

# Fact Book

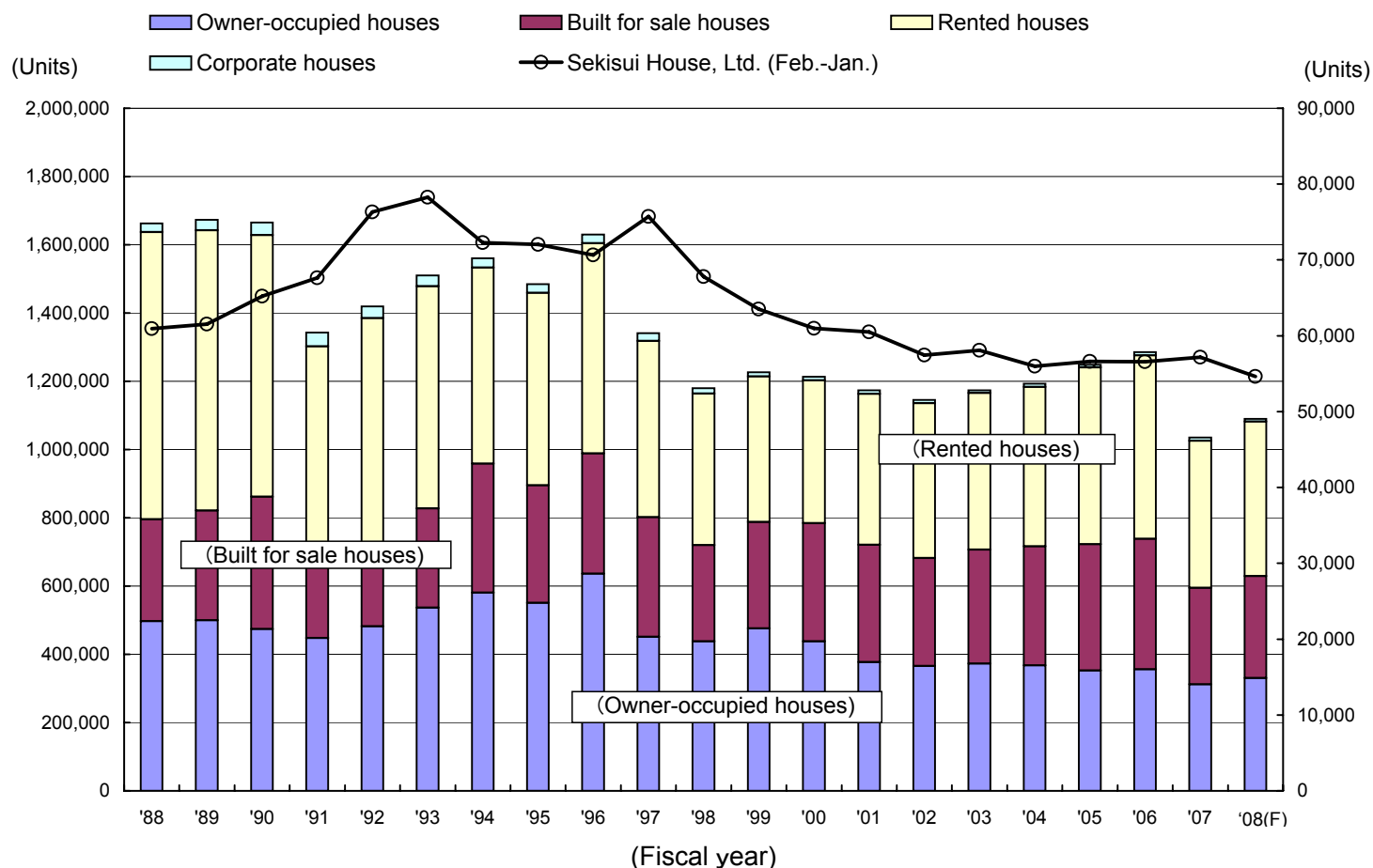
## *Profile of Sekisui House, Ltd. Interim of Fiscal 2008*

### Sekisui House, Ltd.

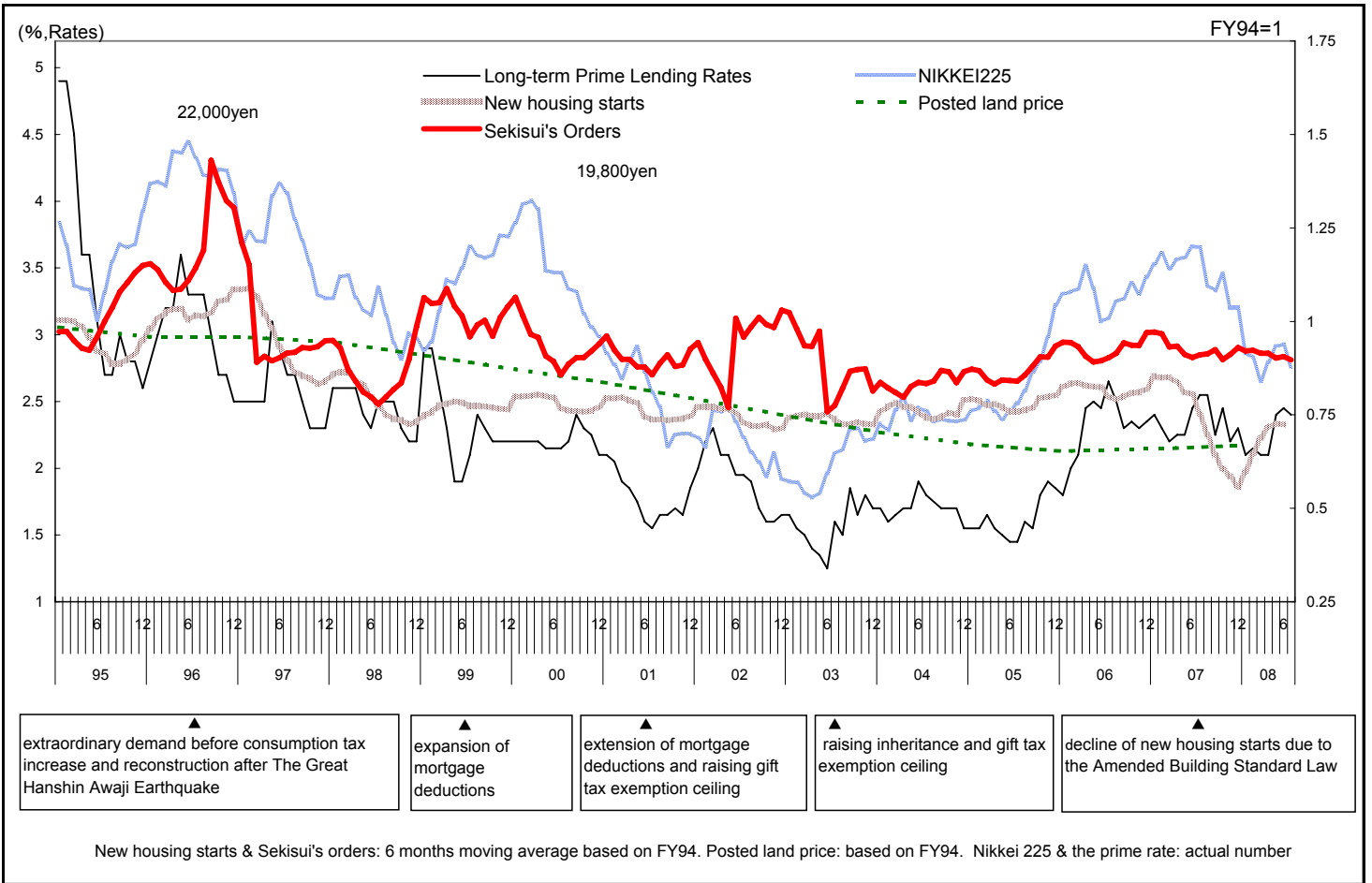
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# Changes in numbers of new housing starts in Japan and housing constructed by Sekisui House, Ltd.

	(Fiscal year)																				(Units)
	'88	'89	'90	'91	'92	'93	'94	'95	'96	'97	'98	'99	'00	'01	'02	'03	'04	'05	'06	'07	'08(F)
Owner-occupied houses	496,760	499,491	474,375	447,680	481,586	536,908	580,927	550,544	636,306	451,091	438,137	475,632	437,789	377,066	365,507	373,015	367,233	352,470	355,700	311,803	330,000
Built for sale houses	298,581	321,740	386,908	272,624	216,572	290,159	377,631	344,666	352,039	350,693	281,845	312,110	346,322	343,918	316,002	333,825	349,044	370,155	382,503	282,617	299,000
Rented houses	842,098	820,707	767,246	582,236	686,777	651,563	574,151	563,652	616,186	515,838	443,907	426,020	418,200	442,250	454,505	458,708	467,348	517,667	537,943	430,867	453,000
Corporate houses	25,177	30,845	36,838	40,437	34,817	31,157	27,911	25,790	25,847	23,725	15,647	12,445	10,846	9,936	9,539	8,101	9,413	8,515	9,100	10,311	9,000
<b>Total</b>	<b>1,662,616</b>	<b>1,672,783</b>	<b>1,665,367</b>	<b>1,342,977</b>	<b>1,419,752</b>	<b>1,509,787</b>	<b>1,560,620</b>	<b>1,484,652</b>	<b>1,630,378</b>	<b>1,341,347</b>	<b>1,179,536</b>	<b>1,226,207</b>	<b>1,213,157</b>	<b>1,173,170</b>	<b>1,145,553</b>	<b>1,173,649</b>	<b>1,193,038</b>	<b>1,248,807</b>	<b>1,285,246</b>	<b>1,035,598</b>	<b>1,091,000</b>
Sekisui House, Ltd. (Feb.-Jan.)	60,937	61,524	65,231	67,648	76,325	78,275	72,285	72,059	70,655	75,740	67,781	63,535	60,996	60,517	57,439	58,083	55,989	56,600	56,578	57,162	54,420
Sekisui's market share in Japan	3.7%	3.7%	3.9%	5.0%	5.4%	5.2%	4.6%	4.9%	4.3%	5.6%	5.7%	5.2%	5.0%	5.2%	5.0%	4.9%	4.7%	4.5%	4.4%	5.5%	5.0%



# Trends in macro economy index and Sekisui's orders

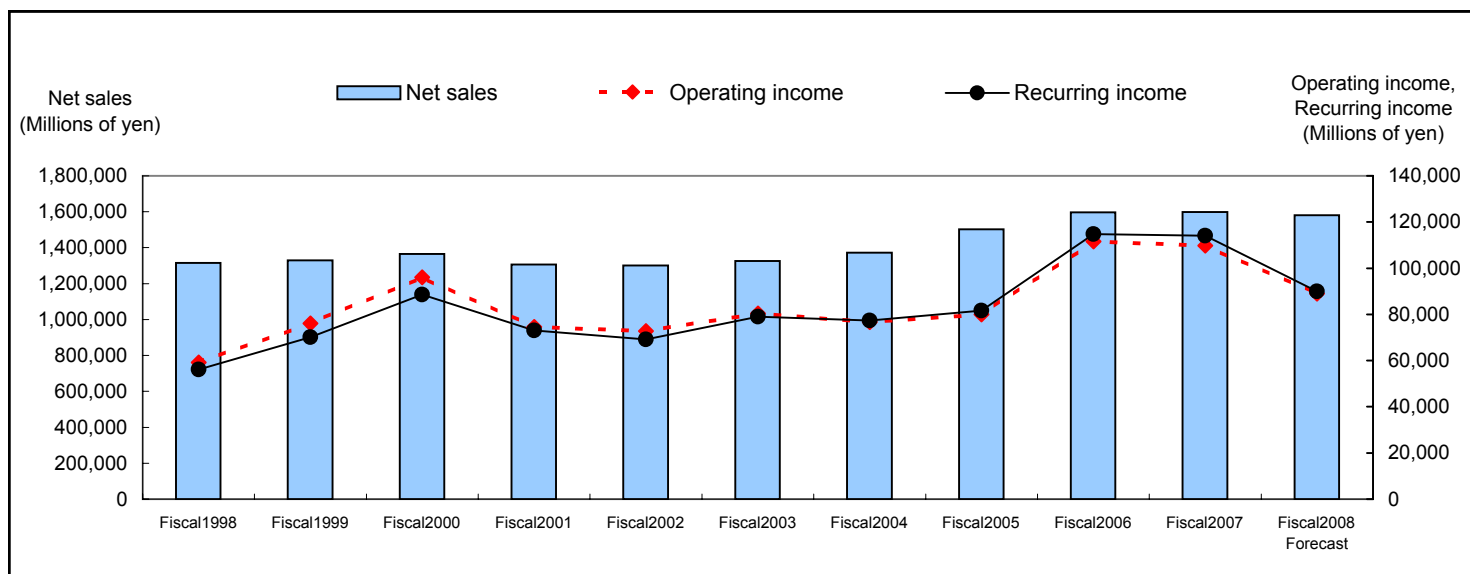


## Changes in business results

(Consolidated)

(Millions of yen)

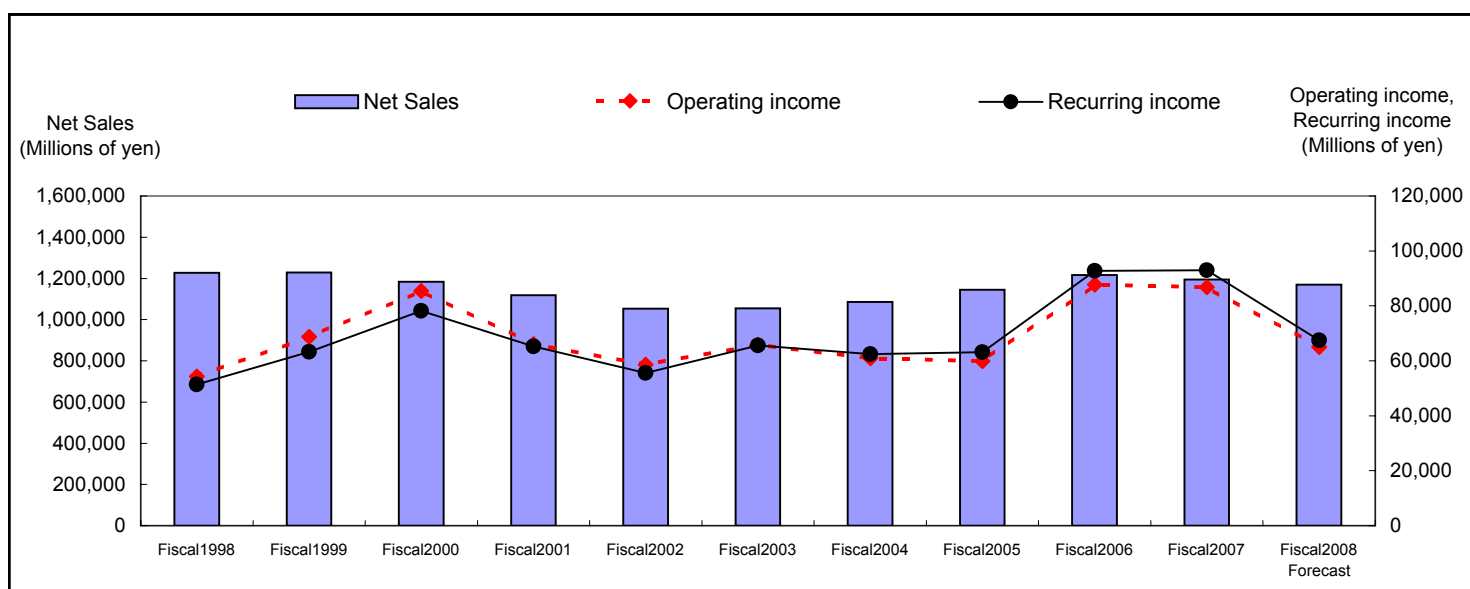
	Fiscal1998	Fiscal1999	Fiscal2000	Fiscal2001	Fiscal2002	Fiscal2003	Fiscal2004	Fiscal2005	Fiscal2006	Fiscal2007	Fiscal2008 1H	Fiscal2008 Forecast
Net sales	1,314,696	1,330,284	1,364,800	1,305,468	1,300,237	1,326,039	1,372,243	1,501,857	1,596,183	1,597,807	783,447	1,580,000
Operating income	59,250	76,137	96,085	74,624	72,737	80,333	76,638	79,980	111,570	109,727	50,943	89,000
Recurring income	56,123	70,104	88,513	73,081	69,146	79,062	77,316	81,699	114,822	114,086	51,922	90,000
Net income	22,854	-94,810	25,167	-90,331	34,546	37,761	23,659	43,029	62,663	60,352	28,006	48,000



(Non-Consolidated)

(Millions of yen)

	Fiscal1998	Fiscal1999	Fiscal2000	Fiscal2001	Fiscal2002	Fiscal2003	Fiscal2004	Fiscal2005	Fiscal2006	Fiscal2007	Fiscal2008 1H	Fiscal2008 Forecast
Net Sales	1,226,755	1,228,442	1,184,186	1,118,898	1,052,558	1,055,027	1,086,179	1,145,540	1,216,901	1,195,245	576,175	1,170,000
Operating income	54,246	68,769	85,453	66,106	58,564	65,868	60,889	59,864	87,678	86,745	38,732	65,000
Recurring income	51,418	63,294	78,187	65,244	55,564	65,554	62,439	63,146	92,720	92,982	41,886	67,500
Net income	20,565	-97,040	22,777	-91,918	30,196	33,580	19,492	33,003	51,781	50,179	22,544	36,000



## Financial analysis

(Consolidated)

	Fiscal 2002	Fiscal 2003	Fiscal 2004	Fiscal 2005	Fiscal 2006	Fiscal 2007	Fiscal 2008 1H
(Operating income + Interest received) / Total assets	5.90%	6.79%	6.84%	7.34%	9.61%	8.56%	7.71%
Operating income / Total assets	5.68%	6.58%	6.60%	7.15%	9.39%	8.35%	7.49%
Net income / Total assets	2.70%	3.10%	2.04%	3.84%	5.27%	4.59%	4.12%
ROE (Net income / Shareholders' equity)	5.43%	5.75%	3.55%	6.36%	8.45%	7.69%	7.18%
Gross profit / Sales	20.32%	20.37%	19.95%	19.22%	20.56%	20.56%	20.61%
Operating income / Sales	5.59%	6.06%	5.58%	5.33%	6.99%	6.87%	6.50%
Recurring income / Sales	5.32%	5.96%	5.63%	5.44%	7.19%	7.14%	6.63%
Sales / Total assets (times)	1.01	1.09	1.18	1.34	1.34	1.22	1.15
Shareholders' equity / Total assets	51.29%	56.56%	58.45%	62.44%	62.41%	57.11%	57.61%
Shareholders' equity / Shares (yen)	911.01	959.96	979.40	1,028.46	1,125.75	1,139.63	1,167.47
Net income / Shares (yen)	48.71	53.30	33.80	62.94	89.26	87.70	41.42
Stock price at the end of year / Net income per share (times)	17.63	19.51	35.50	29.04	18.96	13.44	12.28
Stock price at the end of year / Shareholders' Equity per share (times)	0.94	1.08	1.23	1.78	1.50	1.03	0.87

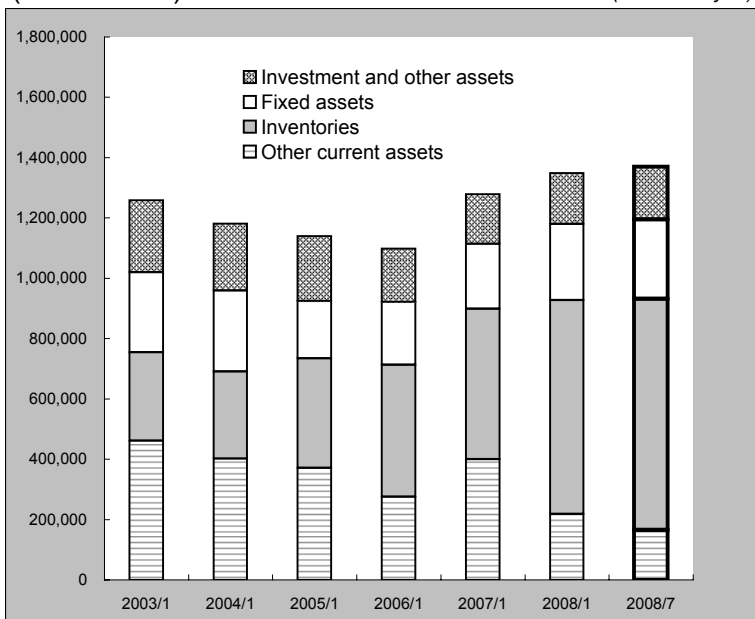
(Non-Consolidated)

	Fiscal 2002	Fiscal 2003	Fiscal 2004	Fiscal 2005	Fiscal 2006	Fiscal 2007	Fiscal 2008 1H
(Operating income + Interest received) / Total assets	5.38%	6.49%	6.44%	6.48%	8.62%	7.63%	6.84%
Operating income / Total assets	5.06%	6.14%	6.03%	6.09%	8.15%	7.19%	6.23%
Net income / Total assets	2.61%	3.13%	1.93%	3.36%	4.82%	4.16%	3.62%
ROE (Net income / Shareholders' equity)	4.99%	5.40%	3.10%	5.24%	7.55%	6.99%	6.39%
Gross profit / Sales	21.05%	21.40%	20.82%	19.90%	21.44%	21.80%	21.86%
Operating income / Sales	5.56%	6.24%	5.61%	5.23%	7.21%	7.26%	6.72%
Recurring income / Sales	5.28%	6.21%	5.75%	5.51%	7.62%	7.78%	7.27%
Sales / Total assets (times)	0.91	0.98	1.08	1.17	1.13	0.99	0.93
Shareholders' equity / Total assets	54.90%	61.24%	63.25%	65.01%	62.79%	56.46%	57.01%
Pay-out ratio	42.26%	37.74%	63.85%	41.02%	29.83%	32.92%	36.00%
Net income / Shares (yen)	42.58	47.69	28.19	48.76	73.75	72.90	33.33
Shareholders' equity / Shares (yen)	864.37	906.85	919.45	952.92	1,039.16	1,033.87	1,053.65
Stock price at the end of year / Net income per share (times)	20.17	21.81	42.57	37.49	22.94	16.17	15.26
Stock price at the end of year / Shareholders' Equity per share (times)	0.99	1.15	1.31	1.92	1.63	1.14	0.97

## Trend in assets(Consolidated)

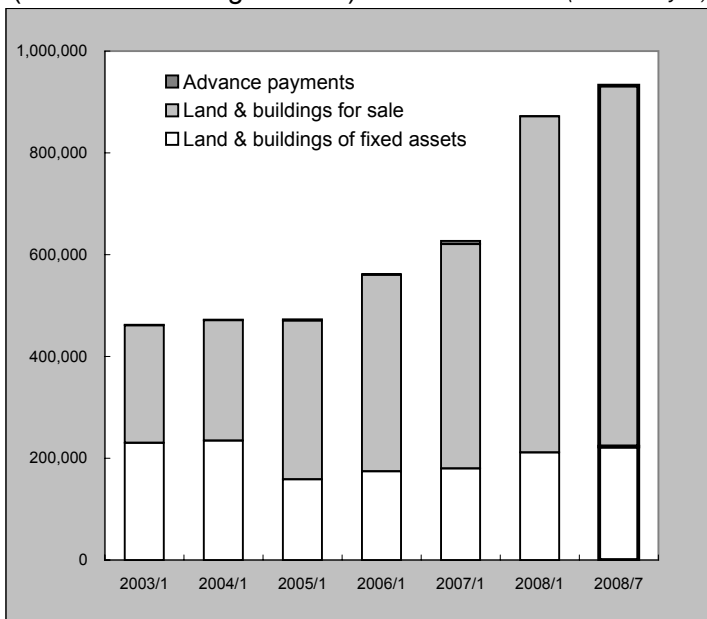
(Total assets)

(Millions of yen)



(Land and buildings assets)

(Millions of yen)

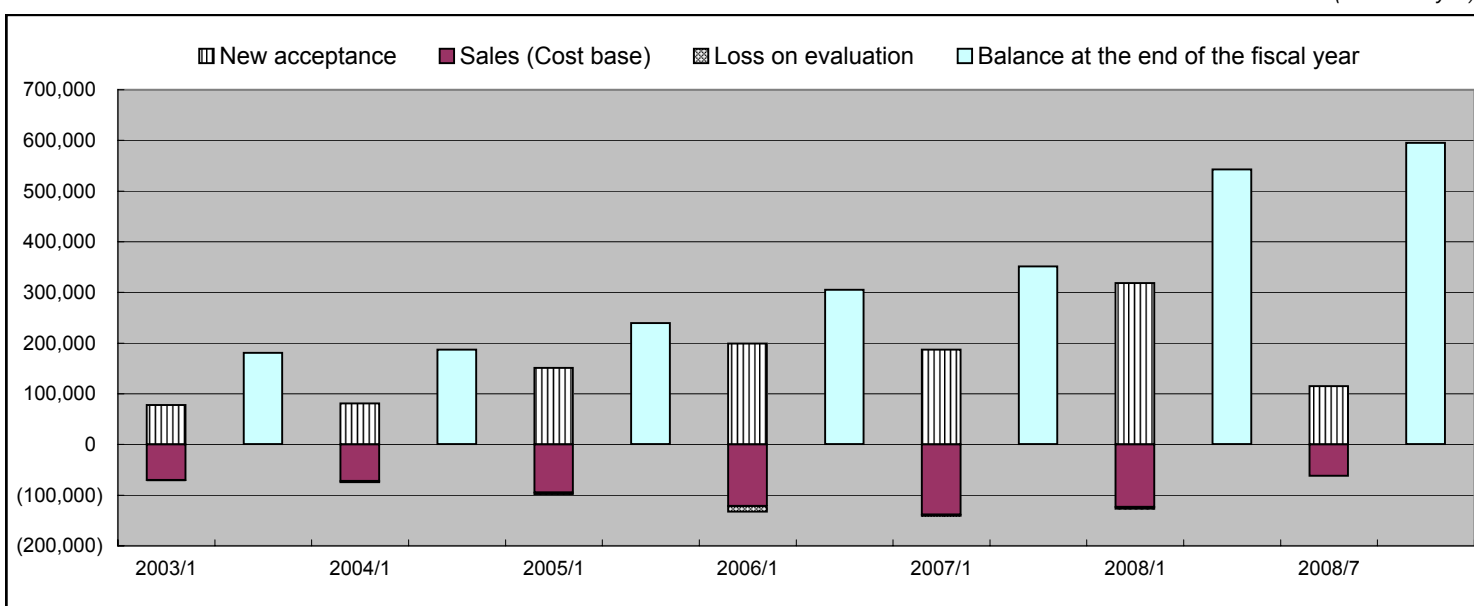


	2003/1	2004/1	2005/1	2006/1	2007/1	2008/1	2008/7
Investment and other assets	238,570	221,585	215,555	177,345	164,799	169,373	174,650
Fixed assets	265,498	268,865	190,225	208,104	214,913	252,604	263,405
Inventories	293,608	288,432	362,585	436,609	499,226	709,184	766,353
Other current assets	461,303	402,130	371,864	276,143	399,830	218,279	165,745
<b>Total</b>	<b>1,258,979</b>	<b>1,181,012</b>	<b>1,140,231</b>	<b>1,098,203</b>	<b>1,278,770</b>	<b>1,349,441</b>	<b>1,370,155</b>

	2003/1	2004/1	2005/1	2006/1	2007/1	2008/1	2008/7
Land & buildings of fixed assets	230,269	234,856	158,585	174,348	179,736	211,458	222,645
Land & buildings for sale	230,750	236,492	311,611	386,193	441,147	659,999	709,539
Advance payments	1,080	1,260	2,833	1,407	6,279	810	1,081

## Trend in land for sale (Non-Consolidated)

(millions of yen)



	2003/1	2004/1	2005/1	2006/1	2007/1	2008/1	2008/7
New acceptance	77,583	81,311	151,332	199,008	187,384	318,496	114,901
Sales (Cost base)	70,381	72,262	95,029	121,968	138,709	123,866	62,535
Loss on evaluation	522	2,932	3,569	11,256	2,781	3,277	-
<b>Balance at the end of the fiscal year</b>	<b>180,914</b>	<b>187,030</b>	<b>239,763</b>	<b>305,547</b>	<b>351,442</b>	<b>542,794</b>	<b>595,160</b>

## Summary of major development projects

### (Large-scale projects)

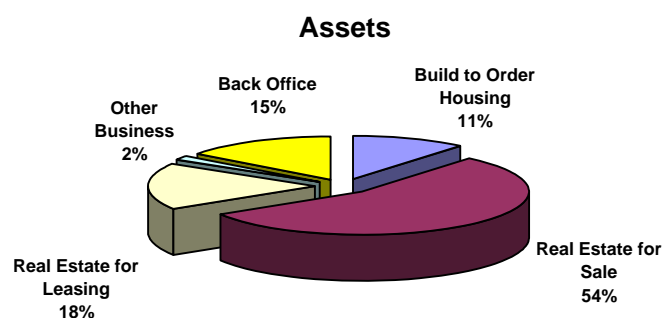
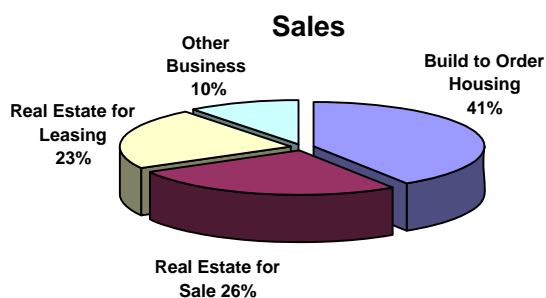
	Location	Notes	Area	Floor Space	Completion period
Tokyo Mid-Town	Minato, Tokyo	Office building 57F & 4 other buildings, Condos approx. 520 units	approx. 68,900m <sup>2</sup>	approx. 564,000m <sup>2</sup>	Completed
Tokyo Kodaira Project	Kodaira, Tokyo	Apartments for rent 77 units	approx. 5,200m <sup>2</sup>	approx. 4,600m <sup>2</sup>	Completed
Daiba Garden City Building	Minato, Tokyo	Office building 12F	approx. 2,900m <sup>2</sup>	approx. 18,700m <sup>2</sup>	Completed
Nagoya Higashisakura Project	Nagoya	Apartments for rent 64 units	approx. 800m <sup>2</sup>	approx. 4,700m <sup>2</sup>	Completed
Nagoya Takami Project	Nagoya	Apartments for rent 28 units	approx. 1,100m <sup>2</sup>	approx. 3,000m <sup>2</sup>	2008
Nagoya Ayuchitori Project	Nagoya	Apartments for rent 58 units	approx. 1,400m <sup>2</sup>	approx. 5,800m <sup>2</sup>	2008
Sapporo Odorinishi Project	Sapporo	Apartments for rent 125 units, shops	approx. 1,000m <sup>2</sup>	approx. 11,300m <sup>2</sup>	2008
Sapporo Minaminiyjo Project	Sapporo	Apartments for rent 117 units, shops	approx. 1,100m <sup>2</sup>	approx. 9,900m <sup>2</sup>	2009
Sapporo Minamishichijyo Project	Sapporo	Apartments for rent 96 units	approx. 750m <sup>2</sup>	approx. 6,900m <sup>2</sup>	2009
Hommachi Garden City	Osaka	Office building, Hotel, etc	approx. 3,700m <sup>2</sup>	approx. 50,000m <sup>2</sup>	2010
Nagoya Meieki Project A	Nagoya	Office building	approx. 800m <sup>2</sup>	undecided	2011
Hommachi Minami Garden City	Osaka	Office building	approx. 3,700m <sup>2</sup>	approx. 47,000m <sup>2</sup>	2011
Gotenyama Project	Shinagawa, Tokyo	Office buildings, Condos, etc	approx. 30,000m <sup>2</sup>	undecided	2011
Priority Development Area within Osaka Station North District	Osaka	Office buildings, Commercial buildings, Condos, etc	approx. 37,900m <sup>2</sup>	approx. 483,600m <sup>2</sup>	2012
Kyoto Project	Kyoto	undecided	approx. 6,100m <sup>2</sup>	undecided	undecided
Nagoya Nishiki Project	Nagoya	Office building	approx. 1,100m <sup>2</sup>	undecided	undecided
Nagoya Meieki Project B	Nagoya	Office building	approx. 1,800m <sup>2</sup>	undecided	undecided

### (Condominiums)

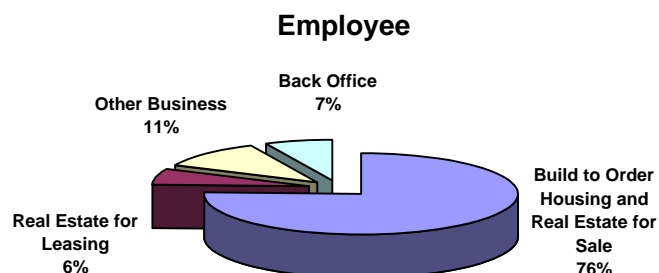
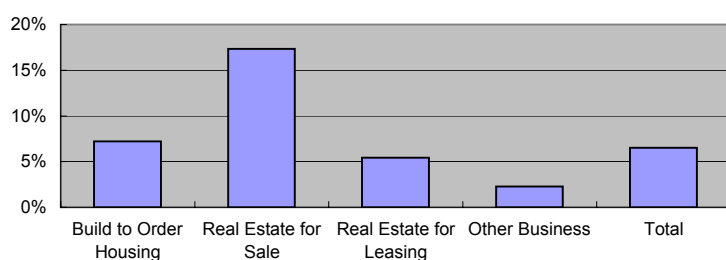
	Location	Units	Area	Floor Space	Completion period
Station Garden Tower	Arakawa, Tokyo	204 units	approx. 3,800m <sup>2</sup>	approx. 52,800m <sup>2</sup>	2008
Park Style The Shape	Fukuoka	140 units	approx. 5,400m <sup>2</sup>	approx. 14,700m <sup>2</sup>	2008
Tower the Uemachidai	Osaka	198 units	approx. 2,600m <sup>2</sup>	approx. 25,000m <sup>2</sup>	2008
GM Itamiikejiri	Itami, Hyogo	368 units	approx. 15,400m <sup>2</sup>	approx. 30,700m <sup>2</sup>	2008
GM Shohtoh	Shibuya, Tokyo	26 units	approx. 2,500m <sup>2</sup>	approx. 6,700m <sup>2</sup>	2008
GM Shizuoka The Tower	Shizuoka	77 units	approx. 1,700m <sup>2</sup>	approx. 9,400m <sup>2</sup>	2008
GM Shiroganedai	Minato, Tokyo	34 units	approx. 2,400m <sup>2</sup>	approx. 5,900m <sup>2</sup>	2009
GM Kyomachibori	Osaka	240 units	approx. 2,500m <sup>2</sup>	approx. 33,700m <sup>2</sup>	2009
Ashiya Midorigaoka	Ashiya, Hyogo	25 units	approx. 1,300m <sup>2</sup>	approx. 2,300m <sup>2</sup>	2009
GM Nishiboridori Tower	Niigata	134 units	approx. 4,400m <sup>2</sup>	approx. 41,600m <sup>2</sup>	2009
Aobanomachi Project 1st term	Sendai	76 units	approx. 4,200m <sup>2</sup>	approx. 8,100m <sup>2</sup>	2009
Kasumigaoka	Nagoya	101 units	approx. 7,600m <sup>2</sup>	approx. 10,200m <sup>2</sup>	2009
Nishikujo Project	Osaka	365 units	approx. 14,600m <sup>2</sup>	approx. 28,900m <sup>2</sup>	2010
GM Mejiro Otomeyama	Shinjuku, Tokyo	43 units	approx. 2,300m <sup>2</sup>	approx. 5,400m <sup>2</sup>	2010
Momochihama	Fukuoka	209 units	approx. 5,000m <sup>2</sup>	approx. 35,200m <sup>2</sup>	2010
GM Nishi-Azabu	Minato, Tokyo	44 units	approx. 1,400m <sup>2</sup>	approx. 5,600m <sup>2</sup>	2010
GM Atsutanomori	Nagoya	236 units	approx. 10,000m <sup>2</sup>	approx. 26,000m <sup>2</sup>	2010
Bunkyo Mejirozaka	Bunkyo, Tokyo	128 units	approx. 7,900m <sup>2</sup>	approx. 21,000m <sup>2</sup>	2011
Chohu Sengawa	Chohu, Tokyo	297 units	approx. 18,400m <sup>2</sup>	approx. 23,800m <sup>2</sup>	2011

\*Plans and details stated here are subject to change.

## Segments of Sekisui House Group



### Operating Income / Sales



	Build to Order Housing		Real Estate for Sale		Real Estate for Leasing		Other Business		Back Office		Total	
	Jul-07	Jul-08	Jul-07	Jul-08	Jul-07	Jul-08	Jul-07	Jul-08	Jul-07	Jul-08	Jul-07	Jul-08
Sales (millions of yen) *	355,912	320,549	196,610	203,379	164,744	177,243	79,488	82,274	-	-	796,756	783,447
Operating income / Sales	10.34%	7.21%	9.68%	17.35%	4.94%	5.43%	2.64%	2.26%	-	-	5.84%	6.50%

	Jul-07	Jan-08	Jul-08	Jul-07	Jan-08	Jul-08	Jul-07	Jan-08	Jul-08	Jul-07	Jan-08	Jul-08	Jul-07	Jan-08	Jul-08	Jul-07	Jan-08	Jul-08
	Assets (millions of yen)	179,967	194,031	153,880	631,088	723,747	752,231	210,583	227,962	239,916	29,673	33,428	21,610	233,191	170,271	202,516	1,284,504	1,349,441

	Build to Order Housing and Real Estate for Sales			Real Estate for Leasing			Other Business			Back Office			Total		
	Jul-07	Jan-08	Jul-08	Jul-07	Jan-08	Jul-08	Jul-07	Jan-08	Jul-08	Jul-07	Jan-08	Jul-08	Jul-07	Jan-08	Jul-08
Employee	17,481	17,087	17,274	1,408	1,399	1,472	2,178	2,346	2,546	1,441	1,477	1,588	22,508	22,309	22,880

\* Sales to third parties

## Capital expenditure

(Millions of yen)

	Fiscal 2003	Fiscal 2004	Fiscal 2005	Fiscal 2006	Fiscal 2007	Fiscal 2008 1H	Fiscal 2008 Forecast
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### Non-Consolidated

Factories	3,453	2,033	3,427	4,404	6,245	1,290	3,000
Real estate for rent	2,867	17,839	32,265	8,894	26,402	8,628	14,000
Others	3,054	7,616	6,572	7,866	10,887	3,964	8,000
Total	9,374	27,488	42,264	21,164	43,534	13,882	25,000
R & D expenditure	5,259	5,793	6,190	6,114	6,252	3,208	6,500
Depreciation expense	9,362	9,424	8,557	9,650	11,368	5,904	12,500

### Consolidated

Capital expenditure	16,695	36,225	46,817	26,691	54,413	20,168	37,000
Depreciation expense	11,298	11,553	11,117	12,231	14,157	7,407	15,500



## The state of orders (Non-consolidated)

(Millions of yen)

	Fiscal2007(1H) 2007.2~2007.7	Fiscal2007(2H) 2007.8~2008.1	Fiscal2007 2007.2~2008.1	Fiscal2008(1H) 2008.2~2008.7	Change %	Fiscal2008 Forecast 2008.2~2009.1 (F)	Change %
Detached Houses	230,611	209,699	440,310	234,924	101.9%	454,000	103.1%
D.H.(Steel-Frame)	181,808	163,458	345,266	179,390	98.7%	344,000	99.6%
D.H.(Wood-Frame)	48,802	46,241	95,043	55,534	113.8%	110,000	115.7%
Low-rise Apartments	141,712	121,485	263,197	150,981	106.5%	280,000	106.4%
<b>Built to Order Housing</b>	<b>372,323</b>	<b>331,184</b>	<b>703,507</b>	<b>385,906</b>	<b>103.6%</b>	<b>734,000</b>	<b>104.3%</b>
Detached Houses for Sale	114,493	99,083	213,576	99,583	87.0%	220,000	103.0%
D.H.(Steel-Frame)	57,950	49,307	107,257	48,882	84.4%	110,000	102.6%
D.H.(Wood-Frame)	8,608	9,599	18,207	9,123	106.0%	20,000	109.8%
Land for Detached House	47,933	40,177	88,110	41,577	86.7%	90,000	102.1%
Condominiums for Sale	41,760	38,794	80,554	36,041	86.3%	82,000	101.8%
Condominiums for Sale	23,290	22,495	45,785	20,469	87.9%	45,000	98.3%
Land for Condominiums	18,470	16,299	34,769	15,572	84.3%	37,000	106.4%
Urban Redevelopment	23,300	52,013	75,313	76,856	330.0%	77,000	102.2%
<b>Real Estate for Sale</b>	<b>179,554</b>	<b>189,890</b>	<b>369,444</b>	<b>212,481</b>	<b>118.3%</b>	<b>379,000</b>	<b>102.6%</b>
<b>Real Estate for Lease</b>	<b>4,471</b>	<b>4,710</b>	<b>9,181</b>	<b>5,178</b>	<b>115.8%</b>	<b>10,000</b>	<b>108.9%</b>
RC. Construction	28,760	21,222	49,982	23,438	81.5%	45,000	90.0%
Exterior	27,030	24,884	51,914	26,178	96.8%	57,000	109.8%
Remodeling and etc.	2,693	2,436	5,129	2,309	85.7%	5,000	97.5%
<b>Other Business</b>	<b>58,484</b>	<b>48,542</b>	<b>107,026</b>	<b>51,927</b>	<b>88.8%</b>	<b>107,000</b>	<b>100.0%</b>
<b>Total</b>	<b>614,833</b>	<b>574,326</b>	<b>1,189,159</b>	<b>655,493</b>	<b>106.6%</b>	<b>1,230,000</b>	<b>103.4%</b>

## Trend in Housing Constructed by Sekisui House

(Thousands of yen)

		Fiscal 2002	Fiscal 2003	Fiscal 2004	Fiscal 2005	Fiscal 2006	Fiscal 2007	Fiscal 2008(1H)
Built to Order Detached Houses *	Sales per detached house	29,605	29,697	29,336	29,875	30,375	31,058	31,461
	Floor area per detached house	147.76 m <sup>2</sup>	146.44 m <sup>2</sup>	144.61 m <sup>2</sup>	144.61 m <sup>2</sup>	143.69 m <sup>2</sup>	143.87 m <sup>2</sup>	143.12 m <sup>2</sup>
	Sales per 3.3m <sup>2</sup> of detached house	662	670	670	682	698	713	726
Built for Sale Houses without Land *	Sales per built for sale house	24,736	24,998	24,485	24,586	25,556	25,672	25,299
	Floor area per built for sale house	130.54 m <sup>2</sup>	130.08 m <sup>2</sup>	127.38 m <sup>2</sup>	126.61 m <sup>2</sup>	124.70 m <sup>2</sup>	123.75 m <sup>2</sup>	123.69 m <sup>2</sup>
Land	Sales per land	18,962	20,664	18,416	19,035	18,580	18,726	17,918
	Area per land	212.02 m <sup>2</sup>	212.46 m <sup>2</sup>	208.08 m <sup>2</sup>	213.29 m <sup>2</sup>	209.57 m <sup>2</sup>	217.01 m <sup>2</sup>	206.93 m <sup>2</sup>

\* Detached houses consist of newly built houses with steel-frame and wood-frame. Built to order houses on lands sold are also included in detached houses. (RC and remodeling excluded.)

## Sales of buildings in detail

	Fiscal 2007(1H)	Fiscal 2007	Fiscal 2008(1H)	Fiscal 2008 Forecast
Detached Houses	7,409 Units	14,095 Units	6,373 Units	13,200 Units
	7,355 Buildings	14,016 Buildings	6,360 Buildings	13,200 Buildings
	1,067,643 m2	2,041,606 m2	919,998 m2	— m2
	231,596 mil. yen	445,310 mil. yen	204,684 mil. yen	429,000 mil. yen
D.H. (Steel-Frame)	5,909 Units	11,151 Units	4,940 Units	10,000 Units
	5,861 Buildings	11,081 Buildings	4,931 Buildings	10,000 Buildings
	848,270 m2	1,611,724 m2	714,949 m2	— m2
	183,003 mil. yen	349,803 mil. yen	158,378 mil. yen	324,000 mil. yen
D.H. (Wood-Frame)	1,500 Units	2,944 Units	1,433 Units	3,200 Units
	1,494 Buildings	2,935 Buildings	1,429 Buildings	3,200 Buildings
	219,373 m2	429,881 m2	205,049 m2	— m2
	48,592 mil. yen	95,506 mil. yen	46,305 mil. yen	105,000 mil. yen
Low-rise Apartments	16,037 Units	32,850 Units	14,331 Units	32,000 Units
	3,108 Buildings	6,322 Buildings	2,705 Buildings	6,000 Buildings
	782,591 m2	1,612,982 m2	715,516 m2	— m2
	125,819 mil. yen	262,736 mil. yen	118,204 mil. yen	265,000 mil. yen
<b>Built to Order Housing</b>	<b>357,416 mil. yen</b>	<b>708,047 mil. yen</b>	<b>322,888 mil. yen</b>	<b>694,000 mil. yen</b>
RC. Construction (Residence)	1,333 Units	3,277 Units	1,401 Units	2,600 Units
	58 Buildings	126 Buildings	53 Buildings	130 Buildings
	86,816 m2	206,016 m2	84,003 m2	— m2
	16,546 mil. yen	38,866 mil. yen	17,752 mil. yen	35,000 mil. yen
RC. Construction (Non-residence)	24 Buildings	40 Buildings	18 Buildings	— Buildings
	23,410 m2	36,578 m2	10,992 m2	— m2
	4,166 mil. yen	6,156 mil. yen	1,905 mil. yen	— mil. yen
Exterior	26,827 mil. yen	50,726 mil. yen	29,659 mil. yen	56,000 mil. yen
Remodeling and etc.	2,715 mil. yen	5,231 mil. yen	2,135 mil. yen	5,000 mil. yen
<b>Other Business</b>	<b>50,256 mil. yen</b>	<b>100,980 mil. yen</b>	<b>51,454 mil. yen</b>	<b>96,000 mil. yen</b>

	Fiscal 2007(1H)	Fiscal 2007	Fiscal 2008(1H)	Fiscal 2008 Forecast
Detached Houses for Sale	2,612 Units	4,911 Units	2,067 Units	4,620 Units
	2,547 Buildings	4,793 Buildings	2,015 Buildings	4,420 Buildings
	329,581 m2	621,376 m2	259,380 m2	— m2
	70,660 mil. yen	134,885 mil. yen	56,310 mil. yen	123,000 mil. yen
D.H. (Steel-Frame) for Sale	2,287 Units	4,267 Units	1,774 Units	4,000 Units
	2,222 Buildings	4,149 Buildings	1,722 Buildings	3,800 Buildings
	287,304 m2	537,308 m2	222,098 m2	— m2
	61,005 mil. yen	115,800 mil. yen	47,789 mil. yen	105,000 mil. yen
D.H. (Wood-Frame) for Sale	325 Units	644 Units	293 Units	620 Units
	325 Buildings	644 Buildings	293 Buildings	620 Buildings
	42,277 m2	84,068 m2	37,282 m2	— m2
	9,654 mil. yen	19,085 mil. yen	8,521 mil. yen	18,000 mil. yen
Land For Detached Houses	2,509 Lots	4,694 Lots	2,147 Lots	— Lots
	44,585 mil. yen	87,906 mil. yen	38,470 mil. yen	85,000 mil. yen
Condominiums for Sale	1,135 Units	2,079 Units	1,110 Units	2,000 Units
	12 Buildings	26 Buildings	13 Buildings	20 Buildings
	78,648 m2	151,200 m2	138,823 m2	— m2
	23,432 mil. yen	45,483 mil. yen	24,081 mil. yen	46,500 mil. yen
Land for Condominiums	18,840 mil. yen	33,447 mil. yen	20,933 mil. yen	38,500 mil. yen
Urban redevelopment	23,300 mil. yen	75,313 mil. yen	56,856 mil. yen	77,000 mil. yen
<b>Real Estate for Sale</b>	<b>180,818 mil. yen</b>	<b>377,037 mil. yen</b>	<b>196,653 mil. yen</b>	<b>370,000 mil. yen</b>
<b>Total *housing only</b>	<b>28,526 Units</b>	<b>57,162 Units</b>	<b>25,282 Units</b>	<b>54,420 Units</b>

## Item-wise ratios of house buyers

Period	Buyers own funds as against total amount	Percentage of re-builders	Percentage of two-generation duplex	Percentage of referral orders		Percentage of buyers who decided to buy on tour to display home	Unit price per 3.3sq.meters (in thousand)	Percentage of company employees
				Detached Houses	Include Apartment			
03.8 - 04.1	42.0%	33.5%	25.2%	49.6%	53.8%	34.0%	648	58.0%
04.2 - 04.7	41.8%	32.2%	23.9%	44.7%	51.1%	39.7%	644	60.0%
04.8 - 05.1	45.3%	35.7%	25.2%	43.7%	49.4%	40.4%	655	56.2%
05.2 - 05.7	43.7%	33.5%	24.7%	42.9%	47.0%	41.2%	659	57.1%
05.8 - 06.1	43.7%	34.1%	23.4%	39.0%	44.7%	45.1%	665	57.5%
06.2 - 06.7	43.0%	32.4%	22.6%	38.5%	44.6%	47.0%	678	58.4%
06.8 - 07.1	47.2%	34.6%	24.4%	38.0%	45.0%	49.3%	682	55.6%
07.2 - 07.7	47.0%	33.6%	23.2%	39.1%	46.3%	48.1%	690	55.8%
07.8 - 08.1	46.8%	35.0%	22.5%	39.5%	48.0%	47.5%	701	56.4%
08.2 - 08.7	44.4%	34.2%	22.0%	36.4%	47.3%	52.0%	705	58.1%

## Sales offices of Sekisui House

	Branch	Sales Office	SHAWOOD sales office	Sales Office Total	Remodeling Sales Office	Customers Center	Display home	SHAWOOD display home	Total
04. 1	71	206	43	249	28	65	442	119	561
04. 7	70	205	43	248	29	67	435	117	552
05. 1	73	209	43	252	29	66	427	124	551
05. 7	74	211	46	257	*36	67	413	141	554
06. 1	73	215	46	261	*36	68	419	156	575
06. 7	147	-	-	-	*38	66	424	141	565
07. 1	147	-	-	-	*37	66	406	154	560
07. 7	152	-	-	-	*37	66	389	157	546
08. 1	152	-	-	-	*37	66	391	159	550
08. 7	150	-	-	-	*37	66	380	155	535
08. 8	141	-	-	-	*37	66	375	156	531

\* Effective February 1, 2005, the Company split off its remodeling operations, passing them to Sekisui House Remodeling, Ltd.

\* With the organizational changes carried out in February 2006, the functions of sales offices for prefabricated houses and SHAWOOD sales offices were transferred to branches via consolidation and other means.

## The state of share distribution

July. 31, 2008

	Interim of fiscal 2008			Fiscal 2007			Interim of fiscal 2007		
	Shareholders	Shares	Percentage	Shareholders	Shares	Percentage	Shareholders	Shares	Percentage
Government	0	0	0.00	0	0	0.00	0	0	0.00
Financial institutions	180	199,646,946	29.49	192	203,135,996	28.64	218	218,273,046	30.77
Banks	44	33,773,556	4.99	48	33,831,556	4.77	48	33,642,556	4.74
Trust Banks	31	99,653,132	14.72	28	104,176,082	14.69	42	116,379,132	16.41
Life insurance companies	35	43,676,685	6.45	35	42,207,685	5.95	41	44,294,685	6.24
Nonlife insurance companies	4	12,071,432	1.78	5	12,101,432	1.71	5	12,101,432	1.71
Other financial institutions	66	10,472,141	1.55	76	10,819,241	1.53	82	11,855,241	1.67
Securities companies	44	30,073,293	4.44	49	22,502,452	3.17	59	29,020,351	4.09
Foreigners	465	266,663,868	39.40	488	273,575,009	38.57	511	253,460,245	35.73
Companies	457	266,649,037	39.40	481	273,562,178	38.56	506	253,452,415	35.73
Individuals	8	14,831	0.00	7	12,831	0.00	5	7,830	0.00
Other companies	995	106,325,343	15.71	1,006	105,295,473	14.84	1,015	104,370,579	14.71
Individuals and others	33,851	73,633,809	10.88	33,545	71,856,348	10.13	33,801	71,294,515	10.05
Treasury stock	1	541,819	0.08	1	33,019,800	4.65	1	32,966,342	4.65
<b>Total</b>	<b>35,536</b>	<b>676,885,078</b>	<b>100.00</b>	<b>35,281</b>	<b>709,385,078</b>	<b>100.00</b>	<b>35,605</b>	<b>709,385,078</b>	<b>100.00</b>

Total number of shareholders with voting rights

22,637 Shareholders

Average number of shares per shareholder

Total number of voting rights

671,102 Rights  
676,359,034 Shares \*

(July. 31, 2008)

19,048 Shares

(Jan. 31, 2008)

20,107 Shares

(July. 31, 2007)

19,924 Shares

Average total number of shares issued during the term(non-consolidated)

676,182,117 Shares \*

(Repurchase of shares during the term)

45,682 Shares

Average total number of shares issued during the term(consolidated)

Total number of shares issued (non-consolidated)

676,343,259 Shares \*

(Total of 46million yen)

Total number of shares issued (consolidated)

676,165,938 Shares \*

\* Excluding treasury stock