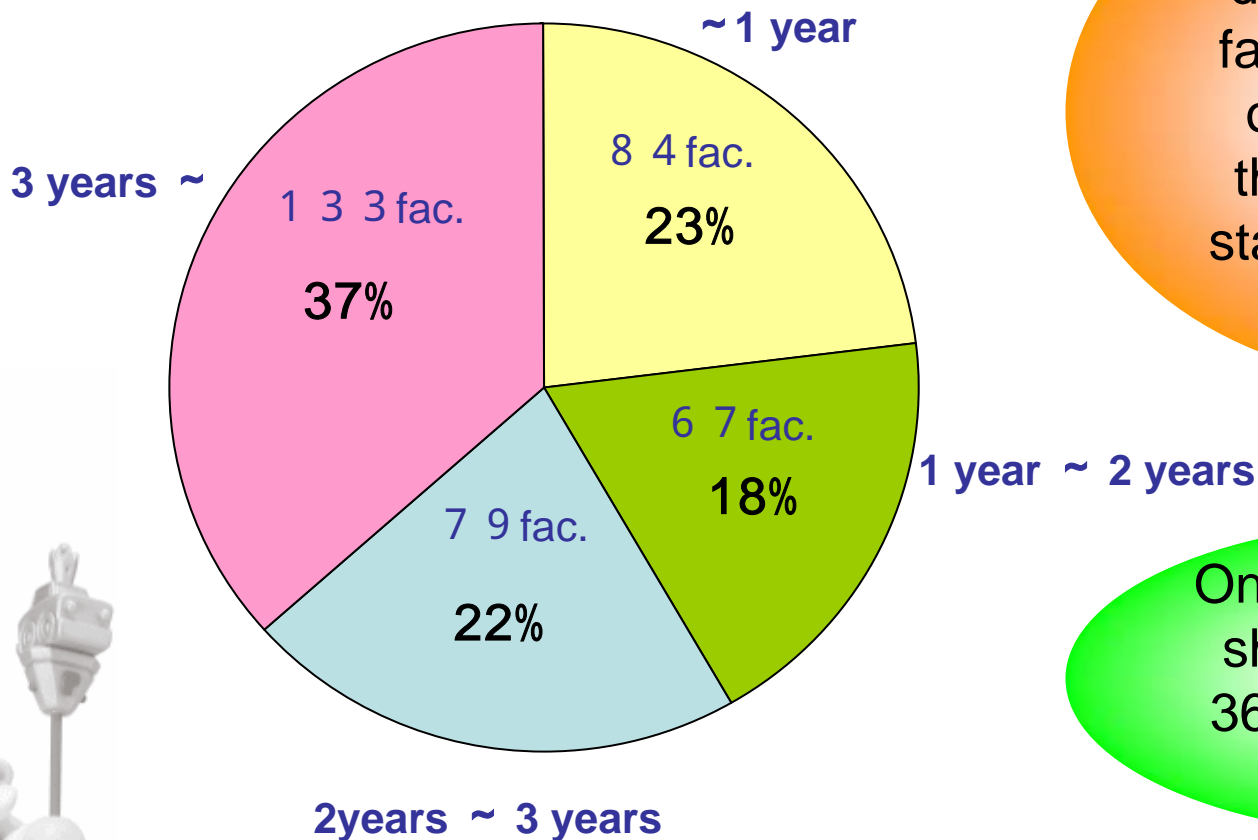
	Total # of facilities	Total # of contracted lots	Total # of lot capacity	Avg. # of contracted lots	Avg. # of lot capacity
Combined Hourly	17	768	1,376	45	81
Monthly	72	1,077		15	
Total	89	1,845		21	

Cancellation
20 Facilities
409 Lots

	Reason	# of facilities	# of lots	Amount affected to yearly gross profit
Scheduled Cancellation	Short-term contract expired	1	155	1,123
	Increased usage by tenant	4	22	4,566
	Sale of owned facility	1	83	7,677
Total		6	260	13,366
Unscheduled cancellation	Short-term contract expired	5	30	1,530
	Increased usage by tenant	9	119	4,966
Total		14	149	6,497
Grand Total		20	409	19,863

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Passage of Time [Directly managed contracts]



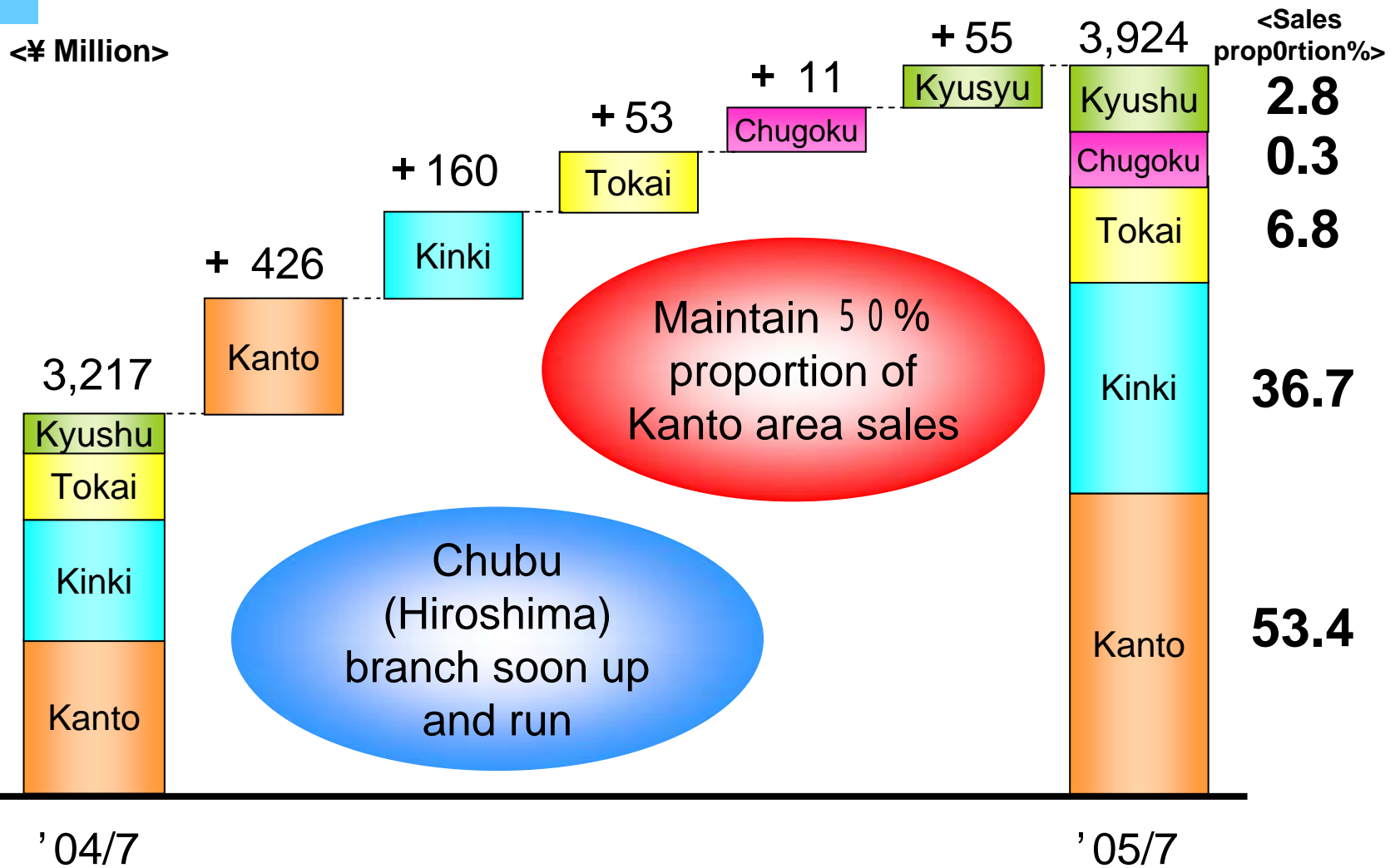
More than 60% of directly managed facilities are being operated longer than 2 years and stably contribute to sales.

Only 2 contracts are short-term among 363 facilities under operation.

As of July 31, 2005 facility base

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Directly Managed Sales by Region



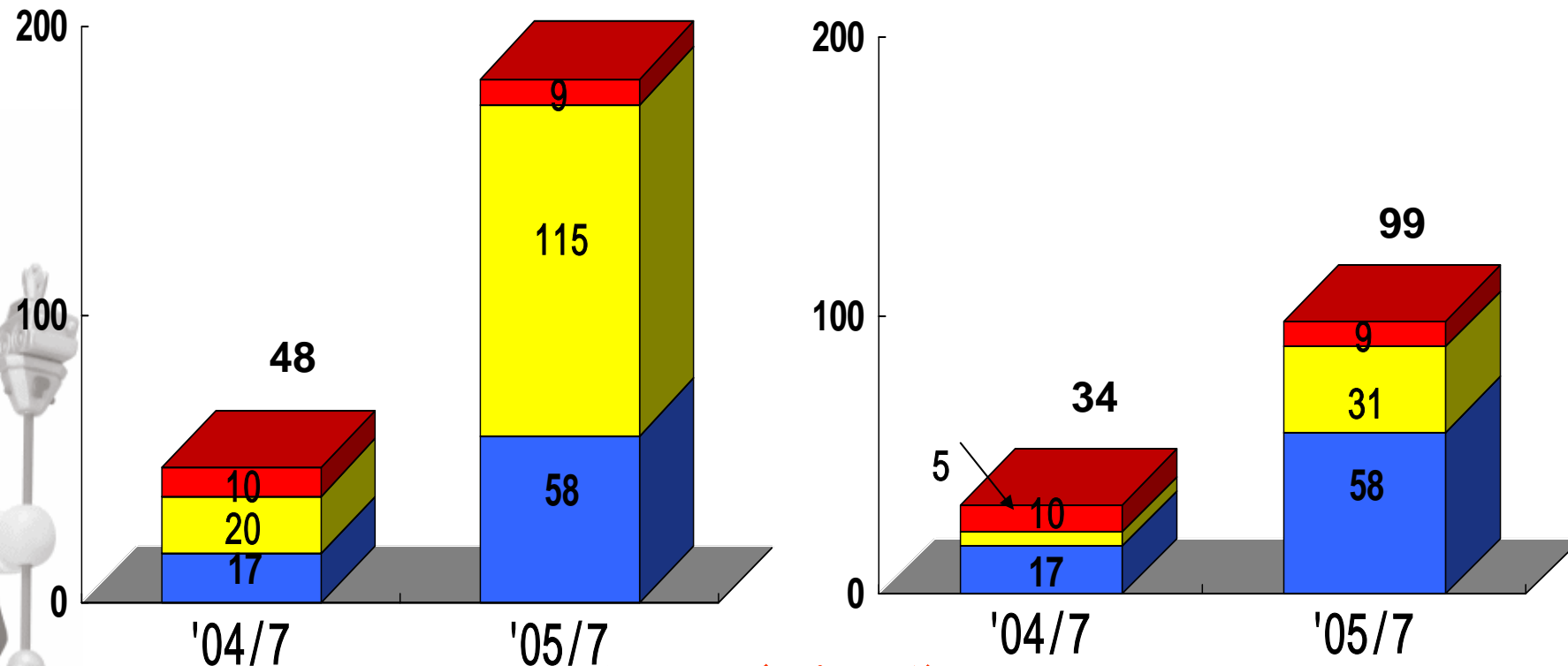
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Details of VA Service Sales



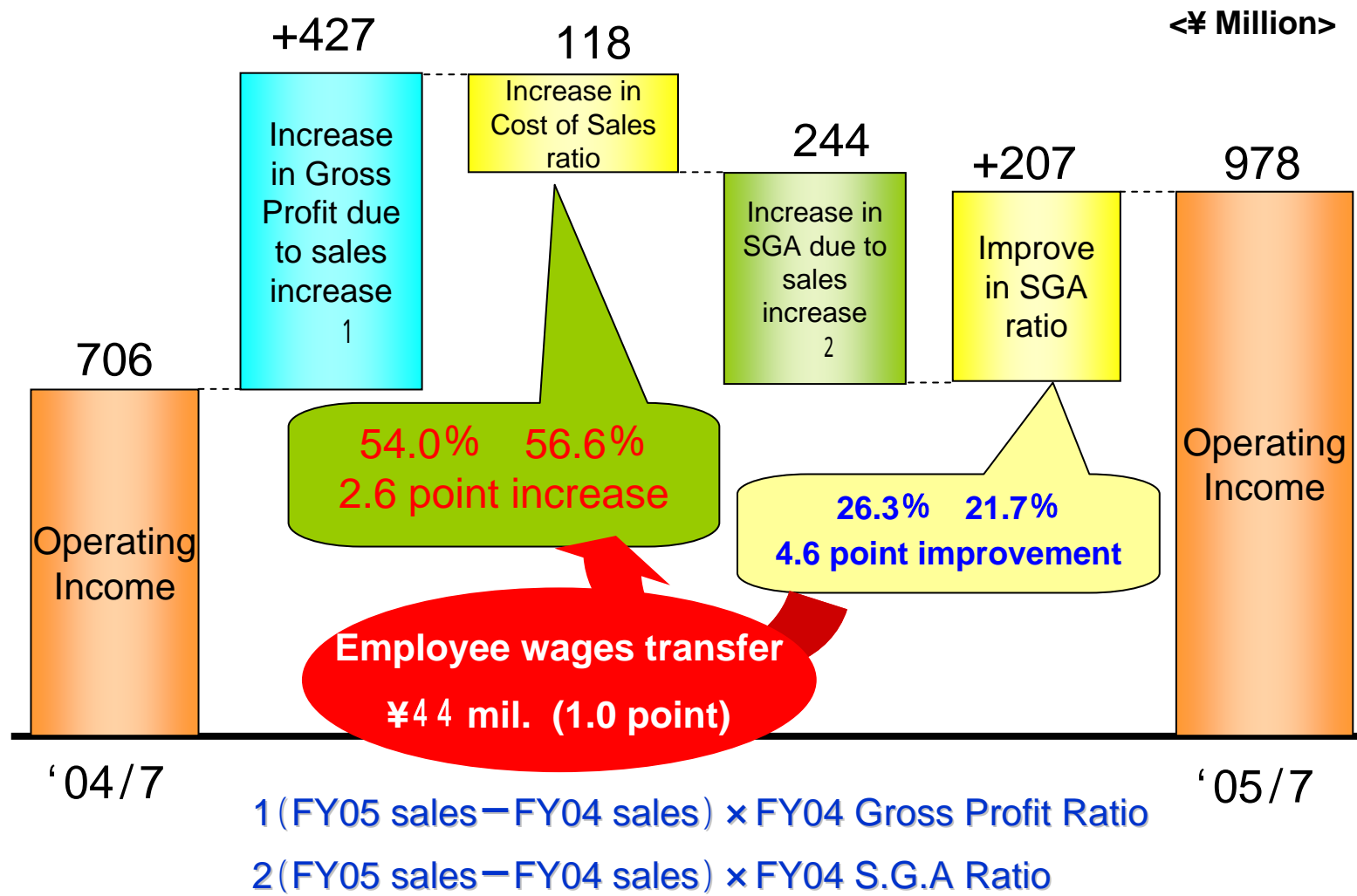
Operation Consulting, Design Consulting
 Renewal Consulting, Safety Consulting
 Leasing to Coin Parking Company

<¥ Million> **Sales** **Gross Profit**



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Analysis of Change in Operating Income

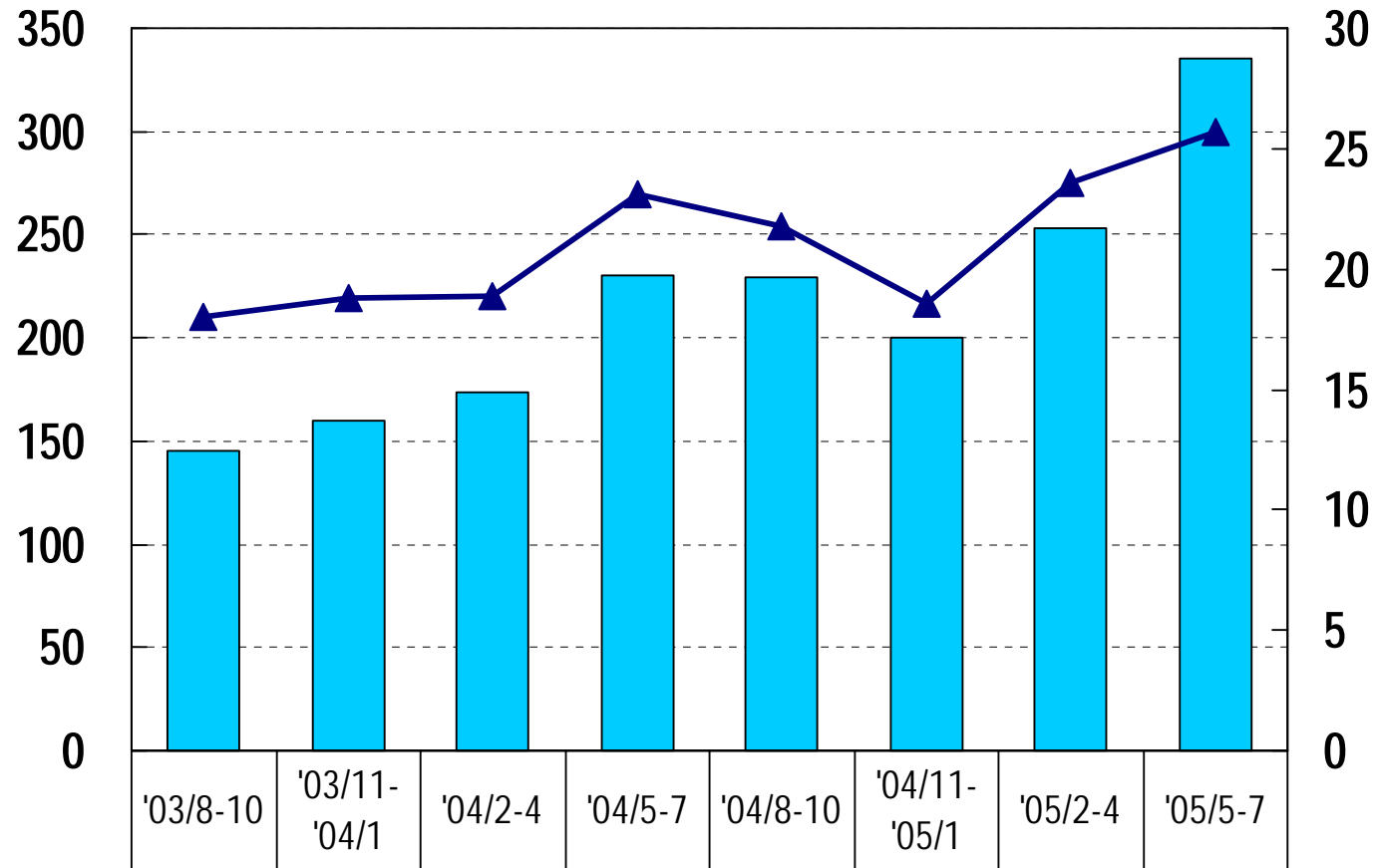


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Quarterly Consolidated Ordinary Income



<¥ million> Ordinary Income Ordinary Income ratio (%)



Ordinary Income	145	160	174	230	229	200	253	335
Ordinary Income ratio	18.0	18.8	18.9	23.1	21.8	18.6	23.6	25.7

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Consolidated Balance Sheet Highlight



単位 (百万円)

	FY2004	FY2005	Difference
Assets	2,064	3,885	1,820
Current Assets	1,420	1,793	373
Tangible& Intangible Assets	243	80	163
Investments & Other Assets	400	2,011	1,610
Liabilities	632	1,889	1,256
Borrowings	-	1,000	1,000
Other Liabilities	632	889	256
Shareholders' Equity	1,431	1,995	564

- ・Funding Needs
- ・Borrowings of ¥1billion

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FY2005 Topics

FY2006 Strategies



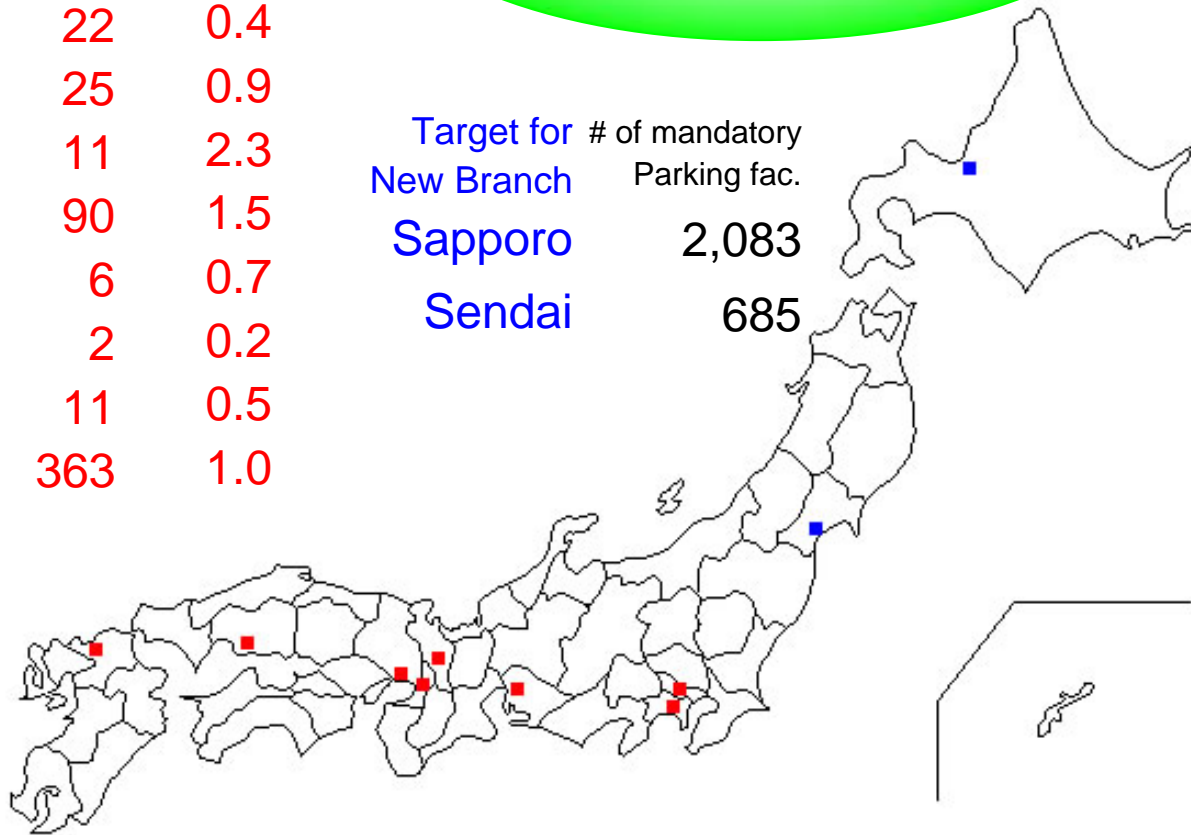
Mandatory Parking Facilities by Construction Code



Nittyu Branch	# of Mandatory Parking Fac.	# of Nittyu Operation	Share (%)
Tokyo	17,700	196	1.1
Yokohama	5,619	22	0.4
Nagoya	2,930	25	0.9
Kyoto	471	11	2.3
Osaka	6,014	90	1.5
Kobe	849	6	0.7
Hiroshima	1,003	2	0.2
Fukuoka	2,234	11	0.5
Total	36,820	363	1.0
Japan Total	53,731		

· Focus on 3 metropolitan area
 · Pinpoint development
 In local market

Target for New Branch # of mandatory Parking fac.
 Sapporo 2,083
 Sendai 685



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Expansion of Valet Parking Service



Offering Valet Parking Service at 4 facilities including Westin Hotel Tokyo.



Sustain competitive edges by introducing various services.

Increase business opportunity by offering services at symbolic buildings.



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Variety of Consulting Service



Mega Shopping Mall Project
Design and Operation Consulting
Total capacity of 1,590 lots



Sales from Renewal consulting
and Safety consulting
FY2005 ¥115 million

Profit opportunity prior to
the operation

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Funding Needs, Borrowings Started



Investment in securities

¥1.4 billion

- Investment in companies which will have synergy effect on parking business
(¥30 million in gross profit will accrue from the business through invested company)
- Started IPO consulting and invested in pre IPO company
(Utilization of IPO know-how, make administrative sector profit center)

Investment in silent partnership

¥318 million

- IRR 10 ~ 15% + Operation revenue from facilities acquired by partnership

Borrowings

¥1 billion

- Interest rate less than 1%, Strengthen relationship with mega bank group
(To be listed on intranet of bank group, Operating revenue form parking facilities exceed interest to be paid)

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Strengthen Corporate Governance



Information Security Standard
【I S M S】 Japan (JIPDEC)
【BS7799】 U.K. (UKAS)

Approved on Dec.16 2004

Internal Audit Dept. ^{established}
(July 2005)

Legal Dept. ^{established}
(September 2005)

Strengthen Organization
Strengthen Information System
(Introduction of finger print log in
& security code)

Strengthen Operating Audit
Development to Management Audit

Strengthen Risk Management
Observance Compliance
Development to Crisis Management

Investors Relationship



FY2005

- Overseas Marketing Road Shows twice a year
- Domestic Marketing Road Shows twice a year
- Investors' guidebook (without auditors' report)



FY2006

- Overseas Marketing Road Shows Quarterly
- Domestic Marketing Road Shows Quarterly
- Annual Report (auditors' report)
- Individual Shareholders Explanatory Meeting



Consolidated Financial Forecast



(¥ million)	FY06 Forecast	FY05 Results	Vs. L/Y
Sales	6,000	4,512	133%
Ordinary Income	1,450	1,019	142%
Net Income	833	612	136%
# of Directly Managed Facilities	479	363	132%
# of Paring Lots	11,015	8,428	131%

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FY2006 Strategies



- **Stable Increase in Directly Managed Sales**

Investigation to open new branch in Sapporo or Sendai

- **Strengthen Consulting Business**

Create profit opportunity prior to parking facility operation

- **Capital efficiency and emphasis on S/H's return**

ROE 40%(FY06 forecast) , Consolidated payout ratio 80%

- **Establish corporate identity, Enhance brand image**

Change company logo, Change English company name

- **Increase free float weight and transaction volume**

Introduction of “market make” method in JASDAQ market

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