

FY2022

(February 1, 2022 through January 31, 2023)

**- Summary of Consolidated
Financial Results -**

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March 9, 2023



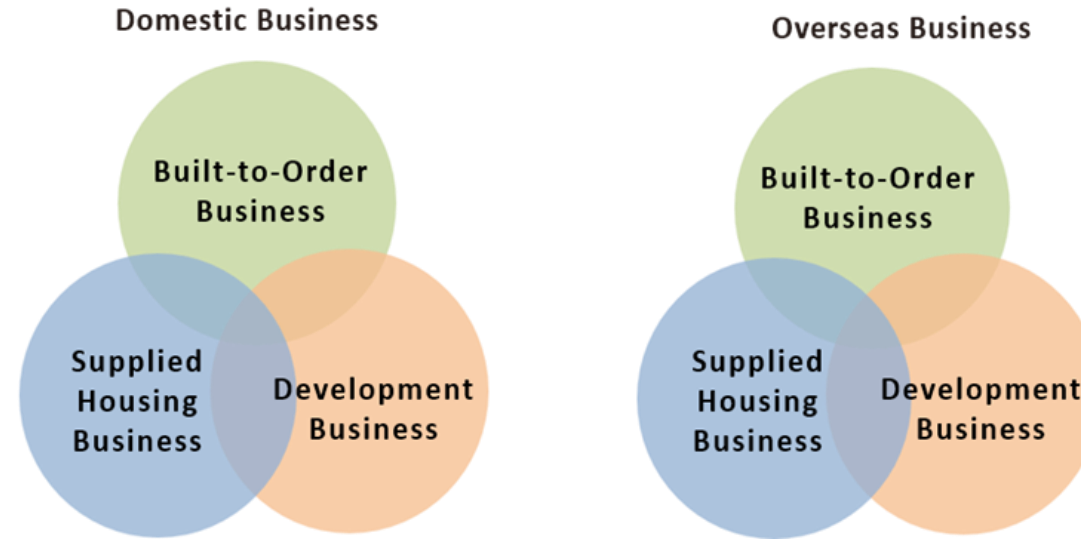
SEKISUI HOUSE, LTD.

Fundamental Policy of Fifth Mid-Term Management Plan

**Further strengthening core businesses
and embarking on new businesses**

Sekisui House's Goals

**Expand domestic and overseas businesses by
offering integrated proposals of technologies,
lifestyle design and services**



**Realize sustainable growth of Sekisui House Group
through the organic growth of six business pillars.**

1. Overview

- Despite a challenging business environment, both net sales and profit hit record highs in the final year of the 5th Mid-Term Management Plan.
- Moreover, with an 11th consecutive year of increases in dividends, the full-year dividend hit ¥110 per share, up ¥20 per share year on year.
- At the same time, progress was steady toward the launch of the 6th Mid-Term Management Plan.

	FY2021 (21/2-22/1)	FY2022 (22/2-23/1)	Amount changed	(¥ billion) YOY
Net sales	2,589.5	2,928.8	339.2	13.1%
Gross profit	528.8	584.2	55.4	10.5%
Gross profit margin	20.4%	19.9%	(0.5p)	—
SG&A	298.7	322.8	24.0	8.1%
Operating profit	230.1	261.4	31.3	13.6%
Operating profit margin	8.9%	8.9%	0.0p	—
Non-operating income/expenses	(0.0)	(4.2)	(4.1)	—
Ordinary profit	230.0	257.2	27.1	11.8%
Extraordinary income	6.5	17.2	10.7	164.8%
Extraordinary losses	2.2	6.7	4.5	199.7%
Profit attributable to owners of parent	153.9	184.5	30.6	19.9%
EPS(yen)	227.37	276.58		

Main components of non-operating income / expenses

- Foreign exchange gains or losses : ¥(0.7) billion (down ¥1.8 billion YOY)
- Share of profit/ loss of entities accounted for using equity method: ¥(2.0) billion (down ¥0.8 billion YOY)

(Loss on valuation of in U.K.- based Urban Splash House Holdings and other factors)

Main components of extraordinary income

- Gain on liquidation of subsidiaries and affiliates in China: ¥16.8 billion

Main components of extraordinary losses

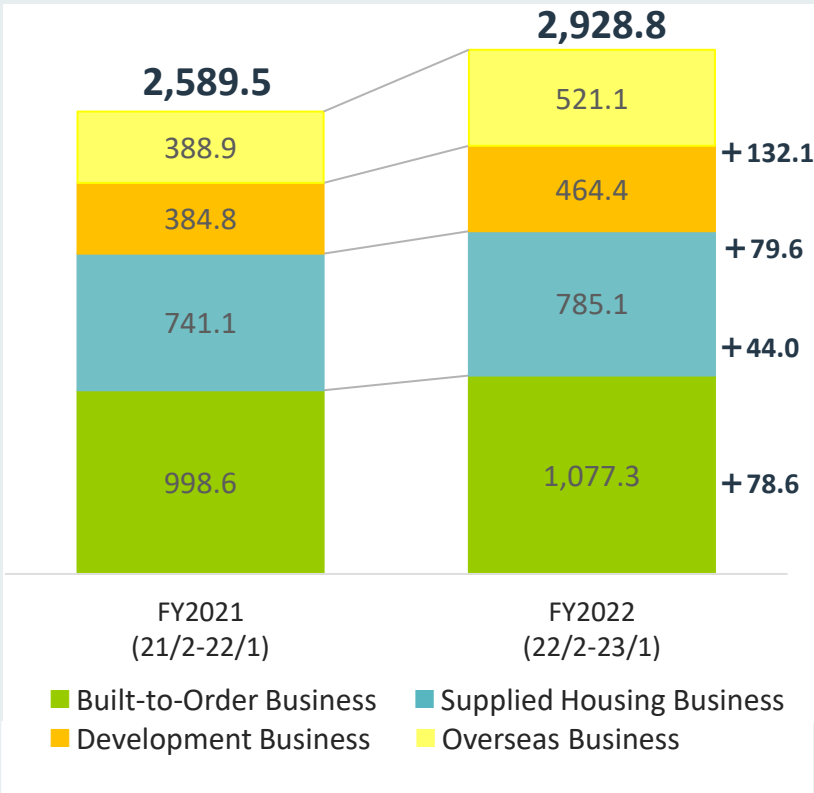
- Impairment losses : 2.8 billion (of which, hotel in Shenyang (China): ¥2.1 billion)
- Provision of allowance for doubtful accounts: ¥1.9 billion

(Losses related to loans to U.K. - based Urban Splash House Holdings due to that company's liquidation proceedings)

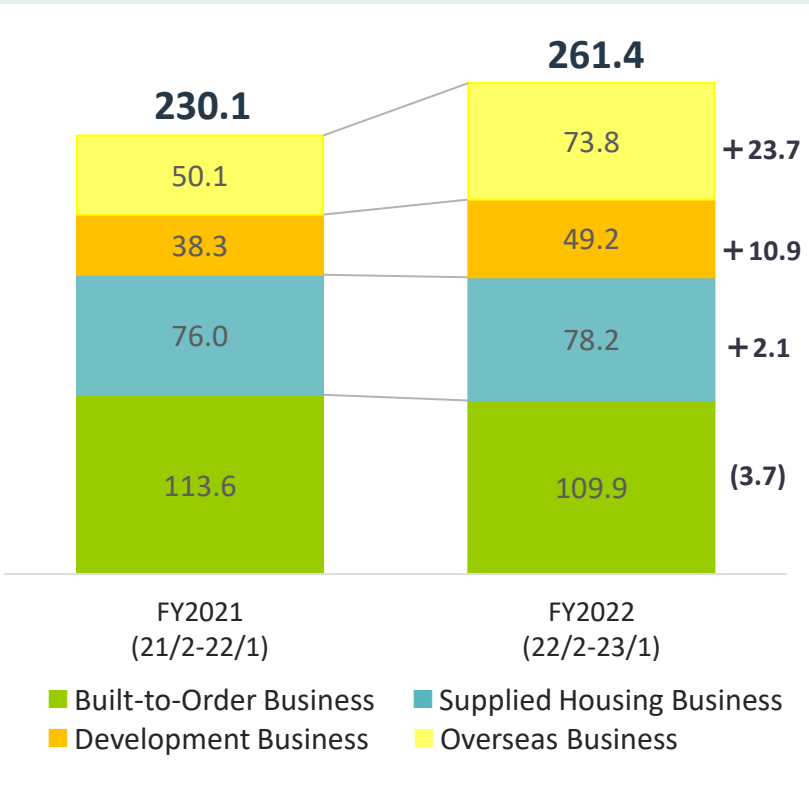
1. Overview by Business model

(¥ billion)

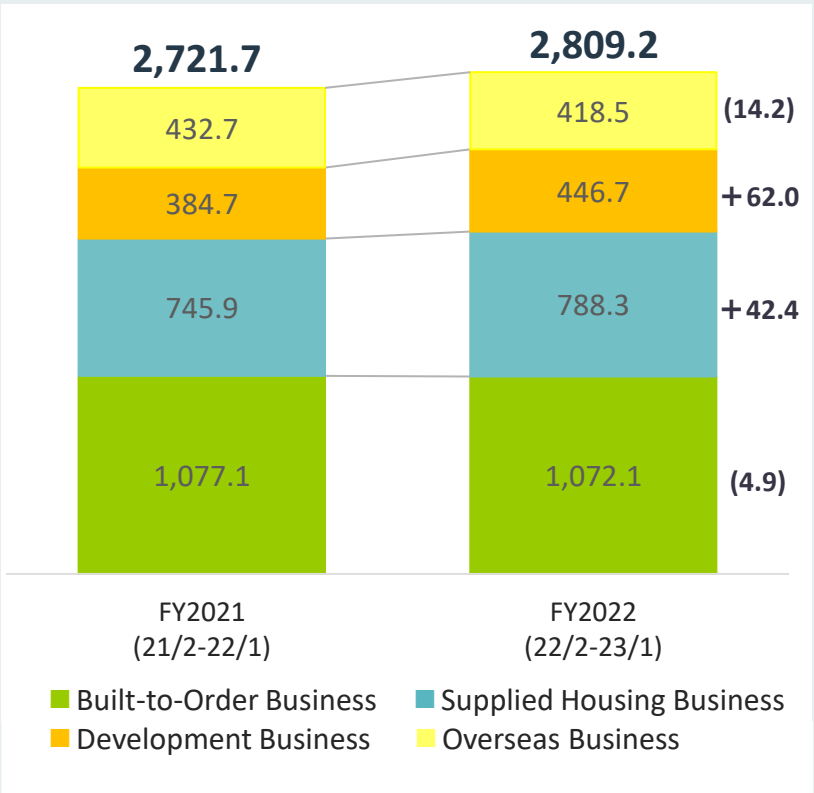
Net sales



Operating profit



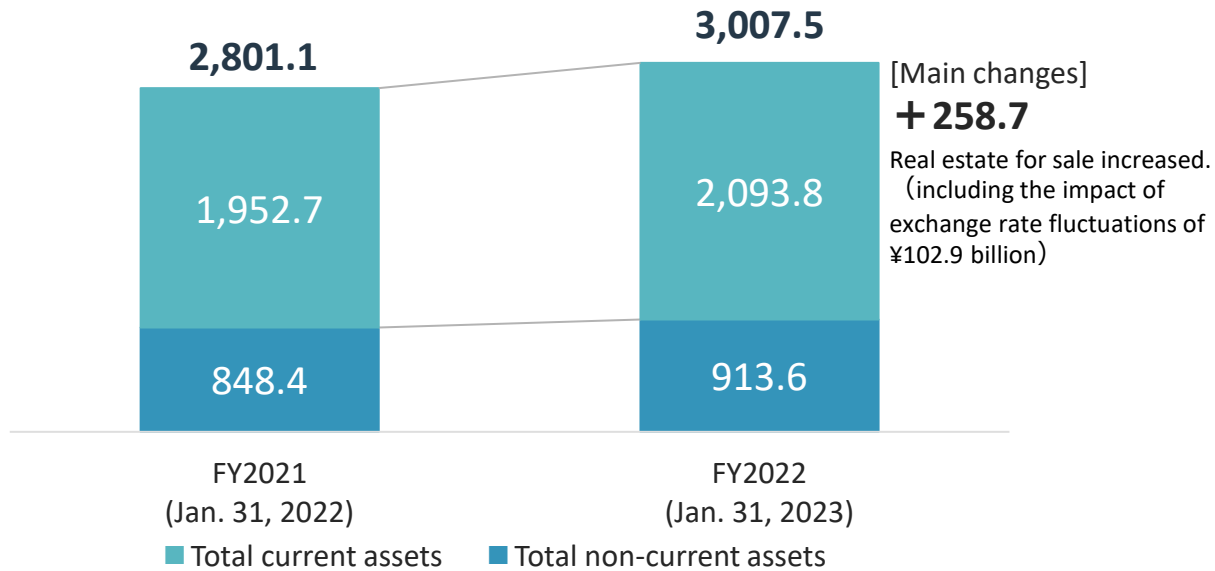
Orders



2. Financial Position

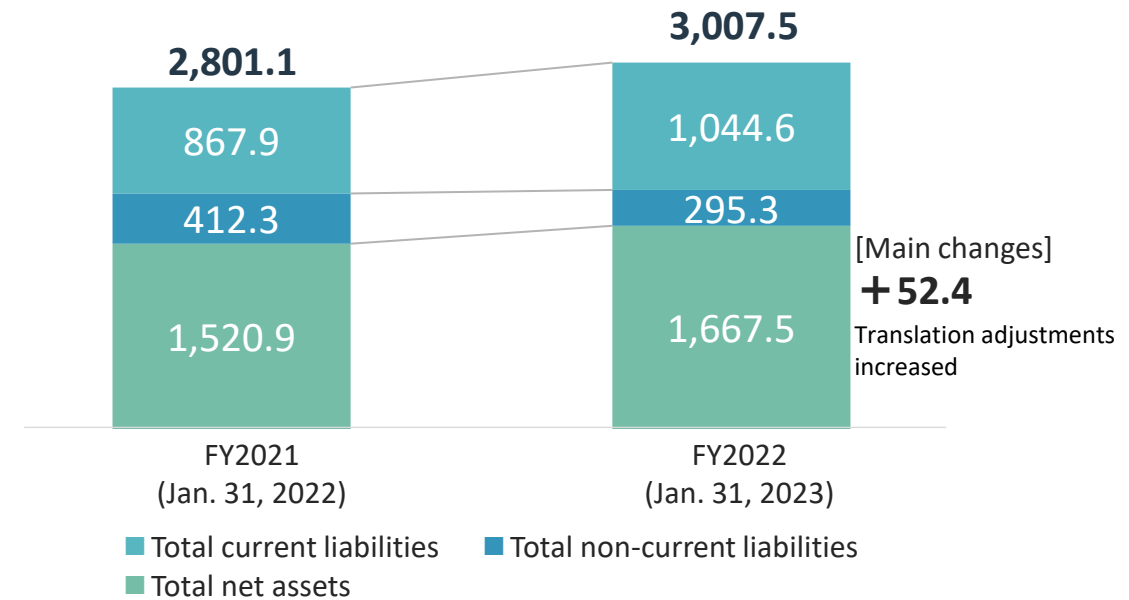
Consolidated Balance Sheet

Assets



Liabilities and net assets

(¥ billion)



Real estate for sale by segment

(¥ billion)

	FY2021 (Jan. 31, 2022)	FY2022 (Jan. 31, 2023)	Amount changed
Real estate for sale *	1,176.6	1,435.4	258.7
Houses for sale	152.1	206.5	54.3
Condominiums	207.6	207.3	(0.3)
Urban redevelopment	68.8	66.5	(2.3)
Overseas	748.0	955.0	207.0

State of Interest-bearing Debts

	FY2021 (Jan. 31, 2022)	FY2022 (Jan. 31, 2023)	Amount changed
Interest-bearing debts (¥ billion)	549.8	607.1	57.3
D/E ratio	37.3%	37.2%	(0.1p)
Equity capital ratio	52.6%	54.3%	1.7p

* Total of Buildings for sale, Land for sale in lots, and Undeveloped land for sale.

3. State of Cash Flows, State of Investment

State of Cash Flows

(¥ billion)

	FY2021 (21/2-22/1)	FY2022 (22/2-23/1)	Amount changed
Cash flows from operating activities	118.0	125.4	7.4
Cash flows from investing activities	(113.7)	(165.4)	(51.7)
Free cash flow	4.3	(39.9)	(44.2)
Cash flows from financing activities	(111.7)	(155.7)	(44.0)
Cash and cash equivalents at end of period	515.1	332.7	(182.4)

[Main changes]

- Purchase of shares of subsidiaries resulting in change in scope of consolidation: Previous period ¥(35.7) billion, Current period ¥(69.5) billion
- Redemption of bonds: Previous period ¥(30.0) billion, Current period ¥(120.0) billion

State of Investment

(¥ billion)

	FY2021 (21/2-22/1)	FY2022 (22/2-23/1)	Amount changed	FY2023 Full-year plan
Capital expenditures	89.5	95.3	5.8	85.0
Depreciatio	24.0	26.7	2.6	28.0

4. Segment Information (Built-to-Order Business)

- In the Custom detached houses business, net sales were on par with the previous fiscal year amid the harsh business environment, but soaring resources prices led to a decrease in earnings.
- In the rental housing business, sales and profit increased, with sophisticated area marketing strategies and the promotion of Sha Maison ZEH paying off in the form of robust orders.
- In the architectural/civil engineering business, sales increased despite ongoing harshness in the business environment.

Net sales (¥ billion)

	FY2021 (21/2-22/1)	FY2022 (22/2-23/1)	Amount Changed	YOY
Custom detached houses	352.7	352.4	(0.2)	(0.1%)
Rental housing	384.0	426.1	42.0	11.0%
Architectural / Civil engineering	261.9	298.7	36.8	14.1%
Total	998.6	1,077.3	78.6	7.9%

Gross profit margin

	FY2021 (21/2-22/1)	FY2022 (22/2-23/1)	Change
Custom detached houses	26.5%	25.1%	(1.4p)
Rental housing	25.7%	24.6%	(1.1p)
Architectural / Civil engineering	12.5%	10.3%	(2.2p)
Total	22.5%	20.8%	(1.7p)

Operating profit (¥ billion)

	FY2021 (21/2-22/1)	FY2022 (22/2-23/1)	Amount changed	YOY
Custom detached houses	42.4	38.3	(4.1)	(9.8%)
Rental housing	56.0	58.4	2.3	4.2%
Architectural / Civil engineering	15.1	13.2	(1.9)	(12.8%)
Total	113.6	109.9	(3.7)	(3.3%)

Operating profit margin

	FY2021 (21/2-22/1)	FY2022 (22/2-23/1)	Change
Custom detached houses	12.0%	10.9%	(1.1p)
Rental housing	14.6%	13.7%	(0.9p)
Architectural / Civil engineering	5.8%	4.4%	(1.4p)
Total	11.4%	10.2%	(1.2p)

4. Segment Information (Built-to-Order Business)

Orders (¥ billion)

	FY2021 (21/2-22/1)	FY2022 (22/2-23/1)	Amount changed	YOY
Custom detached houses	353.2	344.0	(9.2)	(2.6%)
Rental housing	390.1	426.4	36.2	9.3%
Architectural / Civil engineering	333.6	301.6	(31.9)	(9.6%)
Total	1,077.1	1,072.1	(4.9)	(0.5%)

Order backlog (¥ billion)

	FY2021 (Jan. 31, 2022)	FY2022 (Jan. 31, 2023)	Amount changed
Custom detached houses	183.8	175.4	(8.4)
Rental housing	378.8	379.2	0.3
Architectural / Civil engineering	434.1	436.9	2.8
Total	996.8	991.6	(5.1)

ASP per building (¥ million)

	FY2021 (21/2-22/1)	FY2022 (22/2-23/1)	Amount changed
Custom detached houses	42.65	46.19	3.54
Rental housing	126.56	141.61	15.05

- Custom detached houses business
Ratio of Green First ZERO (ZEH): 90% (April through January)
Ratio of three- and four-story housing (in value): 11.0%
- Rental housing business
Ratio of Sha Maison ZEH: 65%
Ratio of three- and four-story housing (in value): 87.1%

4. Segment Information (Supplied Housing Business)

- In the remodeling business, sales and profit increased due to proposal-based and environmental-based remodeling for custom detached houses and the continued promotion of renovation proposals for rental housing to maintain and improve asset value. Profitability continued to improve due to an increase in orders for large-scale remodeling.
- In the real estate management fees business, sales and profit increased as occupancy rates and rents were kept high thanks to high-quality properties in favorable locations and the provision of resident-first building management and services.

Net sales (¥ billion)

	FY2021 (21/2-22/1)	FY2022 (22/2-23/1)	Amount changed	YOY
Remodeling	156.1	165.9	9.7	6.2%
Real estate management fees	584.9	619.2	34.3	5.9%
Total	741.1	785.1	44.0	5.9%

Gross profit margin

	FY2021 (21/2-22/1)	FY2022 (22/2-23/1)	Change
Remodeling	28.6%	28.6%	0.0p
Real estate management fees	16.7%	16.4%	(0.3p)
Total	19.2%	19.0%	(0.2p)

Operating profit (¥ billion)

	FY2021 (21/2-22/1)	FY2022 (22/2-23/1)	Amount changed	YOY
Remodeling	25.5	27.5	2.0	7.9%
Real estate management fees	50.4	50.6	0.1	0.4%
Total	76.0	78.2	2.1	2.9%

Operating profit margin

	FY2021 (21/2-22/1)	FY2022 (22/2-23/1)	Change
Remodeling	16.4%	16.6%	0.2p
Real estate management fees	8.6%	8.2%	(0.4p)
Total	10.3%	10.0%	(0.3p)

4. Segment Information (Supplied Housing Business)

Orders (¥ billion)

	FY2021 (21/2-22/1)	FY2022 (22/2-23/1)	Amount changed	YOY
Remodeling	160.9	169.0	8.1	5.0%
Real estate management fees	584.9	619.2	34.3	5.9%
Total	745.9	788.3	42.4	5.7%

Order backlog (¥ billion)

	FY2021 (Jan. 31, 2022)	FY2022 (Jan. 31, 2022)	Amount changed
	33.3	36.5	3.1
	—	—	—
	33.3	36.5	3.1

Real estate management fees business : Number of units under management / Occupancy ratio

	FY2021 (Jan. 31, 2022)	FY2022 (Jan. 31, 2023)	Change
Number of units under management (thousand)	674	691	17
Occupancy ratio	97.9%	97.8%	(0.1p)

4. Segment Information (Development Business)

- In the houses for sale business, sales and profit increased considerably due to the strengthened and ongoing purchase of excellent land and steady progress in construction. Moreover, orders continued to be strong.
- In the condominiums business, sales and profit increased. The delivery of GM Shin Umeda Tower the CLUB RESIDENCE was completed, while the delivery of GM Uemachi 1-chome Tower (a super high-rise tower residence consisting entirely of housing units that meet ZEH standards) progressed steadily. Sales were strong as new condominium units were sold out.
- In the urban redevelopment business, sales and profit increased. In addition to selling properties to Sekisui House Reit, our stake in Akasaka Garden City has been sold successfully, so property sales progressed steadily and stayed on plan. Sekisui House Real Estate companies also contributed to this business through property sales.

Net sales (¥ billion)

	FY2021 (21/2-22/1)	FY2022 (22/2-23/1)	Amount changed	YOY
Houses for sale	191.4	238.2	46.7	24.4%
Condominiums	90.6	90.8	0.2	0.3%
Urban redevelopment	102.7	135.3	32.5	31.7%
Total	384.8	464.4	79.6	20.7%

Gross profit margin

	FY2021 (21/2-22/1)	FY2022 (22/2-23/1)	Change
Houses for sale	18.0%	18.1%	0.1p
Condominiums	22.0%	22.6%	0.6p
Urban redevelopment	14.3%	13.5%	(0.8p)
Total	17.9%	17.6%	(0.3p)

Operating profit (¥ billion)

	FY2021 (21/2-22/1)	FY2022 (22/2-23/1)	Amount changed	YOY
Houses for sale	14.5	20.7	6.2	42.8%
Condominiums	12.4	13.4	0.9	7.3%
Urban redevelopment	11.2	15.0	3.7	33.5%
Total	38.3	49.2	10.9	28.5%

Operating profit margin

	FY2021 (21/2-22/1)	FY2022 (22/2-23/1)	Change
Houses for sale	7.6%	8.7%	1.1p
Condominiums	13.8%	14.7%	0.9p
Urban redevelopment	11.0%	11.1%	0.1p
Total	10.0%	10.6%	0.6p

4. Segment Information (Development Business)

Orders (¥ billion)

	FY2021 (21/2-22/1)	FY2022 (22/2-23/1)	Amount changed	YOY
Houses for sale	201.8	249.6	47.7	23.7%
Condominiums	83.9	84.2	0.3	0.4%
Urban redevelopment	98.8	112.8	13.9	14.1%
Total	384.7	446.7	62.0	16.1%

Order backlog (¥ billion)

	FY2021 (Jan. 31, 2022)	FY2022 (Jan. 31, 2022)	Amount changed
Houses for sale	58.1	69.5	11.3
Condominiums	84.9	78.3	(6.6)
Urban redevelopment	25.0	2.5	(22.4)
Total	168.1	150.4	(17.6)

Urban redevelopment business : Property sales (¥ billion)

	FY2021 (21/2-22/1)	FY2022 (22/2-23/1)	Amount changed
Sales from property sales	70.1	94.8	24.7
Profit from property sales	13.7	17.3	3.5

4. Segment Information (Overseas Business)

- In the U.S. homebuilding business, sales and profit grew significantly due in part to the consolidation of Holt and Chesmar. Despite a decrease in sales, the master-planned community business saw an increase in profit, but the multifamily business was affected by the revaluation of some properties and recorded a decrease in profit even though it completed the planned sale of 4 properties.
- In Australia, sales and profit were both up thanks to condominiums delivered and properties sold.
- In China, the delivery of condominiums was completed in Taicang City, making steady progress toward project completion.

(¥ billion)

	FY2021 (21/2-22/1)	FY2022 (22/2-23/1)	Amount changed	YOY
Net sales	388.9	521.1	132.1	34.0%
Gross profit margin	22.4%	23.6%	1.2p	—
Operating profit	50.1	73.8	23.7	47.3%
Operating profit margin	12.9%	14.2%	1.3p	—
Orders	432.7	418.5	(14.2)	(3.3)%

	FY2021 (Jan. 31, 2022)	FY2022 (Jan. 31, 2023)	Amount changed
Order backlog	260.4	212.3	(48.1)

	FY2021 (Jan. 31, 2022)	FY2022 (Jan. 31, 2023)	Amount changed
Investment balance	811.7	1,064.5	252.7
U.S.A	581.3	845.3	264.0
Australia	164.5	171.6	7.1
China	21.5	4.9	(16.6)
Singapore	36.3	41.8	5.5
U.K.	8.0	0.7	(7.2)

4. Segment Information (Overseas Business / Details by country)

	Net sales			Operating profit			Ordinary profit		
	FY2021 (21/2-22/1)	FY2022 (22/2-23/1)	Amount changed	FY2021 (21/2-22/1)	FY2022 (22/2-23/1)	Amount changed	FY2021 (21/2-22/1)	FY2022 (22/2-23/1)	Amount changed
U.S.A	297.4	434.5	137.1	47.4	63.4	16.0	45.4	59.3	13.9
Multifamily business	62.3	80.5	18.1	14.1	6.8	(7.3)	-	-	-
Master-planned community business	75.5	74.1	(1.3)	16.5	23.1	6.6	-	-	-
Homebuilding	157.8	279.9	122.1	16.5	34.2	17.6	-	-	-
Australia	34.3	62.5	28.2	(3.9)	5.1	9.1	(3.9)	5.1	9.1
China	57.0	23.9	(33.0)	7.9	6.9	(0.9)	8.8	6.7	(2.1)
Singapore *	-	-	-	-	-	-	0.5	1.0	0.4
U.K.*	-	-	-	-	-	-	(1.7)	(1.9)	(0.2)
Other	0.1	0.0	(0.1)	(1.2)	(1.7)	(0.5)	(1.2)	(1.7)	(0.5)
Total	388.9	521.1	132.1	50.1	73.8	23.7	47.9	68.6	20.7

* Accounted for using equity method.

	Orders			Order backlog		
	FY2021 (21/2-22/1)	FY2022 (22/2-23/1)	Amount changed	FY2021 (Jan. 31, 2022)	FY2022 (Jan. 31, 2023)	Amount changed
U.S.A	337.6	339.4	1.7	175.3	134.7	(40.6)
Multifamily business	94.5	65.5	(28.9)	32.1	17.1	(14.9)
Master-planned community business	74.3	73.3	(1.0)	51.8	51.0	(0.8)
Homebuilding	167.6	200.6	32.9	91.3	66.4	(24.8)
Australia	65.9	74.5	8.6	65.6	77.5	11.9
China	29.0	4.4	(24.5)	19.4	-	(19.4)
Total	432.7	418.5	(14.2)	260.4	212.3	(48.1)

Reference : Exchange rate

(yen)	Average rate		
	FY2021 (21/2-22/1)	FY2022 (22/2-23/1)	FY2023 (23/2-24/1) (Plan)
U.S.A	109.84	130.77	130.00
Australia	82.37	90.59	89.00
China	17.03	19.38	19.00
Singapore	81.83	94.89	98.00
U.K.	150.96	161.56	160.00

4. Segment Information

(¥ billion)

		FY2021 (21/2-22/1)					FY2022 (22/2-23/1)				
		Net sales	Operating profit	Operating profit margin	Gross profit margin	Orders	Net sales	Operating profit	Operating profit margin	Gross profit margin	Orders
Built-to-Order Business	Custom detached houses	352.7	42.4	12.0%	26.5%	353.2	352.4	38.3	10.9%	25.1%	344.0
	Rental housing	384.0	56.0	14.6%	25.7%	390.1	426.1	58.4	13.7%	24.6%	426.4
	Architectural / Civil engineering	261.9	15.1	5.8%	12.5%	333.6	298.7	13.2	4.4%	10.3%	301.6
	Subtotal	998.6	113.6	11.4%	22.5%	1,077.1	1,077.3	109.9	10.2%	20.8%	1,072.1
Supplied Housing Business	Remodeling	156.1	25.5	16.4%	28.6%	160.9	165.9	27.5	16.6%	28.6%	169.0
	Real estate management fees	584.9	50.4	8.6%	16.7%	584.9	619.2	50.6	8.2%	16.4%	619.2
	Subtotal	741.1	76.0	10.3%	19.2%	745.9	785.1	78.2	10.0%	19.0%	788.3
Development Business	Houses for sale	191.4	14.5	7.6%	18.0%	201.8	238.2	20.7	8.7%	18.1%	249.6
	Condominiums	90.6	12.4	13.8%	22.0%	83.9	90.8	13.4	14.7%	22.6%	84.2
	Urban redevelopment	102.7	11.2	11.0%	14.3%	98.8	135.3	15.0	11.1%	13.5%	112.8
	Subtotal	384.8	38.3	10.0%	17.9%	384.7	464.4	49.2	10.6%	17.6%	446.7
Overseas Business		388.9	50.1	12.9%	22.4%	432.7	521.1	73.8	14.2%	23.6%	418.5
Other Businesses		75.9	(1.2)	(1.6%)	11.9%	81.1	80.7	(0.4)	(0.5%)	13.1%	83.4
Eliminations and back office		—	(46.7)	—	—	—	—	(49.3)	—	—	—
Total		2,589.5	230.1	8.9%	20.4%	2,721.7	2,928.8	261.4	8.9%	19.9%	2,809.2

5. Full-Year Plan For FY2023

	FY2022 (22/2-23/1) Results	FY2023 (23/2-24/1) Plan	Amount changed	(¥ billion) YOY
Net sales	2,928.8	3,080.0	151.1	5.2%
Gross profit	584.2	610.0	25.7	4.4%
Operating profit	261.4	265.0	3.5	1.3%
Ordinary profit	257.2	259.0	1.7	0.7%
Profit attributable to owners of parent	184.5	193.0	8.4	4.6%
EPS (yen)	276.58	295.05	18.47	6.7%
ROA	9.1%	8.8%	—	—
ROE	11.9%	11.6%	—	—
Dividend per share (yen)	110.00	118.00	8.00	7.3%
Payout ratio	39.8%	40.0%	—	—

5. Full-Year Plan For FY2023 (Review the composition of segments)

- We will introduce management methods for each individual business to further enhance the link between the business strategy and organization and enhance capital efficiency. We will review the composition of segments.

Old (-FY2022)		New (FY2023–)	Overview	Main companies
Built-to-order business		Built-to-order business		
Custom detached houses	(1)	Detached houses	Sales of built-to-order and built-for-sale houses (including exteriors)	Sekisui House* Sekisui House noie
Rental housing		Rental housing and commercial buildings	Contracting and selling rental housing (Sha Maison) and commercial and office buildings (including exteriors)	Sekisui House*
Architectural/civil engineering		Architectural/civil engineering	Design and construction of conventionally built structures Design and construction for civil engineering	Konoike Construction Group
Supplied housing business		Supplied housing business		
Real estate management fees	(2)	Rental housing management	Leasing and management operations for rental housing (Sha Maison)	Sekisui House Real Estate Group
Remodeling		Remodeling	Remodeling of housing built by the Company (detached houses and rentals) Remodeling of properties in general	Sekisui House Remodeling* Sekisui House Real Estate Group*
Development business		Development business		
Houses for sale	(3)	Real estate and brokerage	Brokerage and sales of land for housing and existing homes Brokerage and sales of real estate (land, buildings) for profit	Sekisui House Sekisui House Real Estate Group
Condominiums		Condominiums	Development, sales and management of condominiums	Sekisui House - Affiliate subsidiaries
Urban redevelopment		Urban redevelopment	Development and management of hotels and other properties, mainly in urban areas /Regional Trip Base	Sekisui House - Affiliate subsidiaries
Overseas business		Overseas business		Overseas subsidiaries
Other businesses	(5)	Other businesses		Domestic subsidiaries

* Including Sekisui House Construction companies as a subcontractor

(1) Architectural/civil engineering:

① Changed Sekisui House's built-to-order business to "rental housing and commercial buildings." ② No change of Konoike Construction's built-to-order business from "architectural/civil engineering."

(2) Real estate management fees:

① Changed the rental housing management business to "rental housing management." ② Brokerage business changed to "real estate and brokerage."

(3) Houses for sale:

① Changed the building business to "detached houses." ② Changed the land business to "real estate and brokerage."

(4) Condominiums, Urban redevelopment:

○ The real estate business handled by the Sekisui House Real Estate Group became "real estate and brokerage."

(5) Other businesses:

○ Changed exteriors to "detached houses" and "rental housing and commercial buildings" depending on the building applications.

5. Full-Year Plan For FY2023 by Segment

		Net sales (¥ billion)				Orders (¥ billion)			
		FY2022 (22/2-23/1) Results (Recombined)	FY2023 (Full-Year) (23/2-24/1)			FY2022 (22/2-23/1) Results (Recombined)	FY2023 (Full-Year) (23/2-24/1)		
			Plan	Amount changed	YOY		Plan	Amount changed	YOY
Built-to-order business	Detached houses	476.4	482.0	5.5	1.2%	470.2	485.0	14.7	3.1%
	Rental housing and commercial buildings	506.3	535.0	28.6	5.7%	520.5	550.0	29.4	5.7%
	Architectural/civil engineering	267.3	273.0	5.6	2.1%	257.6	249.0	(8.6)	(3.4%)
	Subtotal	1,250.0	1,290.0	39.9	3.2%	1,248.4	1,284.0	35.5	2.8%
Supplied housing business	Rental housing management	617.2	638.0	20.7	3.4%	617.2	638.0	20.7	3.4%
	Remodeling	166.9	179.0	12.0	7.2%	170.1	182.0	11.8	7.0%
	Subtotal	784.2	817.0	32.7	4.2%	787.3	820.0	32.6	4.1%
Development business	Real estate and brokerage	221.0	279.0	57.9	26.2%	230.2	280.0	49.7	21.6%
	Condominiums	97.1	110.0	12.8	13.3%	88.2	90.0	1.7	1.9%
	Urban redevelopment	86.1	124.0	37.8	44.0%	71.3	124.0	52.6	73.8%
	Subtotal	404.2	513.0	108.7	26.9%	389.8	494.0	104.1	26.7%
Overseas business		521.1	482.5	(38.6)	(7.4%)	418.5	476.5	57.9	13.9%
Other businesses		9.4	11.0	1.5	16.3%	9.5	11.0	1.4	15.6%
Eliminations and back office		(40.2)	(33.5)	6.7	-	(44.4)	(33.5)	10.9	-
Total		2,928.8	3,080.0	151.1	5.2%	2,809.2	3,052.0	242.7	8.6%

* Figures recombined based on the new segments are stated for FY2022.

5. Full-Year Plan For FY2023 by Segment

		Operating profit (¥ billion)				Operating profit margin		Gross profit margin	
		FY2022 (22/2-23/1) Results (Recombined)	FY2023 (Full-Year) (23/2-24/1)			FY2022 (22/2-23/1) Results (Recombined)	FY2023 (23/2-24/1) Plan	FY2022 (22/2-23/1) Results (Recombined)	FY2023 (23/2-24/1) Plan
			Plan	Amount changed	YOY				
Built-to-order business	Detached houses	41.4	44.0	2.5	6.1%	8.7%	9.1%	22.8%	23.8%
	Rental housing and commercial buildings	74.4	82.0	7.5	10.1%	14.7%	15.3%	24.4%	24.7%
	Architectural/civil engineering	11.8	10.0	(1.8)	(15.4%)	4.4%	3.7%	10.0%	9.3%
	Subtotal	127.7	136.0	8.2	6.5%	10.2%	10.5%	20.7%	21.1%
Supplied housing business	Rental housing management	47.5	49.0	1.4	3.0%	7.7%	7.7%	14.2%	14.3%
	Remodeling	22.4	24.0	1.5	7.0%	13.4%	13.4%	25.4%	25.7%
	Subtotal	70.0	73.0	2.9	4.3%	8.9%	8.9%	16.6%	16.8%
Development business	Real estate and brokerage	17.5	23.0	5.4	31.2%	7.9%	8.2%	19.6%	18.5%
	Condominiums	13.7	16.0	2.2	16.3%	14.2%	14.5%	23.0%	22.7%
	Urban redevelopment	5.1	18.0	12.8	250.9%	6.0%	14.5%	7.3%	16.5%
	Subtotal	36.4	57.0	20.5	56.5%	9.0%	11.1%	17.8%	18.9%
Overseas business		73.8	49.0	(24.8)	(33.7%)	14.2%	10.2%	23.6%	21.7%
Other businesses		1.8	1.0	(0.8)	(47.1%)	20.0%	9.1%	55.5%	54.5%
Eliminations and back office		(48.4)	(51.0)	(2.5)	-	-	-	-	-
Total		261.4	265.0	3.5	1.3%	8.9%	8.6%	19.9%	19.8%

* Figures recombined based on the new segments are stated for FY2022.

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