

**Consolidated Third-Quarter Earnings Report
February 1, 2004 – October 31, 2004**

Sekisui House, Ltd.

Stock code: 1928

Telephone: +81 6 6440 3111

<http://www.sekisuihouse.co.jp/>

President & Representative Director:

Isami Wada

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Hidehiro Yamaguchi

1. Matters Pertaining to Preparation of Third-Quarter Operating Results

Changes in accounting methods for recognizing net sales from the most recent consolidated fiscal year: None

2. Third-Quarter Operating Results for Fiscal 2004 (February 1, 2004 – October 31, 2004)

(1) Consolidated Business Results

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

	Net sales		
	Millions of yen	Change	%
FY2004 Third Qtr.	945,366		3.9
FY2003 Third Qtr.	910,252		-
FY2003	1,326,039		

(Note) Percentages indicate year-on-year changes.

(Supplementary information on earnings)

Net sales and orders at Sekisui House posted healthy gains during the third-quarter, backed by a brisk demand for detached houses among the younger generation.

Non-consolidated orders in the third-quarter grew 4.6% year-on-year to 818,247 million yen. In our core Built to Order Housing Business (steel-framed and *Sha-Wood* wood-framed), the series of new lines for this fiscal year that offer a broader choice of designs and are targeted at the demand for rebuilding - such as *Be free*, *Be Dyne's* and *M' Chantoa* - are faring well. By segment, the Built to Order Housing Business declined 2.1% to 535,059 million yen, the favorable detached house sales negatively offset by the sluggish showing of *Sha Maison* low-rise apartments. Real Estate for Sale Business grew 30.7% to 189,866 million yen, achieving its first-half of fiscal 2004 of substantial growth, with greater focus on sales of residences with land attached. The Real Estate for Leasing Business dipped 1.0% to 6.9 billion yen, and Other Business advanced 3.4% to 86,421 million yen.

Consolidated net sales grew 3.9% to 945,366 million yen, following the pick-up in orders in the first-half of this fiscal year, favorable real estate sales and increase in the number of properties for subleasing.

Both consolidated and non-consolidated forecasts for the fiscal year ending January 31, 2005 remain unchanged.

(2) Significant Events Having a Material Effect on Group Financial Position and Operating Results

No items to report.

3. Consolidated Results Forecast for the Year ending January 31, 2005 (Feb.1, 2004 - Jan. 31, 2005)

	Millions of yen			
	Net sales	Recurring income	Net income	Net income per share (¥)
Full year	1,370,000	78,000	26,000	37.93

*Forecasts are based on information available to management at the time of this announcement. A number of uncertainties may cause actual results to differ materially from forecast.

No revisions have been made to full-year forecasts announced on September 2, 2004.

Non-Consolidated Third-Quarter Earnings Report February 1, 2004 – October 31, 2004

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1. Third-Quarter Operating Results for Fiscal 2004 (February 1, 2004 - October 31, 2004)
(1) Non-Consolidated Business Results

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

	Orders			Accumulated orders		
	Millions of yen	Change	%	Millions of yen	Change	%
FY2004 Third Qtr.	818,247	4.6		692,716	(4.3)	
FY2003 Third Qtr.	782,549	-		723,964	-	
FY2003	1,012,166			607,686		

	Net sales		
	Millions of yen	Change	%
FY2004 Third Qtr.	733,217	3.4	
FY2003 Third Qtr.	709,131	-	
FY2003	1,055,027		

(Note) Percentages indicate year-on-year changes.

(2) Significant Events Having a Material Effect on Financial Position and Operating Results

No items to report.

2. Non-Consolidated Results Orders Forecast for the Year ending January 31, 2005 (Feb.1, 2004 - Jan.31, 2005)

	Millions of yen	
	Orders	%
FY2004	1,100,000	8.7
FY2003	1,012,166	(9.8)

(Note) Percentages indicate year-on-year changes.

3. Non-Consolidated Results Forecast for the Year ending January 31, 2005 (Feb. 1, 2004 - Jan. 31, 2005)

	Millions of yen			
	Net sales	Recurring income	Net income	Net income per share (¥)
Full year	1,090,000	65,000	23,500	34.28

*Forecasts are based on information available to management at the time of this announcement. A number of uncertainties may cause actual results to differ materially from forecast.

No revisions have been made to full-year forecasts announced on September 2, 2004.