

## Sekisui House Announces Revision of Business Forecast

**July 31, 2006** - Sekisui House, Ltd. today announces that our forecast for the year ending January 31, 2007, which was published on March 1, 2006, is now revised as set forth below. The main reasons for the revision are: about two-thirds of Akasaka Garden City building office (Minato-ku, Tokyo), the sale of which was originally scheduled for the second half of this fiscal year, was sold in the first half of this fiscal year at a greater value than was originally expected.

### 1. Consolidated first half of Fiscal 2006 (Feb. 1, 2006 - July 31, 2006)

(million of yen)

	Net sales	Recurring income	Net income
Previous forecast (A)	764,000	37,500	20,000
Revised forecast (B)	810,000	73,000	42,000
(B - A)	46,000	35,500	22,000
(B - A) / A	6.0%	94.7%	110.0%
First half of Fiscal 2006	737,766	38,854	19,854

### 2. Non-consolidated first half of Fiscal 2006 (Feb. 1, 2006 - July 31, 2006)

(million of yen)

	Net sales	Recurring income	Net income
Previous forecast (A)	580,000	30,000	17,500
Revised forecast (B)	625,000	64,000	38,500
(B - A)	45,000	34,000	21,000
(B - A) / A	7.8%	113.3%	120.0%
First half of Fiscal 2006	560,933	30,046	15,485

### 3. Consolidated fiscal 2006 (Feb. 1, 2006 - Jan. 31, 2007)

(million of yen)

	Net sales	Recurring income	Net income
Previous forecast (A)	1,610,000	95,000	52,000
Revised forecast (B)	1,610,000	110,000	60,000
(B - A)	-	15,000	8,000
(B - A) / A	-%	15.8%	15.4%
Fiscal 2006	1,501,857	81,699	43,029



4. Non-consolidated fiscal 2006 (Feb. 1, 2006 - Jan. 31, 2007)

(million of yen)

	Net sales	Recurring income	Net income
Previous forecast (A)	1,245,000	77,000	43,500
Revised forecast (B)	1,245,000	92,000	51,500
(B - A)	-	15,000	8,000
(B - A) / A	-%	19.5%	18.4%
Fiscal 2006	1,145,540	63,146	33,003

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