

February 9, 2010

Company Name: Kyoritsu Maintenance Co., Ltd.

Director: Mitsutaka Sato, President

Stock Code: 9616

Contact: Takumi Ueda, Vice President

Telephone: +81-3-5295-7778

Regarding Our Earnings Revision

Given the recent trends in our earnings, we have decided to revise our earnings estimates announced on May 15, 2009 as follows below.

Notice

(Units: Million Yen)

Revisions to Our Fiscal Year March 2010 Consolidated Earnings Estimates (April 1, 2009 to March 31, 2010)

	Net Sales	Operating Income	Ordinary Income	Net Income	EPS
	Million yen	Million yen	Million yen	Million yen	Yen
Previous Estimate (A)	89,210	5,890	4,690	2,370	164.97
Revised Estimate (B)	86,290	4,320	3,300	1,680	116.94
Change in Value (B-A)	-2,920	-1,570	-1,390	-690	
Change in % (B-A)	-3.3	-26.7	-29.6	-29.1	
FY3/2009 Results	82,303	5,349	4,510	2,133	148.49

Revisions to Our Fiscal Year March 2010 Non-Consolidated Earnings Estimates (April 1, 2009 to March 31, 2010)

	Net Sales	Operating Income	Ordinary Income	Net Income	EPS
	Million yen	Million yen	Million yen	Million yen	Yen
Previous Estimate (A)	67,960	4,750	3,820	2,060	143.39
Revised Estimate (B)	65,600	3,620	2,840	1,560	108.59
Change in Value (B-A)	-2,360	-1,130	-980	-500	
Change in % (B-A)	-3.5	-23.8	-25.7	-24.3	
FY3/2009 Results	63,704	4,069	3,605	1,738	120.99

Reasons for the Revisions

Based on the earnings trends during the third quarter of the current term, we have revised our fiscal year March 2010 earnings estimates and we provide reasons behind the revision below.

Dormitory Business

	Last Term	Initial Estimate	Revised Estimate	Next Term Projections
Sales	¥37,515	¥38,555	¥37,284	¥39,900
Operating Income	¥5,716	¥5,766	¥5,585	¥6,000
Occupancy Rates (Term Start)	95.0%	93.0%	93.0%	95.3%

Comment: Increased costs arising from the acquisition of new properties is a main reason for the revision.

Dormy Inn (Business Hotel) Business

	Last Term	Initial Estimate	Revised Estimate	Next Term Projections
Sales	¥10,835	¥12,898	¥12,007	¥14,600
Operating Income	¥209	¥279	-¥114	¥450
Occupancy Rates (Annual)	80.6%	79.5%	77.4%	79.0%

Comment: Occupancy rates declined due to the outbreak of influenza and to reduced business travel brought on by the weak economy.

Resort Hotel Business

	Last Term	Initial Estimate	Revised Estimate	Next Term Projections
Sales	¥14,313	¥15,764	¥15,079	¥16,500
Operating Income	-¥106	¥365	¥24	¥390
Occupancy Rates (Annual)	66.2%	66.8%	65.0%	67.2%

Comment: Lower occupancy rates at The Beach Tower Okinawa were a main factor behind the revision.

Contracted Services Business

	Last Term	Initial Estimate	Revised Estimate	Next Term Projections
Sales	¥12,184	¥14,079	¥12,101	¥12,600
Operating Income	¥629	¥644	¥218	¥310

Yokohama Building

Occupancy Rate	--	100.0%	33.0%	89.0%
----------------	----	--------	-------	-------

Comment: Cancellation of a contract by a large tenant in our Yokohama Building is the main reason for the revision.

With regards to our year-end dividends, we maintain our outstanding projections of a ¥19 dividend.

* All projections provided within this document are based on the most accurate information available at the time of this writing. However our actual results may differ from our projections due to various unforeseen reasons. Our projections for the next term are included for reference, but are subject to revisions and could differ from the estimates we create at the end of the current fiscal year.