

**Notice regarding Posting Extraordinary Losses  
as a Result of Business Structure Improvements and Securities Losses**

**August 4, 2009** – Sekisui House, Ltd. (the “Company”) hereby announces that on March 31, 2009 it suspended production at the Shiga Factory in order to integrate its factories and achieve greater productivity as part of group-wide structural reforms, including reorganization and reallocation of human resources.

With this action, the Company has incurred losses due to disposal, relocation, and impairment of the facilities and extra retirement allowances associated with the early retirement scheme, etc. in the six months ended July 31, 2009. Accordingly, the Company has booked the costs (approx. ¥4,200 million) of these “business structure improvements” as extraordinary losses.

Please also be informed that the Company has decided to report ¥742 million in valuation loss on its holding of investment securities, owing primarily to the deterioration of corporate earnings amid the economic recession.

**1. Details of extraordinary losses as of the end of the second quarter of FY2009**

Cost of business structure improvements	: Approx. ¥4,200 million
Loss on revaluation of investments in securities	: ¥742 million
Other	: Approx. ¥900 million
Total extraordinary loss	: Approx. ¥5,842 million

**2. Future outlook**

Total cost of business structure improvements up to the end of the fiscal year ending January 31, 2010 is expected to be ¥5,000 million.



(Reference)

Consolidated business results forecast for the six months ended July 31, 2009 (announced on August 4, 2009) and consolidated business results for the six months ended July 31, 2008

(Millions of yen)

	Net sales	Operating income	Recurring income	Net income
Results forecast for the six months ended July 31, 2009	665,000	1,000	500	(4,100)
Actual results for the six months ended July 31, 2008	783,447	50,943	51,922	28,006

Non-consolidated business results forecast for the six months ended July 31, 2009 (announced on August 4, 2009) and non-consolidated business results for the six months ended July 31, 2008

(Millions of yen)

	Net sales	Operating income	Recurring income	Net income
Results forecast for the six months ended July 31, 2009	440,000	(8,500)	(7,300)	(7,500)
Actual results for the six months ended July 31, 2008	576,175	38,732	41,886	22,544

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