

SUMMARY OF FINANCIAL STATEMENTS (Non-consolidated)

February 1, 2004 – January 31, 2005

Sekiwa Real Estate Kyushu, Ltd.

March 1, 2005

President & Representative Director: Takuya Kanemasu
 Date of the meeting of the board of directors: March 1, 2005
 U.S. GAAP Accounting Principles: Not adopted

Head office: Fukuoka, Japan

Effective February 1, 2005, Sekiwa Real Estate Kyushu, 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: 42.70%

1. Business Results

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

1) Non-consolidated Business Results

	<i>Millions of yen</i>			
	Feb. 1, 2004 – Jan. 31, 2005		Feb. 1, 2003 – Jan. 31, 2004	
		Change %		Change %
Net earnings	16,353	11.2	14,705	16.4
Operating income	315	(35.6)	489	(0.4)
Recurring income	298	(37.0)	473	4.0
Net income	275	8.0	255	0.2
Net income per share (yen)	55.36		51.54	
Fully diluted net income per share (yen)	--		--	
Return on equity (%)	20.2%		23.5%	
Return on assets (%)	6.0%		10.4%	
Recurring income margin (%)	1.8%		3.2%	

(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 4,700,000 shares Year ended January 31, 2004 4,688,493 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) Dividends

	Dividend per share (yen)			Total dividend payments <i>(Millions of yen)</i>	Payout ratio	Total dividend / shareholders' equity
	Full-year	First-half	Second-half			
Year to Jan. 31, 2005	11.00	0.00	11.00	51	19.9%	3.5%
Year to Jan. 31, 2004	13.00	0.00	13.00	61	25.2%	4.8%

3) Non-consolidated Financial Position

	<i>Millions of yen</i>	
	Feb. 1, 2004 – Jan. 31, 2005	
	Feb. 1, 2003 – Jan. 31, 2004	
Total assets	5,192	4,824
Shareholders' equity	1,467	1,266
Equity ratio (%)	28.3%	26.2%
Shareholders' equity per share (yen)	308.79	266.43

(1) Outstanding shares at end of January 31, 2005 4,700,000 shares At end of January 31, 2004 4,700,000 shares

(2) Number of treasury stocks at end of January 31, 2005 -- shares At end of January 31, 2004 --- shares

4) Non-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	253	389
Net cash used in investing activities	(1,306)	(168)
Net cash used in financing activities	(61)	111
Cash and cash equivalents at end of period	972	2,086

2. Non-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	8,948	234	133	--
Full year	18,560	400	225	44.47

Balance Sheet			
<i>Millions of yen</i>			
As of January 31, 2005			
(Assets)		(Liabilities)	
Current assets	2,611	Current liabilities	1,648
Cash and deposits	972	Accounts payable	237
Notes and accounts receivable	175	Advance received	1,165
Inventories	1,332	Tax payable	70
Deferred tax assets	47	Other current liabilities	174
Other current assets	117	Fixed liabilities	2,077
Less allowance for doubtful accounts	(33)	Accrued retirement benefits	50
Fixed assets	2,580	Custody deposit and guarantee	1,977
Tangible fixed assets	2,135	Other fixed liabilities	49
Buildings and structures	1,801	Total liabilities	3,725
Land	292		
Other	40		
Intangible fixed assets	9	Shareholders' equity	
Investments and other assets	435	Paid-in capital	263
Long-term loans receivable	5	Additional paid-in capital	94
Deposit and guarantee	320	Retained earnings	1,109
Deferred tax assets	97	Total shareholders' equity	1,467
Other investments	11		
Total assets	5,192	Total liabilities and shareholders equity	5,192

Income Statement	
<i>Millions of yen</i>	
February 1, 2004 – January 31, 2005	
Net earnings	16,353
Cost of earnings	16,038
Operating income	315
Non-operating income	0
Other expenses	17
Recurring income	298
Extraordinary income	197
Extraordinary loss	5
Income before taxes	490
Current income taxes	175
Deferred income taxes	39
Net income	275
Retained earnings brought forward from the preceding business term	12
Unappropriated retained earnings	288

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	490
Depreciation and amortization	18
Increase in accounts receivable	(24)
Increase in advance received	139
Increase in deposit and guarantee	112
Other	(279)
Subtotal	456
Interest received	0
Income tax paid	(203)
Net cash provided by operating activities	253
2. Cash flows from investing activities	
Purchase of property, plant and equipment	(1,301)
Purchase of intangible fix assets	(2)
Other	(2)
Net cash used in investing activities	(1,306)
3. Cash flows from financing activities	
Cash dividends paid	(61)
Net cash used in financing activities	(61)
4. Net increase (decrease) in cash and cash equivalents	(1,114)
5. Cash and cash equivalents at beginning of year	2,086
6. Cash and cash equivalents at end of year	972