

SUMMARY OF FINANCIAL STATEMENTS (Consolidated)

February 1, 2004 – January 31, 2005

Sekiwa Real Estate Kansai, Ltd.

March 1, 2005

President & Representative Director: Saburo Matsuyoshi
 Date of the meeting of the board of directors: February 28, 2005
 U.S. GAAP Accounting Principles: Not adopted

Head office: Osaka, Japan

Effective February 1, 2005, Sekiwa Real Estate Kansai, 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: 40.5%

1. Business Results

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

1) Consolidated Business Results

	<i>Millions of yen</i>			
	Feb. 1, 2004 – Jan. 31, 2005		Feb. 1, 2003 – Jan. 31, 2004	
		Change		Change
		%		%
Net earnings	51,167	(1.4)	51,874	--
Operating income	1,873	13.9	1,644	--
Recurring income	1,926	14.2	1,686	--
Net income	284	(68.0)	889	--
Net income per share (yen)	9.88		33.10	
Fully diluted net income per share (yen)	--		--	
Return on equity (%)	1.4%		4.4%	
Return on assets (%)	5.5%		4.7%	
Recurring income margin (%)	3.8%		3.3%	

(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 25,440,143 shares Year ended January 31, 2004 25,900,559 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

	<i>Millions of yen</i>	
	Feb. 1, 2004 – Jan. 31, 2005	Feb. 1, 2003 – Jan. 31, 2004
Total assets	34,068	35,946
Shareholders' equity	20,502	20,576
Equity ratio (%)	60.2%	57.2%
Shareholders' equity per share (yen)	806.34	804.95

(1) Outstanding shares (consolidated) at the end of January 31, 2005 25,385,710 shares

(2) Outstanding shares (consolidated) at the end of January 31, 2004 25,522,667 shares

3) Consolidated Cash Flows

	<i>Millions of yen</i>	
	Feb. 1, 2004 – Jan. 31, 2005	Feb. 1, 2003 – Jan. 31, 2004
Net cash provided by operating activities	(1,783)	2,743
Net cash used in investing activities	(59)	(1,576)
Net cash used in financing activities	(322)	(532)
Cash and cash equivalents at end of period	11,486	13,652

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	0
Number of affiliates accounted for by the equity method	0

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

Consolidated subsidiaries (Newly included)	0	(Excluded)	0
Companies accounted for by the equity method (Newly included)	0	(Excluded)	0

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

	<i>Millions of yen</i>			
	Net earnings	Recurring income	Net income	Net income per share (yen)
Interim	28,524	1,101	621	--
Full year	53,558	2,002	1,151	45.36

Consolidated Balance Sheet			
<i>Millions of yen</i>			
As of January 31, 2005			
(Assets)		(Liabilities)	
Current assets	19,323	Current liabilities	5,867
Cash and deposit	11,486	Accounts payable	94
Notes and accounts receivable	560	Advances received	3,965
Inventories	5,598	Tax payable	506
Deferred tax assets	1,209	Other current liabilities	1,300
Other current assets	575	Fixed liabilities	7,698
Less allowance for doubtful accounts	(107)	Accrued retirement benefits	487
Fixed assets	14,744	Custody deposits	7,047
Tangible fixed assets	3,922	Other fixed liabilities	162
Buildings and structures	1,744	Total liabilities	13,565
Land	2,034		
Other	143		
Intangible fixed assets	246		
Investments and other assets	10,576	Shareholders' equity	5,829
Investment in securities	9	Paid-in capital	7,017
Long-term loans receivable	699	Additional paid-in capital	8,008
Deposit and guarantee	9,227	Treasury stock	(353)
Deferred tax assets	290	Total shareholders' equity	20,502
Other investments	349	Total liabilities and shareholders equity	34,068
Total assets	34,068		

Consolidated Statement of Income	
<i>Millions of yen</i>	
February 1, 2004 – January 31, 2005	
Net earnings	51,167
Cost of earnings	49,293
Operating income	1,873
Non-operating income	69
Other expenses	16
Recurring income	1,926
Extraordinary income	984
Extraordinary loss	2,277
Income before income taxes	633
Current income taxes	752
Deferred income taxes	(403)
Net income	284

Consolidated Statement of Cash Flow	
February 1, 2004 – January 31, 2005	
	<i>Millions of yen</i>
1. Cash flows from operating activities	
Income before income taxes	633
Depreciation and amortization	139
Losses on impairment of assets	2,189
Gains on the return of employee pension fund	(971)
Increase in accounts receivable	(205)
Increase in advances received	54
Losses on custody deposit	(605)
Other	(2,537)
Subtotal	(1,302)
Interest and dividends received	24
Income taxes paid	(506)
Net cash provided by operating activities	(1,783)
2. Cash flows from investing activities	
Purchase of property, plant and equipment	(101)
Purchase of intangible fixed assets	(154)
Other	196
Net cash used in investing activities	(59)
3. Cash flows from financing activities	
Cash dividend paid	(255)
Purchase of treasury stock	(67)
Net cash used in financing activities	(322)
4. Net increase in cash and cash equivalents	(2,165)
5. Cash and cash equivalents at beginning of year	13,652
6. Cash and cash equivalents at end of year	11,486

SUMMARY OF FINANCIAL STATEMENTS (Non-consolidated)

February 1, 2004 – January 31, 2005

Sekiwa Real Estate Kansai, Ltd.

March 1, 2005

President & Representative Director: Saburo Matsuyoshi
 Date of the meeting of the board of directors: February 28, 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	51,138	(1.4)	51,874	12.2
Operating income	1,882	14.0	1,650	(9.4)
Recurring income	1,934	14.3	1,692	(8.8)
Net income	293	(67.2)	895	(2.3)
Net income per share (yen)	10.23		33.33	
Fully diluted net income per share (yen)	--		--	
Return on equity (%)	1.4%		4.4%	
Return on assets (%)	5.5%		4.7%	
Recurring income margin (%)	3.8%		3.3%	

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

Year ended January 31, 2005 25,440,143 shares Year ended January 31, 2004 25,900,559 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	10.00	0.00	10.00	253	97.8%	1.2%
Year to Jan. 31, 2004	10.00	0.00	10.00	255	30.0%	1.2%

3) Non-consolidated financial position

Millions of yen

	Feb. 1, 2004 – Jan. 31, 2005		Feb. 1, 2003 – Jan. 31, 2004	
	Total assets	34,079		35,955
Shareholders' equity	20,517		20,582	
Equity ratio (%)	60.2%		57.2%	
Shareholders' equity per share (yen)	806.93		805.19	

Outstanding shares at end of January 31, 2005 25,385,710 shares At end of January 31, 2004 25,522,667 shares

Number of treasury stocks at end of January 31, 2005 871,730 shares At end of January 31, 2004 734,773 shares

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

Millions of yen

	Net earnings	Recurring income	Net income	Dividend per share (yen)		
				First-half	Second-half	Full-year
Interim	28,500	1,100	620	0.00	--	--
Full year	53,500	2,000	1,150	--	10.00	10.00

Net income per share 45.30 yen