

SUMMARY OF FINANCIAL STATEMENTS (Consolidated)

February 1, 2004 – January 31, 2005

Sekiwa Real Estate Chubu, Ltd.

March 1, 2005

President & Representative Director: Yasuaki Yamamoto
 Date of the meeting of the board of directors: February 24, 2005
 U.S. GAAP Accounting Principles: Not adopted

Head office: Aichi, Japan

Effective February 1, 2005, Sekiwa Real Estate Chubu, Ltd. became a wholly owned subsidiary of Sekisui House, following which it was de-listed. Accordingly, its statements are presented by Sekisui House.

Ownership in Sekisui House at year end: 42.08%

1. Business Results

*Please note that numbers less than a million yen are rounded down.

1) Consolidated Business Results

	Millions of yen			
	Feb. 1, 2004 – Jan. 31, 2005		Feb. 1, 2003 – Jan. 31, 2004	
		Change %		Change %
Net earnings	73,882	4.5	70,715	--
Operating income	2,131	37.5	1,550	--
Recurring income	2,126	36.7	1,555	--
Net income	(259)	(131.2)	833	--
Net income per share (yen)	(19.98)		55.41	
Fully diluted net income per share (yen)	--		--	
Return on equity (%)	(3.0)%		9.7%	
Return on assets (%)	6.8 %		4.8%	
Recurring income margin (%)	2.9 %		2.2%	

(1) Gain (loss) from investments in subsidiaries and affiliates accounted for by the equity

Year ended January 31, 2005 -- million yen Year ended January 31, 2004 -- million yen

(2) Average number of outstanding shares (consolidated) during the period:

Year ended January 31, 2005 14,535,277 shares Year ended January 31, 2004 14,545,852 shares

(3) Changes to accounting principles Yes

(4) Percentages for net earnings, operating income, recurring income, and net income represent year-on-year changes.

2) Consolidated Financial Position

	Millions of yen	
	Feb. 1, 2004 – Jan. 31, 2005	Feb. 1, 2003 – Jan. 31, 2004
Total assets	30,172	33,290
Shareholders' equity	8,516	8,977
Equity ratio (%)	28.2%	27.0%
Shareholders' equity per share (yen)	584.33	615.49

(1) Outstanding shares (consolidated) at the end of January 31, 2005 14,521,902 shares

(2) Outstanding shares (consolidated) at the end of January 31, 2004 14,540,659 shares

3) Consolidated Cash Flows

	Millions of yen	
	Feb. 1, 2004 – Jan. 31, 2005	Feb. 1, 2003 – Jan. 31, 2004
Net cash provided by operating activities	(3,146)	3,921
Net cash used in investing activities	(1,507)	(1,734)
Net cash used in financing activities	(231)	(222)
Cash and cash equivalents at end of period	9,253	14,138

4) Consolidated subsidiaries and affiliates accounted for by the equity method

Number of consolidated subsidiaries 1

Number of non-consolidated subsidiaries accounted for by the equity method --

Number of affiliates accounted for by the equity method --

5) Changes in the scope of consolidation and companies accounted for by the equity method

Consolidated subsidiaries (Newly included) -- (Excluded) --

Companies accounted for by the equity method (Newly included) -- (Excluded) --

2. Consolidated Results Forecast for the Year Ending January 31, 2006

	Millions of yen			
	Net earnings	Recurring income	Net income	Net income per share (yen)
Interim	40,166	1,350	782	--
Full year	82,413	2,650	1,542	103.80

Consolidated Balance Sheet			
<i>Millions of yen</i>			
As of January 31, 2005			
(Assets)		(Liabilities)	
Current assets	15,653	Current liabilities	8,180
Cash and deposit	9,253	Accounts payable	487
Accounts receivable	884	Advances received	5,121
Inventories	4,033	Tax payable	538
Deferred tax assets	1,472	Other current liabilities	2,032
Other current assets	130	Fixed liabilities	13,475
Less allowance for doubtful accounts	(119)	Accrued retirement benefits	220
Fixed assets	14,519	Custody deposit and guarantee	13,173
Tangible fixed assets	12,164	Other fixed liabilities	82
Buildings and structures	8,214	Total liabilities	21,656
Land	3,661		
Other	287	Shareholders' equity	
Intangible fixed assets	308	Paid-in capital	1,368
Investments and other assets	2,045	Additional paid-in capital	1,679
Investment in securities	438	Retained earnings	5,357
Long-term loans receivable	179	Unrealized holdings loss on securities	135
Deposit and guarantee	688	Treasury stock	(24)
Deferred tax assets	91	Total shareholders' equity	8,516
Other investments	647	Total liabilities and shareholders equity	30,172
Total assets	30,172		

Consolidated Statements of Income	
<i>Millions of yen</i>	
February 1, 2004 – January 31, 2005	
Net earnings	73,882
Cost of earnings	71,750
Operating income	2,131
Non-operating income	36
Other expenses	41
Recurring income	2,126
Extraordinary income	597
Extraordinary loss	3,129
Loss before taxes	405
Current income taxes	879
Deferred income taxes	(1,025)
Net loss	259

Consolidated Statement of Cash Flow	
February 1, 2004 – January 31, 2005	
	<i>Millions of yen</i>
1. Cash flows from operating activities	
Loss before income taxes	(405)
Depreciation and amortization	538
Losses on impairment assets	3,014
Increase in accounts receivable	(491)
Increase in advance received	250
Increase in deposit and guarantee	(3,290)
Other	(1,991)
Subtotal	(2,375)
Interests and dividends received	6
Income taxes paid	(765)
Other	(11)
Net cash provided by operating activities	(3,146)
2. Cash flows from investing activities	
Purchase of property, plant and equipment	(1,588)
Purchase of intangible fixed assets	(2)
Other	83
Net cash used in investing activities	(1,507)
3. Cash flows from financing activities	
Cash dividends paid	(218)
Purchase of treasury stock	(12)
Net cash used in financing activities	(231)
4. Net increase in cash equivalents	(4,885)
5. Cash and cash equivalents at beginning of year	14,138
6. Cash and cash equivalents at end of year	9,253

SUMMARY OF FINANCIAL STATEMENTS (Non-consolidated)

February 1, 2004 – January 31, 2005

Sekiwa Real Estate Chubu, Ltd.

March 1, 2005

President & Representative Director: Yasuaki Yamamoto
 Date of the meeting of the board of directors: February 24, 2005
 Date of the annual shareholder's meeting: April 25, 2005
 Interim dividend system: Adopted
 Stock trading unit adopted: 1,000 shares per unit

1. Business Results

*Please note that numbers less than a million yen are rounded down.

1) Non-consolidated Business Results

Millions of yen

	Feb. 1, 2004 – Jan. 31, 2005		Feb. 1, 2003 – Jan. 31, 2004	
		Change %		Change %
Net earnings	72,906	3.4	70,520	7.5
Operating income	2,005	26.4	1,586	18.7
Recurring income	2,002	25.8	1,591	21.2
Net income	(343)	(139.4)	871	18.4
Net income per share (yen)	(25.71)		57.98	
Fully diluted net income per share (yen)	–		–	
Return on equity (%)	(3.9)%		10.1%	
Return on assets (%)	6.3 %		4.9%	
Recurring income margin (%)	2.7 %		2.3%	

(1) Average number of outstanding shares during the period:

Year ended January 31, 2005 14,535,277 shares Year ended January 31, 2004 14,545,852 shares

(2) Changes to accounting principles Yes

(3) Percentages for net earnings, operating income, recurring income, and net income represent year-on-year changes.

2) Dividends

	Dividend per share (yen)			Total dividend payments (Millions of yen)	Payout ratio	Total dividend / shareholders' equity
	Full-year	First-half	Second-half			
Year to Jan. 31, 2005	15.00	7.50	7.50	217	--	2.6%
Year to Jan. 31, 2004	15.00	7.50	7.50	218	25.9%	2.4%

3) Non-consolidated financial position

Millions of yen

	Feb. 1, 2004 – Jan. 31, 2005		Feb. 1, 2003 – Jan. 31, 2004	
	Total assets	29,913		33,219
Shareholders' equity	8,470		9,014	
Equity ratio (%)	28.3%		27.1%	
Shareholders' equity per share (yen)	581.18		618.06	
Outstanding shares at end of January 31, 2005	14,521,902 shares		At end of January 31, 2004	14,540,659 shares
Number of treasury stocks at end of January 31, 2005	44,191 shares		At end of January 31, 2004	25,434 shares

2. Non-consolidated Results Forecast for the Year Ending January 31, 2006

Millions of yen

	Net sales	Recurring income	Net income	Dividend per share (yen)		
				First-half	Second-half	Full-year
Interim	39,580	1,290	738	--	--	--
Full year	81,147	2,550	1,483	--	15.00	15.00

Net income per share 99.75 yen