

Information Package for The Interim Financial Results

1 April - 30 September 2008

12 November 2008



Inquiries: Contact IR Group, Corporate Planning Department at ir@ml.kajima.com

CONTENTS

1	INTERIM FINANCIAL HIGHLIGHTS	P.1
2	RESULTS (1H) AND PROJECTIONS (FULL-YEAR)	3
-1	Contract Awards (Non-Consolidated)	4
-2	Construction Contract Awards (Non-Consolidated)	5
	- Segmental Analysis	
-3	Income Statements (Non-Consolidated)	7
-4	Supplementary Information (Non-Consolidated)	8
-5	Income Statements (Consolidated)	9
-6	Supplementary Information (Consolidated)	10
3	SUBSIDIARIES AND AFFILIATES UPDATES	11
-1	Japan	12
-2	Overseas	14

Note:

In this report, data are rounded down to the digit presented in the respective tables. The aggregated figures may not equate to the aggregated breakdown.

Disclaimer:

While every attempt has been made to ensure the accuracy of information, projections / forecasts contained in this package are based on the judgments made with information available as at 12 November 2008, and are subject to risks and uncertainties that may cause the actual results to vary.

1. INTERIM FINANCIAL HIGHLIGHTS

1. INTERIM FINANCIAL HIGHLIGHTS

NON-CONSOLIDATED

Operating Performance	1H FY07	1H FY08	(Updated Projection) Full-Year FY08
	JPY bln	JPY bln	JPY bln
Contract Awards	726.0	746.0	1,350.0
Revenues	598.1	716.3	1,460.0
Gross Profit	34.8	39.0	75.5
Operating Income	1.5	5.5	8.0
Recurring Profit	6.7	8.4	10.0
Net Income	2.0	3.7	1.0
Basic Net Income per Share	¥1.94	¥3.69	¥0.98

Assets and Equity

As at	31 Mar 08	30 Sep 08
	JPY bln	JPY bln
Total Assets	1,534.3	1,536.0
Total Equity	265.0	259.9
Equity / Assets Ratio	17.3%	16.9%
Equity per Share	¥259.85	¥254.87

CONSOLIDATED

Operating Performance	1H FY07	1H FY08	(Updated Projection) Full-Year FY08
	JPY bln	JPY bln	JPY bln
Contract Awards (Construction)	852.9	867.8	1,590.0
Revenues	815.0	940.4	1,940.0
Gross Profit	53.0	61.4	117.5
Operating Income	5.4	11.5	18.5
Recurring Profit	15.3	11.8	20.0
Net Income	24.6	6.6	12.0
Basic Net Income per Share	¥23.44	¥6.57	¥11.81

Assets and Equity

As at	31 Mar 08	30 Sep 08
	JPY bln	JPY bln
Total Assets	1,918.3	1,942.0
Total Equity	305.4	296.8
Equity / Assets Ratio	15.5%	14.9%
Equity per Share	¥292.63	¥284.79

Cash Flows	1H FY07	1H FY08	(Updated Projection) Full-Year FY08
	JPY bln	JPY bln	JPY bln
Operating Activities	(17.8)	33.7	(20.0)
Investing Activities	(1.3)	(13.9)	(25.0)
Financing Activities	5.3	10.6	50.0
Cash and Cash Equivalents at the end of the Period	145.1	127.5	-

2. RESULTS (1H) AND PROJECTIONS (FULL-YEAR)

2. RESULTS (1H) AND PROJECTIONS (FULL-YEAR)

2-1 Contract Awards (Non-Consolidated)

	1st Half				Full-Year			
	FY07	FY08			FY07	FY08		
	Result	Initial Projection	Result	YoY Change	Result	Initial Projection	Updated Projection	YoY Change
	A		B	B/A-1	C		D	C/D-1
	JPY bln	JPY bln	JPY bln	%	JPY bln	JPY bln	JPY bln	%
Civil Engineering (A)								
Japan	78.5	95.0	150.2	91.4%	239.7	250.0	270.0	12.6%
Overseas	44.4	15.0	57.0	28.2%	100.0	30.0	80.0	(20.0%)
Total	122.9	110.0	207.3	68.6%	339.8	280.0	350.0	3.0%
Building Construction (B)								
Japan	571.9	450.0	481.8	(15.8%)	1,057.5	920.0	920.0	(13.0%)
Overseas ¹	0.0	0.0	0.0	-	0.4	0.0	0.0	-
Total	572.0	450.0	481.8	(15.8%)	1,057.9	920.0	920.0	(13.0%)
Construction Total (A)+(B)								
Japan	650.4	545.0	632.1	(2.8%)	1,297.2	1,170.0	1,190.0	(8.3%)
Overseas	44.5	15.0	57.0	28.2%	100.5	30.0	80.0	(20.4%)
Total	695.0	560.0	689.1	(0.8%)	1,397.8	1,200.0	1,270.0	(9.1%)
Real Estate and Other	30.9	45.0	56.8	83.5%	65.8	75.0	80.0	21.4%
Grand Total	726.0	605.0	746.0	2.8%	1,463.6	1,275.0	1,350.0	(7.8%)

¹ The figures represent overseas building construction projects undertaken by the parent only. Overseas building construction projects undertaken by overseas subsidiaries and affiliates are not included.

2. RESULTS (1H) AND PROJECTIONS (FULL-YEAR)

2-2 Construction Contract Awards - Segmental Analysis (Non-Consolidated)

CIVIL ENGINEERING

	1H / FY07	1H / FY08		FY07	FY08	
	Result	Result	YoY Change	Result	Projection	YoY Change
	JPY bln	JPY bln	%	JPY bln	JPY bln	%
Public Sector						
Central Gov't	11.2	73.8	554.2%	84.6		
Local Gov't	1.1	18.9	1,558.5%	20.9		
Total - Public Sector	12.4	92.8	646.4%	105.5		
Private Sector						
Manufacturing	19.8	17.0	(14.0%)	44.7		
Non-manufacturing	46.2	40.4	(12.6%)	89.4		
Total - Private Sector	66.0	57.4	(13.0%)	134.1		
Total - Domestic	78.5	150.2	91.4%	239.7	270.0	12.6%
Overseas	44.4	57.0	28.2%	100.0	80.0	(20.0%)
Total - Civil Engineering	122.9	207.3	68.6%	339.8	350.0	3.0%

A

BUILDING CONSTRUCTION

	1H / FY07	1H / FY08		FY07	FY08	
	Result	Result	YoY Change	Result	Projection	YoY Change
	JPY bln	JPY bln	%	JPY bln	JPY bln	%
Public Sector						
Central Gov't	2.9	0.7	(75.9%)	14.7		
Local Gov't	0.9	10.4	1,018.1%	6.6		
Total - Public Sector	3.8	11.2	187.4%	21.3		
Private Sector						
Manufacturing	165.6	126.9	(23.4%)	311.0		
Non-manufacturing	402.4	343.7	(14.6%)	725.0		
Total - Private Sector	568.0	470.6	(17.2%)	1,036.1		
Total - Domestic	571.9	481.8	(15.8%)	1,057.5	920.0	(13.0%)
Overseas	0.0	0.0	-	0.4	0.0	-
Total - Bldg. Construction	572.0	481.8	(15.8%)	1,057.9	920.0	(13.0%)

B

TOTAL - CONSTRUCTION

	1H / FY07	1H / FY08		FY07	FY08	
	Result	Result	YoY Change	Result	Projection	YoY Change
	JPY bln	JPY bln	%	JPY bln	JPY bln	%
Public Sector						
Central Gov't	14.2	74.5	423.3%	99.4		
Local Gov't	2.0	29.4	1,314.7%	27.5		
Total - Public Sector	16.3	104.0	536.8%	126.9		
Private Sector						
Manufacturing	185.5	143.9	(22.4%)	355.8		
Non-manufacturing	448.6	384.1	(14.4%)	814.5		
Total - Private Sector	634.1	528.1	(16.7%)	1,170.3		
Total - Domestic	650.4	632.1	(2.8%)	1,297.2	1,190.0	(8.3%)
Overseas	44.5	57.0	28.2%	100.5	80.0	(20.4%)
Total - Construction	695.0	689.1	(0.8%)	1,397.8	1,270.0	(9.1%)

C

D

CONSTRUCTION AWARDS BY PROJECT TYPE

		1H / FY07	1H / FY08		FY07
		Result	Result	YoY Change	Result
		JPY bln	JPY bln	%	JPY bln
Civil Engineering	Flood Control	9.9	46.5	369.2%	19.9
	Railway	17.3	55.4	220.1%	68.7
	Potable / Waste Water	0.0	8.9	-	12.7
	Land Improvement	10.6	5.4	(49.0%)	21.1
	Port / Airport	3.0	0.5	(82.7%)	3.2
	Road	27.0	47.4	75.3%	113.0
	Others	55.0	42.8	(22.0%)	101.0
A	Total	122.9	207.3	68.6%	339.8
Building Construction	Office (Public / Private)	127.3	118.1	(7.2%)	245.9
	Lodging	17.0	14.2	(16.6%)	44.4
	Retail	55.3	42.2	(23.7%)	98.3
	Power Plant / Factory	126.1	109.4	(13.2%)	260.4
	(Manufacturing Plant)	109.8	102.6	(6.6%)	239.8
	Warehouse / Distribution Centre	32.2	31.5	(2.1%)	48.3
	Residential	116.3	57.7	(50.3%)	147.7
	Education / Research / Culture	57.9	52.2	(9.8%)	84.9
	Medical / Welfare	6.9	18.9	175.2%	28.1
	Others	32.6	37.2	13.9%	99.5
	Total	572.0	481.8	(15.8%)	1,057.9
B	Total	695.0	689.1	(0.8%)	1,397.8

CONSTRUCTION AWARDS BY CUSTOMER (Private Sector)

		1H / FY07	1H / FY08		FY07
		Result	Result	YoY Change	Result
		JPY bln	JPY bln	%	JPY bln
Manufacturing	Food Processing	5.3	2.3	(56.8%)	10.2
	Petrochemical	60.4	27.5	(54.4%)	91.9
	Electronics	49.7	46.2	(6.9%)	83.2
	Vehicle	19.0	14.5	(23.7%)	55.1
	Others	50.8	53.2	4.7%	115.3
	Total	185.5	143.9	(22.4%)	355.8
Non-Manufacturing	Commercial	40.6	29.3	(27.8%)	66.0
	Finance	19.2	24.5	27.2%	33.9
	Real Estate	176.5	167.6	(5.0%)	351.4
	Transportation / Distribution	55.7	50.5	(9.2%)	101.1
	Power / Gas	28.6	20.8	(27.1%)	43.0
	Information Technology	19.1	9.1	(52.1%)	37.0
	Service	103.5	70.5	(31.9%)	169.2
	(Medical / Welfare)	9.0	4.3	(51.7%)	21.1
	(Education)	29.9	26.7	(10.6%)	45.1
	Others	5.1	11.4	124.7%	12.5
	Total	448.6	384.1	(14.4%)	814.5
C	Total	634.1	528.1	(16.7%)	1,170.3

2. RESULTS (1H) AND PROJECTIONS (FULL-YEAR)

2-2 Construction Contract Awards - Segmental Analysis (Non-Consolidated) - continued

GEOGRAPHICAL REGION (JAPAN)

	1H / FY07		1H / FY08		
	JPY bln	Proportion	JPY bln	Proportion	YoY Change
Urban					
Kanto	380.3	58.5%	319.1	50.5%	(16.1%)
(Metropolitan Tokyo)	334.2	51.4%	268.2	42.4%	(19.8%)
Tokai	42.7	6.5%	72.6	11.5%	69.9%
Kinki	72.7	11.2%	106.6	16.9%	46.7%
Total - Urban	495.8	76.2%	498.5	78.9%	0.5%
Suburban					
Hokkaido	11.5	1.8%	16.7	2.6%	45.2%
Tohoku	45.8	7.0%	47.3	7.5%	3.2%
Hokuriku	18.7	2.9%	11.2	1.8%	(39.7%)
Chugoku	35.5	5.5%	14.2	2.2%	(59.9%)
Shikoku	12.5	1.9%	9.3	1.5%	(25.1%)
Kyushu	30.4	4.7%	34.6	5.5%	13.5%
Total - Suburban	154.6	23.8%	133.6	21.1%	(13.6%)
Total - Domestic	650.4	100.0%	632.1	100.0%	(2.8%)

Kanto

Tokyo, Kanagawa, Saitama, Chiba, Ibaraki, Tochigi, Gunma, Yamanashi, Nagano

Metropolitan Tokyo

Tokyo, Kanagawa, Saitama, Chiba

Tokai

Gifu, Shizuoka, Aichi, Mie

Kinki

Shiga, Kyoto, Osaka, Hyogo, Nara, Wakayama

CONTRACT TYPE

	FY07	1H / FY08
	%	%
Designated / Negotiated Contracts		
Civil Engineering	22.2%	15.2%
Building Construction	49.7%	61.2%
Total - Construction	43.0%	47.3%
Design-Build Contracts		
Civil Engineering	26.3%	11.9%
Building Construction	47.1%	52.6%
Total - Construction	42.1%	40.4%

CONTRACT SIZE

	1H / FY07		1H / FY08		
	JPY bln	Proportion	JPY bln	Proportion	YoY Change
Large-scale (JPY 5 bln. or above)	333.6	48.0%	300.3	43.6%	(10.0%)
Medium-scale (JPY 1 to 5 bln.)	213.8	30.8%	265.4	38.5%	24.1%
Small-scale (JPY 1 bln. or below)	147.4	21.2%	123.3	17.9%	(16.3%)
Total	695.0	100.0%	689.1	100.0%	(0.8%)

REFURBISHMENT PROJECTS

	1H / FY07		1H / FY08		
	JPY bln	% in total awards	JPY bln	% in total awards	YoY Change
Civil Engineering	14.8	12.1%	10.3	5.0%	(30.3%)
Building Construction	63.2	11.1%	76.9	16.0%	21.5%
Total	78.1	11.2%	87.2	12.7%	11.7%

CONSOLIDATED BASIS

CONTRACT AWARDS (construction)

	1H / FY07	1H / FY08	YoY Change	FY07	FY08 (Projection)
	JPY bln	JPY bln	%	JPY bln	JPY bln
Japan	706.5	697.8	(1.2%)	1,407.1	1,320.0
Overseas	146.4	169.9	16.0%	270.0	270.0
Total	852.9	867.8	1.7%	1,677.2	1,590.0

2. RESULTS (1H) AND PROJECTIONS (FULL-YEAR)

2-3 Income Statements (Non-Consolidated)

	1st Half				Full-Year			
	FY07	FY08			FY07	FY08		
	Result	Initial Projection	Result	YoY Change	Result	Initial Projection	Updated Projection	YoY Change
	JPY bln	JPY bln	JPY bln	JPY bln	JPY bln	JPY bln	JPY bln	JPY bln
Revenues	598.1	630.0	716.3	118.2	1,423.1	1,370.0	1,460.0	36.8
Construction	579.7	610.0	673.3	93.5	1,288.7	1,295.0	1,380.0	91.2
(Civil Engineering)	172.0	160.0	199.4	27.4	350.4	315.0	400.0	49.5
(Building Construction)	407.7	450.0	473.8	66.0	938.3	980.0	980.0	41.6
(Japan)	533.7	545.0	588.2	54.5	1,185.5	1,187.5	1,210.0	24.4
(Overseas)	45.9	65.0	85.0	39.0	103.1	107.5	170.0	66.8
Real Estate and Other	18.4	20.0	43.0	24.6	134.4	75.0	80.0	(54.4)
Gross Profit	34.8	34.5	39.0	4.1	71.1	87.0	75.5	4.3
Gross Profit Margin ("GPM")	5.8%	5.5%	5.4%	(0.4 pts)	5.0%	6.4%	5.2%	0.2 pts
Construction	30.5	31.0	28.0	(2.4)	52.2	72.0	59.5	7.2
	GPM	5.3%	5.1%	4.2%	4.1%	5.6%	4.3%	0.2 pts
(Civil Engineering)	13.6	8.0	8.5	(5.0)	18.8	18.0	17.3	(1.5)
	GPM	7.9%	5.0%	4.3%	5.4%	5.7%	4.3%	(1.1 pts)
(Building Construction)	16.9	23.0	19.4	2.5	33.3	54.0	42.2	8.8
	GPM	4.2%	5.1%	4.1%	3.6%	5.5%	4.3%	0.7 pts
Real Estate and Other	4.3	3.5	10.9	6.6	18.9	15.0	16.0	(2.9)
	GPM	23.6%	17.5%	25.4%	14.1%	20.0%	20.0%	5.9 pts
Adjusted Gross Profit ¹	5.6	5.6	13.5	7.8	23.0	19.3	20.8	(2.2)
Selling, General and Administrative Expenses	(33.3)	(32.5)	(33.4)	(0.0)	(66.4)	(66.0)	(67.5)	(1.0)
Operating Income	1.5	2.0	5.5	4.0	4.6	21.0	8.0	3.3
Non-Operating Income - Net	5.2	1.0	2.8	(2.3)	0.5	1.0	2.0	1.4
Financing	4.6	1.5	2.2	(2.4)	6.4	2.2	3.0	(3.4)
Recurring Profit	6.7	3.0	8.4	1.6	5.1	22.0	10.0	4.8
Extraordinary Profit (Loss)	0.4	0.0	(2.8)	(3.3)	10.8	(2.0)	(5.0)	(15.8)
Income before Income Taxes	7.1	3.0	5.5	(1.6)	16.0	20.0	5.0	(11.0)
Income Taxes	(5.1)	(3.0)	(1.7)	3.3	(10.1)	(12.0)	(4.0)	6.1
Net Income	2.0	0.0	3.7	1.7	5.8	8.0	1.0	(4.8)

¹ "Adjusted Gross Profit"

Adjusted Gross Profit includes dividends from two SPCs (three SPCs for FY07) which are posted as non-operating income on the non-consolidated income statements and gross profit of Kajima Yaesu Kaihatsu Co., Ltd which is a fully consolidated subsidiary.

2. RESULTS (1H) AND PROJECTIONS (FULL-YEAR)

2-4 Supplementary Information (Non-Consolidated)

	FY07	1H / FY08	FY08	Details (Full-Year FY08 projection)
	Result	Result	Updated Projection	
	JPY bln	JPY bln	JPY bln	
Selling, General and Admin. Expenses	66.4	33.4	67.5	R&D 9.9, Business Expenses 9.9, Office Expenses 5.9 etc.
- Payrolls and Related Expenses	31.3	15.4	31.4	
- Other	35.1	18.0	36.1	
Research and Development	9.4	4.2	10.7	
Capital Expenditure ¹	17.1	6.2	12.5	
Depreciation / Amortization ¹	9.0	4.7	9.7	
Interest-bearing Debt	314.2	327.1	370.0	
Loans Guaranteed	80.7	69.9	-	
(Guarantee Commitments)	28.1	23.3	-	

¹ The capital expenditure and the depreciation/amortization relate to tangible, intangible fixed assets as well as other investment assets.

2. RESULTS (1H) AND PROJECTIONS (FULL-YEAR)

2-5 Income Statements (Consolidated)

	1st Half				Full-Year			
	FY07	FY08			FY07	FY08		
	Result	Initial Projection	Result	YoY Change	Result	Initial Projection	Updated Projection	YoY Change
	JPY bln	JPY bln	JPY bln	JPY bln	JPY bln	JPY bln	JPY bln	JPY bln
Revenues	815.0	870.0	940.4	125.4	1,894.0	1,890.0	1,940.0	45.9
Construction	732.2	770.0	812.9	80.7	1,599.6	1,640.0	1,700.0	100.3
Real Estate and Other	82.8	100.0	127.5	44.6	294.4	250.0	240.0	(54.4)
Gross Profit	53.0	56.0	61.4	8.4	115.6	132.5	117.5	1.8
Gross Profit Margin ("GPM")	6.5%	6.4%	6.5%	0.0 pts	6.1%	7.0%	6.1%	0.0 pts
Construction	40.6	40.0	38.5	(2.1)	74.5	93.5	83.5	8.9
GPM	5.6%	5.2%	4.7%	(0.9 pts)	4.7%	5.7%	4.9%	0.2 pts
Real Estate and Other	12.3	16.0	22.9	10.5	41.0	39.0	34.0	(7.0)
GPM	14.9%	16.0%	18.0%	3.1 pts	14.0%	15.6%	14.2%	0.2 pts
Selling, General and Administrative Expenses	(47.5)	(50.0)	(49.9)	(2.3)	(97.5)	(98.5)	(99.0)	(1.4)
Operating Income	5.4	6.0	11.5	6.0	18.0	34.0	18.5	0.4
Non-Operating Income - Net	9.9	3.0	0.2	(9.6)	11.3	4.0	1.5	(9.8)
Financing	(0.3)	(0.2)	0.1	0.5	(1.2)	(2.0)	(1.4)	(0.1)
Equity in Earnings of Unconsolidated Subsidiaries and Affiliates	7.7	1.2	2.2	(5.5)	10.5	2.2	2.8	(7.7)
Recurring Profit	15.3	9.0	11.8	(3.5)	29.4	38.0	20.0	(9.4)
Extraordinary Profit	13.8	4.0	(1.8)	(15.6)	19.9	1.0	(6.0)	(25.9)
Income before Income Taxes and Minority Interests	29.2	13.0	9.9	(19.2)	49.3	39.0	14.0	(35.3)
Income Taxes and Minority Interests	(4.5)	(8.0)	(3.3)	1.2	(8.6)	(14.0)	(2.0)	6.6
Net Income	24.6	5.0	6.6	(17.9)	40.7	25.0	12.0	(28.7)

2. RESULTS (1H) AND PROJECTIONS (FULL-YEAR)

2-6 Supplementary Information (Consolidated)

	FY07	1H / FY08	FY08	
	Result	Result	Updated Projection	YoY Change
	JPY bln	JPY bln	JPY bln	JPY bln
Capital Expenditure ¹	34.5	9.1	25.0	(27.6%)
Depreciation / Amortization ¹	17.1	9.0	19.0	10.6%
Interest-bearing Debt	473.8	484.4	530.0	11.9%
Loans Guaranteed	22.0	23.9	-	-

¹ The capital expenditure and the depreciation/amortization relate to tangible, intangible fixed assets as well as other investment assets.

PERFORMANCE BY BUSINESS SEGMENT

1H / FY08 Result

	Construction	Real Estate	Other	Adjustments	Total
	JPY bln	JPY bln	JPY bln	JPY bln	JPY bln
Revenues	812.9	81.3	46.1	-	940.4
Inter-company	2.9	0.9	8.0	(11.9)	-
Total Revenues	815.9	82.3	54.1	(11.9)	940.4
Operating Income	(2.0)	14.3	(0.5)	(0.1)	11.5

Full-Year / FY08 Updated Projection

	Construction	Real Estate	Other	Adjustments	Total
	JPY bln	JPY bln	JPY bln	JPY bln	JPY bln
Revenues	1,700.0	145.0	95.0	-	1,940.0
Inter-company	6.0	2.0	16.0	(24.0)	-
Total Revenues	1,706.0	147.0	111.0	(24.0)	1,940.0
Operating Income	3.0	15.0	0.5	0.0	18.5

CASH FLOWS

1H / FY08 Result

Cash Flows			Cash and Cash Equivalents
Operating	Investing	Financing	
JPY bln	JPY bln	JPY bln	JPY bln
33.7	(13.9)	10.6	127.5

Full-Year / FY08 Updated Projection

Cash Flows		
Operating	Investing	Financing
JPY bln	JPY bln	JPY bln
(20.0)	(25.0)	50.0

STAFF NUMBERS

By Business Segment

	Construction	Real Estate	Other	Total
	No.	No.	No.	No.
As at				
31 Mar 08	11,489	1,159	2,286	14,934
30 Sep 08	12,080	1,214	2,368	15,662
Change	591	55	82	728

By Business Entity

	Kajima Corp	Subsidiaries (Japan)	Subsidiaries (Overseas)	Total
	No.	No.	No.	No.
As at				
31 Mar 08	8,817	3,411	2,706	14,934
30 Sep 08	8,865	3,715	3,082	15,662
Change	48	304	376	728

3. SUBSIDIARIES AND AFFILIATES UPDATES

3. SUBSIDIARIES AND AFFILIATES UPDATES

3-1 Japan

		1st Half	Full-Year			As at 30 Sep 08	Business Summary / Topics
		FY08	FY07	FY08			
		Result	Result	Initial Projection	Updated Projection		
		JPY m	JPY m	JPY m	JPY m		
Taiko Trading Co., Ltd. (Kajima's ownership: 79.6%)	Const. Contract Awards	31,277	52,673	70,000	70,000	Total Assets JPY 62.3 bln	<u>Sale of Building Materials and Equipment / Interior Work</u> As for the circular transactions the announcement of which was made on October 21, 2008, extraordinary loss is posted.
	Revenues	70,774	168,414	150,000	140,000	Capital JPY 0.4 bln	
	Operating Income	134	311	500	215		
	Recurring Profit	208	416	550	265		
	Net Income	(3,662)	(1,619)	270	(3,660)	Staff Numbers 297	
Kajima Road Co., Ltd. (Kajima's ownership: 50.5%)	Const. Contract Awards	58,879	108,267	99,000	108,000	Total Assets JPY 75.2 bln	<u>Road Pavement Work / Sale of Asphalt</u> The year-on-year decreases in earnings reflect cost increases in sale of asphalt.
	Revenues	43,975	121,304	123,000	120,000	Capital JPY 4.0 bln	
	Operating Income	(1,335)	1,243	1,200	700		
	Recurring Profit	(1,332)	1,199	1,000	500		
	Net Income	(870)	376	200	0	Staff Numbers 1,122	
Kajima Tatemono Sogo Kanri Co., Ltd. (Kajima's ownership: 100%)	Const. Contract Awards	-	-	-	-	Total Assets JPY 11.9 bln	<u>Facility Management</u>
	Revenues	19,481	40,817	38,810	38,850	Capital JPY 0.1 bln	
	Operating Income	634	1,289	1,270	1,300		
	Recurring Profit	657	1,369	1,300	1,335		
	Net Income	309	1,029	710	710	Staff Numbers 1,075	
Chemical Grouting Co., Ltd. (Kajima's ownership: 100%)	Const. Contract Awards	11,981	24,077	24,000	24,000	Total Assets JPY 19.2 bln	<u>Construction Foundation Work</u>
	Revenues	11,478	24,515	24,500	25,000	Capital JPY 0.3 bln	
	Operating Income	108	404	480	500		
	Recurring Profit	222	401	590	660		
	Net Income	92	352	320	330	Staff Numbers 288	
Kajima Leasing Corporation (Kajima's ownership: 100%)	Const. Contract Awards	-	5	-	-	Total Assets JPY 28.3 bln	<u>Leasing / Financing</u>
	Revenues	4,888	10,324	10,000	10,000	Capital JPY 0.4 bln	
	Operating Income	150	505	390	400		
	Recurring Profit	149	502	380	390		
	Net Income	65	382	240	240	Staff Numbers 34	

3. SUBSIDIARIES AND AFFILIATES UPDATES

3-1 Japan - continued

		1st Half	Full-Year			As at 30 Sep 08		Business Summary / Topics
		FY08	FY07	FY08				
		Result	Result	Initial Projection	Updated Projection			
		JPY m	JPY m	JPY m	JPY m			
Ilya Corporation (Kajima's ownership: 100%)	Contract Awards	4,794	9,066	9,500	8,500	Total Assets	JPY 3.6 bln	<u>Interior Works</u>
	Revenues	3,195	9,517	9,500	8,000	Capital	JPY 50 m	
	Operating Income	62	361	190	195			
	Recurring Profit	61	318	180	190			
	Net Income	49	169	92	117	Staff Numbers	146	
Kajima Mechatro Engineering Co., Ltd. (Kajima's ownership: 100%)	Contract Awards	5,960	10,061	12,000	11,000	Total Assets	JPY 6.0 bln	<u>Manufacturing of Construction Machinery</u>
	Revenues	3,361	8,866	10,600	9,800	Capital	JPY 0.4 bln	
	Operating Income	54	105	43	116			
	Recurring Profit	53	113	40	100			
	Net Income	27	54	4	51	Staff Numbers	143	
Clima-Teq Co., Ltd. (Kajima's ownership: 100%)	Const. Contract Awards	14,037	12,315	26,500	25,200	Total Assets	JPY 9.6 bln	<u>MEP Work</u> Clima-teq Co., Ltd. acquired Kyowa Kensetsu Kogyo Co., Ltd. on April 1, 2008. The result for FY07 reflects the 15-months-results of Kyowa Kensetsu Kogyo Co., Ltd.
	Revenues	8,183	14,718	26,000	21,457	Capital	JPY 0.3 bln	
	Operating Income	273	428	300	437			
	Recurring Profit	275	407	288	441			
	Net Income	369	383	144	491	Staff Numbers	339	
5 Other Consolidated Subsidiaries	Contract Awards	-	693	-	-	Total Assets	JPY 76.2 bln	
	Revenues	6,565	12,506	12,797	13,268	Capital	JPY 8.5 bln	
	Operating Income	1,015	755	1,579	1,965			
	Recurring Profit	794	(15)	896	1,406			
	Net Income	416	(545)	440	675	Staff Numbers	271	
Total (Japan)	Contract Awards	126,929	217,157	241,000	246,700	Total Assets	JPY 292.7 bln	
	Revenues	171,900	410,981	405,207	386,375	Capital	JPY 14.5 bln	
	Operating Income	1,095	5,401	5,952	5,828			
	Recurring Profit	1,087	4,710	5,224	5,287			
	Net Income before minority interests	(3,205)	581	2,420	(1,046)			
	Net Income	(2,004)	734	2,328	(216)	Staff Numbers	3,715	

3. SUBSIDIARIES AND AFFILIATES UPDATES

3-2 Overseas

Overseas subsidiaries and affiliates: Building Construction Projects / Real Estate Development
Kajima Corporation: Civil Engineering Projects

		1st Half	Full-Year			As at 30 Sep 08	Business Summary / Topics
		FY08	FY07	FY08			
		Result	Result	Initial Projection	Updated Projection		
		JPY m	JPY m	JPY m	JPY m		
Kajima U.S.A. Inc. ("KUSA") (Kajima's ownership: 100%)	Const. Contract Awards	34,287	56,046	134,980	91,210	Total Assets JPY 172.7 bln	Construction / Real Estate Development in North America / Hawaii The sales of real estate projects, mainly distribution warehouse development conducted by IDI, are to be postponed due to global financial turmoil and slowdown in real estate markets.
	Revenues	79,945	162,645	171,370	152,940	Capital US\$ 5 m	
	Operating Income	(106)	4,745	3,020	(620)		
	Recurring Profit	620	10,760	7,780	2,190		
	Net Income	4,192	9,396	5,500	2,910	Staff Numbers 1,049	
Kajima Overseas Asia Pte. Ltd. ("KOA") (Kajima's ownership: 100%)	Const. Contract Awards	64,234	74,210	69,570	70,870	Total Assets JPY 77.4 bln	Construction / Real Estate Development in Asia A high level of new contract awards is achieved in FY08 again because of big project order in Singapore. The recurring profit is lowered due to foreign exchange losses. (posted as non-operating expenses)
	Revenues	27,408	38,843	67,050	65,060	Capital S\$ 230 m	
	Operating Income	1,549	2,484	3,650	3,080		
	Recurring Profit	(1,317)	4,635	3,530	1,590		
	Net Income	(1,905)	15,955	2,150	320	Staff Numbers 1,646	
Kajima Europe B.V. ("KE") Kajima Europe UK Holding Ltd. ("KEUKH") (Kajima's ownership: 100%)	Const. Contract Awards	8,003	21,331	15,490	11,920	Total Assets JPY 31.0bln	Construction / Real Estate Development in Europe Real estate sale in London is contributed to the increase in operaing income. In July, we have established Kajima Europe Ltd. in U.K., a wholly-owned subsidiary which serves as our new European headquarters.
	Revenues	22,854	25,705	36,970	27,960	Cap. (KE) € 286 m	
	Operating Income	3,543	(2,329)	2,450	1,820	Cap. (KEUKH) £ 141 m	
	Recurring Profit	3,922	103	2,520	2,140		
	Net Income	4,140	4,131	3,160	2,690	Staff Numbers 260	
Chung-Lu Construction Co., Ltd. (Kajima's ownership: 100%)	Const. Contract Awards	6,285	11,408	16,480	14,600	Total Assets JPY 12.2 bln	Construction in Taiwan
	Revenues	7,495	16,271	19,020	15,250	Capital NT\$ 0.3 bln	
	Operating Income	282	276	930	840		
	Recurring Profit	304	388	960	880		
	Net Income	192	266	720	660	Staff Numbers 127	
Total (Overseas)	Const. Contract Awards	112,811	162,996	236,530	188,620	Total Assets JPY 294.6 bln	(The total include financial performance of unconsolidated overseas subsidiaries and affiliates accounted for using equity method.)
	Revenues	137,702	244,932	294,430	261,230		
	Operating Income	5,265	5,180	10,060	5,120		
	Recurring Profit	3,480	15,885	14,800	6,750		
	Net Income	6,561	31,478	11,540	6,680	Staff Numbers 3,082	

Exchange rates: US\$= JPY106.42 JPY114.15 JPY100.00 JPY95.00