

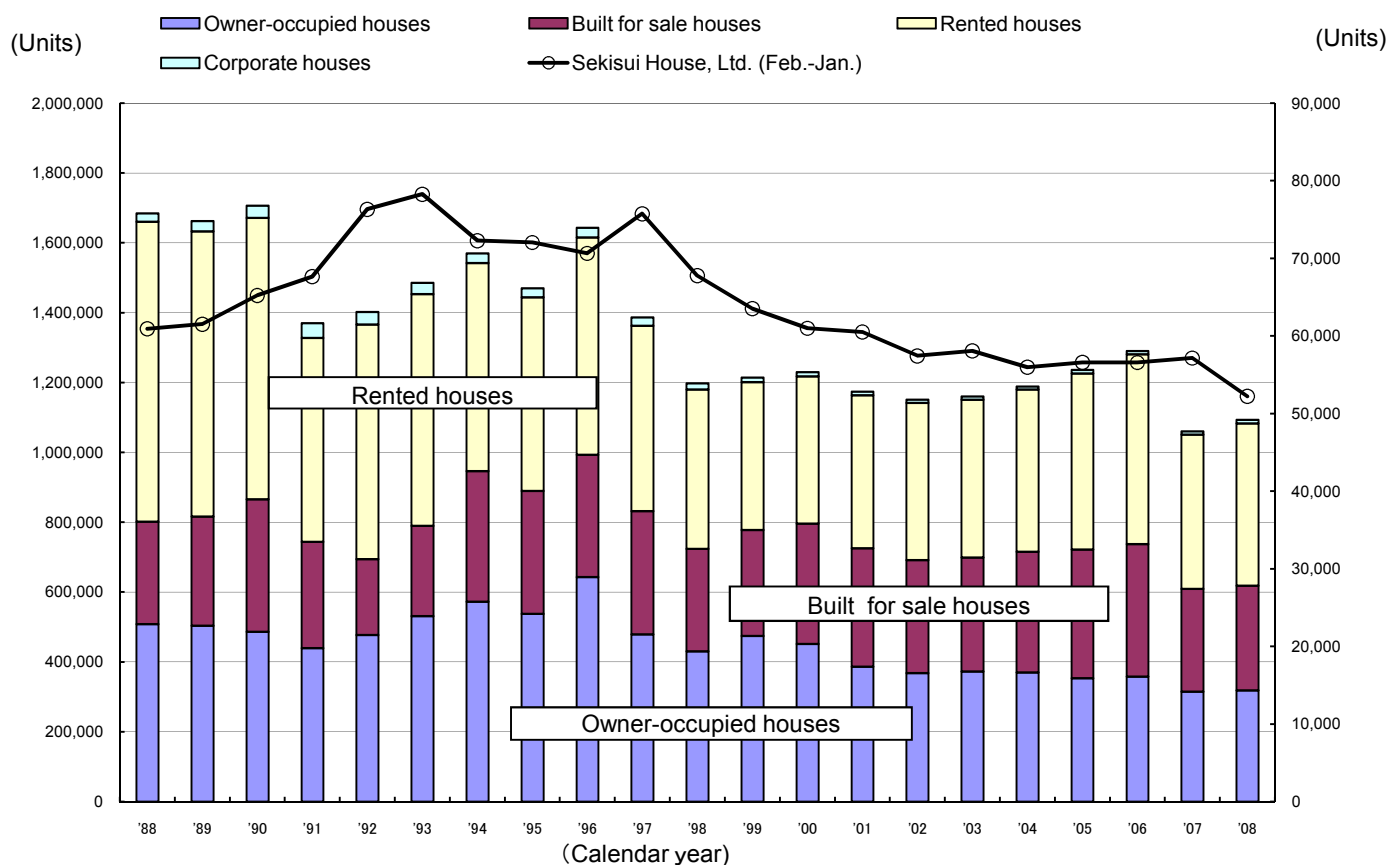
# Fact Book

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

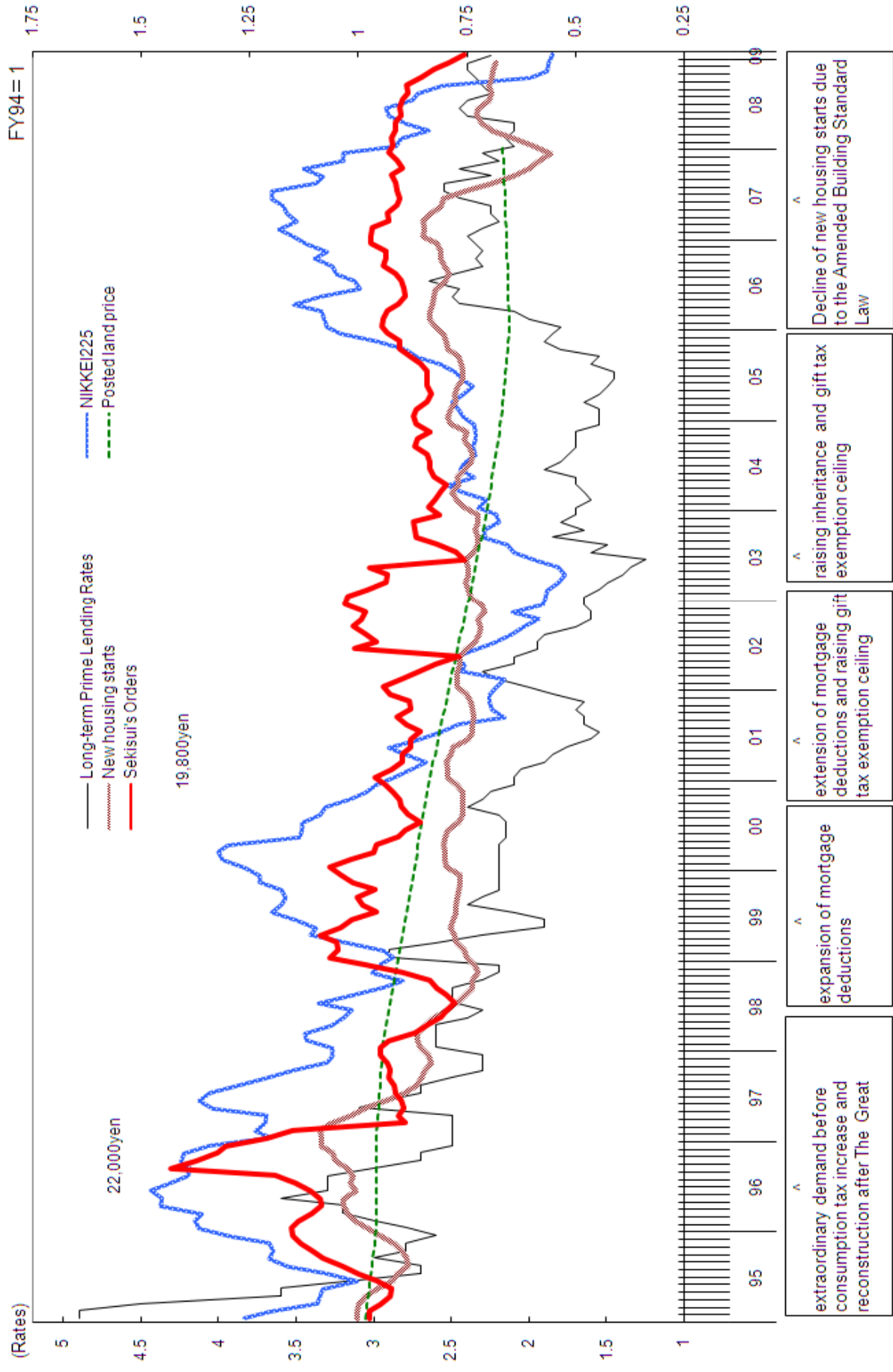
INDEX	Page
Changes in numbers of new housing starts in Japan and housing constructed by Sekisui House, Ltd.	1
Trends in macro economy index and Sekisui's orders	2
Changes in business results	3
Financial analysis	4
Trend in assets (Consolidated)	5
Trend in land for sale (Non-consolidated)	
Summary of major development projects	6
Segments of Sekisui House group	7
Capital expenditure	
The state of orders (Non-consolidated)	8
Trend in housing constructed by Sekisui House	
Sales of buildings in detail	9
Item-wise ratios of house buyers	10
Sales offices of Sekisui House	
The state of share distribution	11

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

	(Calendar year)																			(Units)	
	'88	'89	'90	'91	'92	'93	'94	'95	'96	'97	'98	'99	'00	'01	'02	'03	'04	'05	'06	'07	'08
Owner-occupied houses	508,660	504,228	486,527	440,058	477,611	531,034	573,173	537,680	643,546	478,741	430,952	475,002	451,522	386,814	367,974	372,652	369,852	353,282	358,519	314,865	318,508
Built for sale houses	293,311	312,005	379,600	304,479	217,127	259,381	373,636	352,651	350,004	353,436	293,027	302,717	345,291	338,965	323,942	326,639	345,501	369,103	379,181	294,777	300,078
Rented houses	858,665	817,186	806,097	583,924	671,989	663,608	595,812	553,946	622,719	531,220	457,003	424,250	421,332	438,312	450,092	451,629	464,976	504,191	543,463	441,733	464,763
Corporate houses	24,008	29,193	34,885	41,665	35,863	31,661	27,631	26,053	26,997	23,617	17,313	12,632	11,698	9,767	9,008	9,163	8,720	9,546	9,228	9,366	10,136
<b>Total</b>	<b>1,684,644</b>	<b>1,662,612</b>	<b>1,707,109</b>	<b>1,370,126</b>	<b>1,402,590</b>	<b>1,485,684</b>	<b>1,570,252</b>	<b>1,470,330</b>	<b>1,643,266</b>	<b>1,387,014</b>	<b>1,198,295</b>	<b>1,214,601</b>	<b>1,229,843</b>	<b>1,173,858</b>	<b>1,151,016</b>	<b>1,160,083</b>	<b>1,189,049</b>	<b>1,236,122</b>	<b>1,290,391</b>	<b>1,060,741</b>	<b>1,093,485</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	52,221
Sekisui's market share in Japan	3.6%	3.7%	3.8%	4.9%	5.4%	5.3%	4.6%	4.9%	4.3%	5.5%	5.7%	5.2%	5.0%	5.2%	5.0%	5.0%	4.7%	4.6%	4.4%	5.4%	4.8%



# Trends in macro economy index and Sekisui's orders



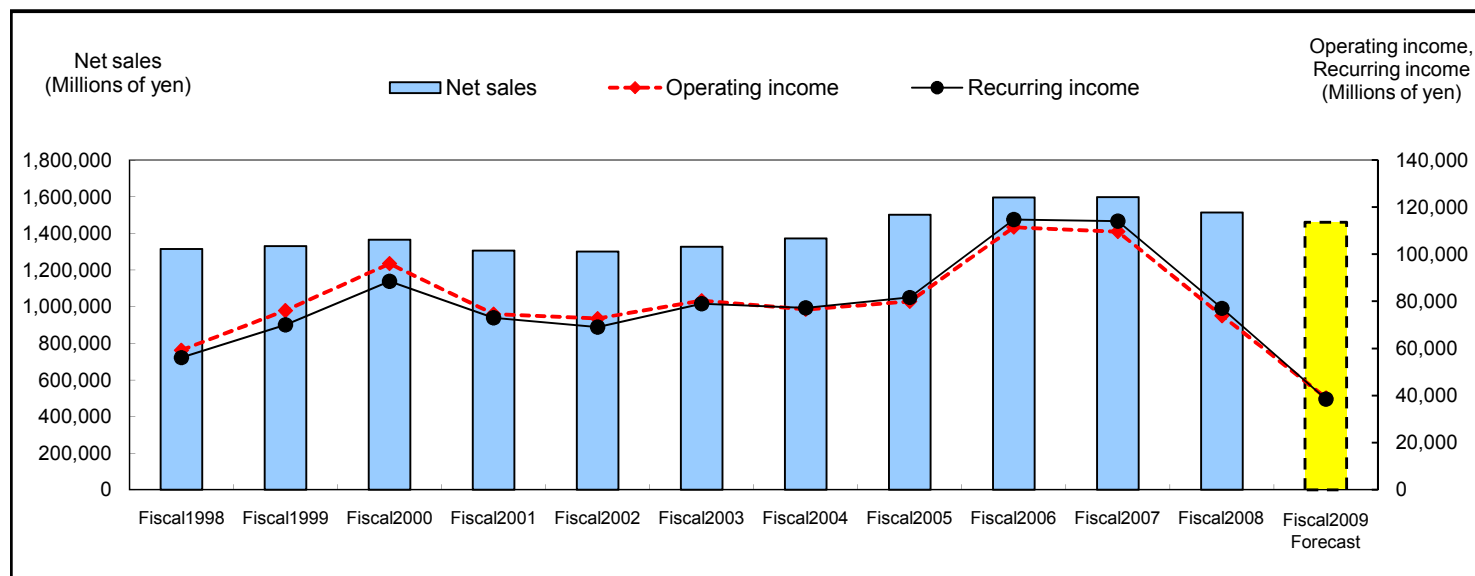
New housing starts & Sekisui's orders: 6 months moving average based on FY94. Posted land price: based on FY94. Nikkei 225 & the prime rate: actual number

# Changes in business results

(Consolidated)

(Millions of yen)

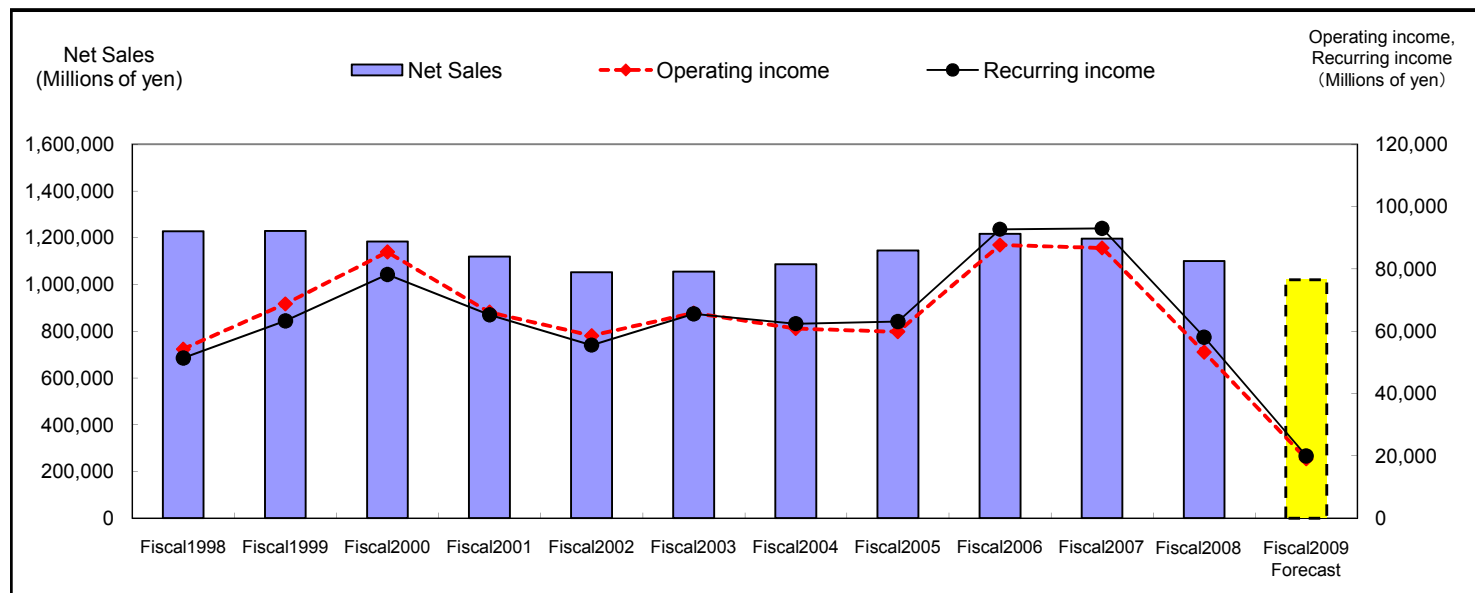
	Fiscal1998	Fiscal1999	Fiscal2000	Fiscal2001	Fiscal2002	Fiscal2003	Fiscal2004	Fiscal2005	Fiscal2006	Fiscal2007	Fiscal2008	Fiscal2009 Forecast
Net sales	1,314,696	1,330,284	1,364,800	1,305,468	1,300,237	1,326,039	1,372,243	1,501,857	1,596,183	1,597,807	1,514,172	1,460,000
Operating income	59,250	76,137	96,085	74,624	72,737	80,333	76,638	79,980	111,570	109,727	73,960	39,000
Recurring income	56,123	70,104	88,513	73,081	69,146	79,062	77,316	81,699	114,822	114,086	77,072	38,500
Net income	22,854	-94,810	25,167	-90,331	34,546	37,761	23,659	43,029	62,663	60,352	11,516	19,000



(Non-Consolidated)

(Millions of yen)

	Fiscal1998	Fiscal1999	Fiscal2000	Fiscal2001	Fiscal2002	Fiscal2003	Fiscal2004	Fiscal2005	Fiscal2006	Fiscal2007	Fiscal2008	Fiscal2009 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	1,100,500	1,020,000
Operating income	54,246	68,769	85,453	66,106	58,564	65,868	60,889	59,864	87,678	86,745	53,286	19,000
Recurring income	51,418	63,294	78,187	65,244	55,564	65,554	62,439	63,146	92,720	92,982	58,071	20,000
Net income	20,565	-97,040	22,777	-91,918	30,196	33,580	19,492	33,003	51,781	50,179	1,780	8,000



# Financial analysis

(Consolidated)

	Fiscal 2003	Fiscal 2004	Fiscal 2005	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009 Forecast
(Operating income + Interest received) / Total assets	6.79%	6.84%	7.34%	9.61%	8.56%	5.60%	2.97%
Operating income / Total assets	6.58%	6.60%	7.15%	9.39%	8.35%	5.41%	2.81%
Net income / Total assets	3.10%	2.04%	3.84%	5.27%	4.59%	0.84%	1.37%
ROE (Net income / Shareholders' equity)	5.75%	3.55%	6.36%	8.45%	7.69%	1.51%	2.52%
Gross profit / Sales	20.37%	19.95%	19.22%	20.56%	20.56%	19.23%	17.08%
Operating income / Sales	6.06%	5.58%	5.33%	6.99%	6.87%	4.88%	2.67%
Recurring income / Sales	5.96%	5.63%	5.44%	7.19%	7.14%	5.09%	2.64%
Sales / Total assets (times)	1.09	1.18	1.34	1.34	1.22	1.11	1.05
Shareholders' equity / Total assets	56.56%	58.45%	62.44%	62.41%	57.11%	54.33%	54.33%
Shareholders' equity / Shares (yen)	959.96	979.40	1,028.46	1,125.75	1,139.63	1115.2	1115.2
Net income / Shares (yen)	53.30	33.80	62.94	89.26	87.70	17.04	28.12
Stock price at the end of year / Net income per share (times)	19.51	35.50	29.04	18.96	13.44	45.13	27.36
Stock price at the end of year / Shareholders' Equity per share (times)	1.08	1.23	1.78	1.50	1.03	0.69	0.69

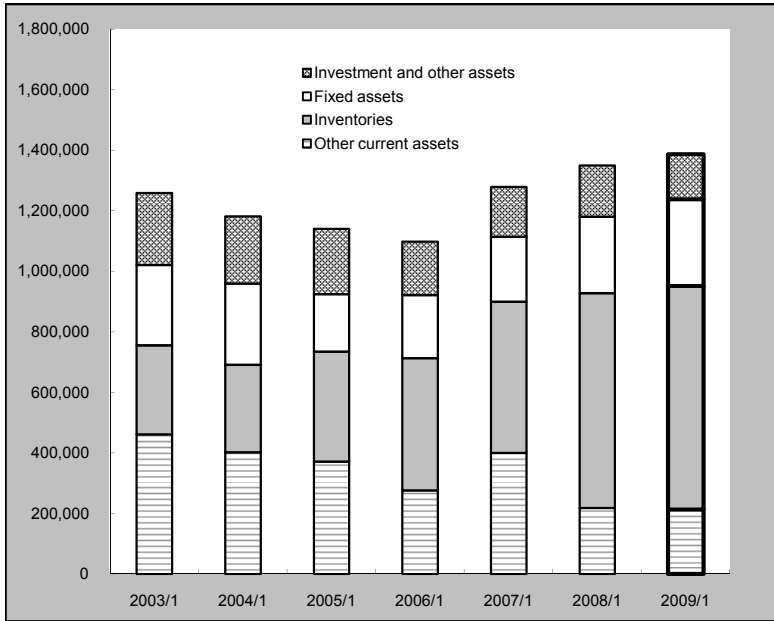
(Non-Consolidated)

	Fiscal 2003	Fiscal 2004	Fiscal 2005	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009 Forecast
(Operating income + Interest received) / Total assets	6.49%	6.44%	6.48%	8.62%	7.63%	4.65%	1.82%
Operating income / Total assets	6.14%	6.03%	6.09%	8.15%	7.19%	4.27%	1.51%
Net income / Total assets	3.13%	1.93%	0	4.82%	4.16%	0.14%	0.64%
ROE (Net income / Shareholders' equity)	5.40%	3.10%	5.24%	7.55%	6.99%	0.26%	1.19%
Gross profit / Sales	21.40%	20.82%	19.90%	21.44%	21.80%	20.32%	17.55%
Operating income / Sales	6.24%	5.61%	5.23%	7.21%	7.26%	4.84%	1.86%
Recurring income / Sales	6.21%	5.75%	5.51%	7.62%	7.78%	5.28%	1.96%
Sales / Total assets (times)	0.98	1.08	1.17	1.13	0.99	0.88	0.81
Shareholders' equity / Total assets	61.24%	63.25%	65.01%	62.79%	56.46%	53.55%	53.55%
Pay-out ratio	37.74%	63.85%	41.02%	29.83%	32.92%	912.55%	169.06%
Net income / Shares (yen)	47.69	28.19	48.76	73.75	72.90	2.63	11.83
Shareholders' equity / Shares (yen)	906.85	919.45	952.92	1,039.16	1,033.87	995.11	995.11
Stock price at the end of year / Net income per share (times)	21.81	42.57	37.49	22.94	16.17	292.40	65.00
Stock price at the end of year / Shareholders' Equity per share (times)	1.15	1.31	1.92	1.63	1.14	0.77	0.77

# Trend in assets(Consolidated)

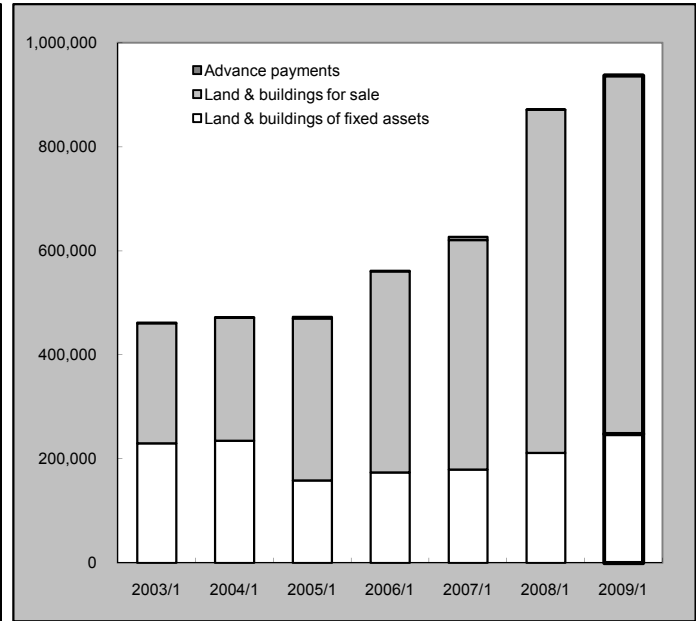
(Total assets)

(Millions of yen)



(Land and buildings assets)

(Millions of yen)

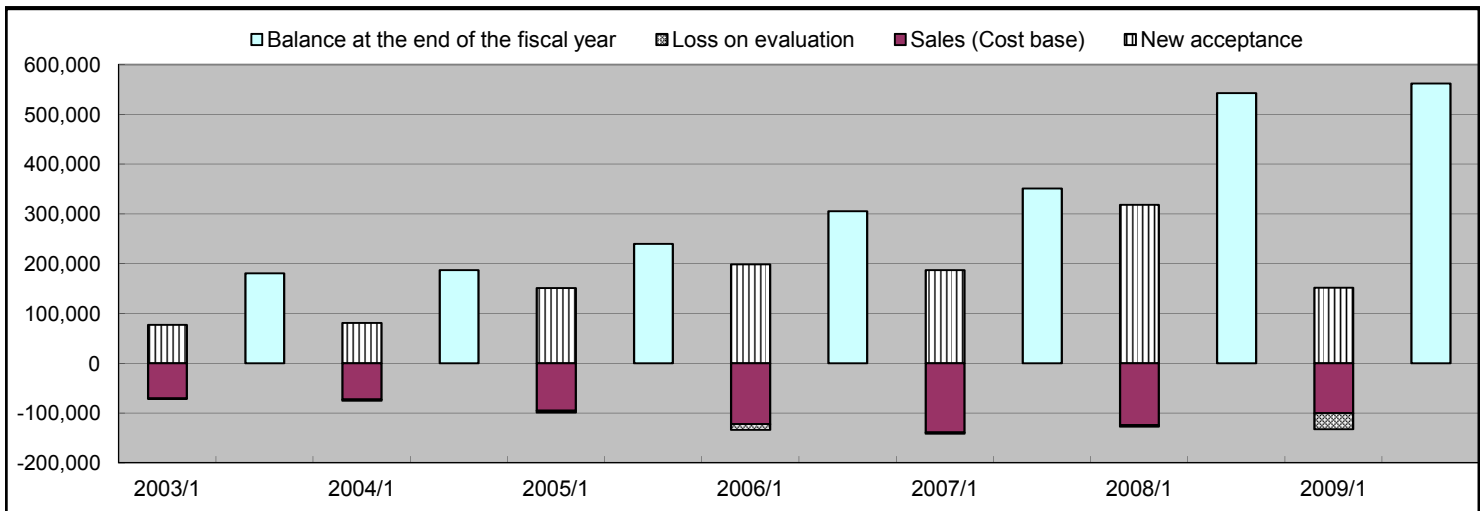


	2003/1	2004/1	2005/1	2006/1	2007/1	2008/1	2009/1
Investment and other assets	238,570	221,585	215,555	177,345	164,799	169,373	149,046
Fixed assets	265,498	268,865	190,225	208,104	214,913	252,604	286,990
Inventories	293,608	288,432	362,585	436,609	499,226	709,184	737,871
Other current assets	461,303	402,130	371,864	276,143	399,830	218,279	213,329
<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>1,387,237</b>

	2003/1	2004/1	2005/1	2006/1	2007/1	2008/1	2009/1
Land & buildings of fixed assets	230,269	234,856	158,585	174,348	179,736	211,458	247,996
Land & buildings for sale	230,750	236,492	311,611	386,193	441,147	659,999	689,259
Advance payments	1,080	1,260	2,833	1,407	6,279	810	1,816

# Trend in land for sale (Non-Consolidated)

(Millions of yen)



	2003/1	2004/1	2005/1	2006/1	2007/1	2008/1	2009/1
New acceptance	77,583	81,311	151,332	199,008	187,384	318,496	151,779
Sales (Cost base)	70,381	72,262	95,029	121,968	138,709	123,866	100,027
Loss on evaluation	522	2,932	3,569	11,256	2,781	3,277	32,202
<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>562,343</b>

# Summary of major development projects

## Large-scale projects

	Location	Notes	Area	Floor Space	Completion period
Tokyo Kodaira Project	Kodaira, Tokyo	Apartments for rent 77 units	approx. 5,100m <sup>2</sup>	approx. 4,500m <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>	Completed
Nagoya Ayuchitori Project	Nagoya	Apartments for rent 58 units	approx. 1,400m <sup>2</sup>	approx. 5,800m <sup>2</sup>	Completed
Sapporo Odorinishi Project	Sapporo	Apartments for rent 125 units, shops	approx. 1,000m <sup>2</sup>	approx. 11,300m <sup>2</sup>	Completed
Sapporo Minaminiyo Project	Sapporo	Apartments for rent 117 units, shops	approx. 1,100m <sup>2</sup>	approx. 9,900m <sup>2</sup>	2009
Sapporo Minamishichijo Project	Sapporo	Apartments for rent 96 units	approx. 750m <sup>2</sup>	approx. 6,900m <sup>2</sup>	2009
Nagoya Meieki Project I	Nagoya	Office building	approx. 800m <sup>2</sup>	approx. 7,000m <sup>2</sup>	2010
Hommachi Garden City	Osaka	Office building, Hotel, etc	approx. 3,700m <sup>2</sup>	approx. 50,000m <sup>2</sup>	2010
Hommachi Minami Garden City	Osaka	Office building	approx. 3,700m <sup>2</sup>	approx. 47,000m <sup>2</sup>	2011
Umeda Kita-Yard	Osaka	Office buildings, Commercial buildings, Condos , etc.	approx. 37,900m <sup>2</sup>	approx. 483,600m <sup>2</sup>	2012
Gotenyama Project	Shinagawa, Tokyo	Office buildings, Condos , etc	approx. 28,000m <sup>2</sup>	approx. 94,000m <sup>2</sup>	2011
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 II	Nagoya	Office building	approx. 1,800m <sup>2</sup>	undecided	undecided

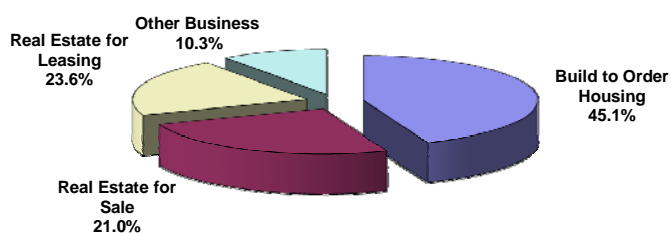
## Condominiums

	Location	Units	Area	Floor Space	Completion period
GM Shoto	Shibuya, Tokyo	26 units	approx. 2,500m <sup>2</sup>	approx. 6,700m <sup>2</sup>	2008
GM Itamikejiri Literacity	Itami, Hyogo	368 units	approx. 15,400m <sup>2</sup>	approx. 42,300m <sup>2</sup>	2009
GM Shirokanedai	Minato, Tokyo	35 units	approx. 2,500m <sup>2</sup>	approx. 8,000m <sup>2</sup>	2009
GM Kyomachibori Tower	Osaka	240 units	approx. 2,500m <sup>2</sup>	approx. 33,700m <sup>2</sup>	2009
GM Nishiboridori Tower	Niigata	167 units	approx. 4,400m <sup>2</sup>	approx. 41,600m <sup>2</sup>	2009
GM Aobanomachi West	Sendai	76 units	approx. 4,200m <sup>2</sup>	approx. 8,100m <sup>2</sup>	2009
GM Syukugawa Matuzonocho	Nishinomiya, Hyogo	22 units	approx. 1,400m <sup>2</sup>	approx. 4,100m <sup>2</sup>	2009
GM Sumiyoshi Hommachi NEX	Kobe, Hyogo	46 units	approx. 2,200m <sup>2</sup>	approx. 5,000m <sup>2</sup>	2009
GM Nishikujo BIO	Osaka	365 units	approx. 14,600m <sup>2</sup>	approx. 38,400m <sup>2</sup>	2010
Momochihama PJ	Fukuoka	209 units	approx. 4,800m <sup>2</sup>	approx. 36,800m <sup>2</sup>	2010
GM Nishi-Azabu	Minato, Tokyo	44 units	approx. 1,600m <sup>2</sup>	approx. 8,100m <sup>2</sup>	2010
GM Atsutanomori	Nagoya	236 units	approx. 10,100m <sup>2</sup>	approx. 28,700m <sup>2</sup>	2010
GM Ashiya Midorigaoka	Ashiya, Hyogo	25 units	approx. 1,300m <sup>2</sup>	approx. 4,000m <sup>2</sup>	2010
Wakabayashi PJ	Setagaya, Tokyo	66 units	approx. 1,800m <sup>2</sup>	approx. 6,000m <sup>2</sup>	2010
Seyahomgo PJ	Seya, Yokohama	165 units	approx. 7,000m <sup>2</sup>	approx. 14,000m <sup>2</sup>	2010
Mejiro Otomeyama PJ	Shinjuku, Tokyo	42 units	approx. 2,300m <sup>2</sup>	approx. 5,400m <sup>2</sup>	2011
Kiribayashicho PJ	Nagoya	75 units	approx. 3,000m <sup>2</sup>	approx. 9,400m <sup>2</sup>	2011
Kasumigaoka PJ	Nagoya	102 units	approx. 7,600m <sup>2</sup>	approx. 10,900m <sup>2</sup>	2011
Chohu Sengawa PJ	Chohu, Tokyo	297 units	approx. 18,400m <sup>2</sup>	approx. 23,800m <sup>2</sup>	2011
Bunkyo Mejirozaka PJ	Bunkyo, Tokyo	128 units	approx. 7,900m <sup>2</sup>	approx. 21,000m <sup>2</sup>	2012

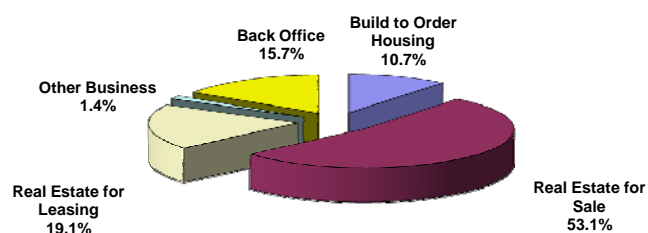
\* Plans and details stated here are subject to change.

# Segments of Sekisui House Group

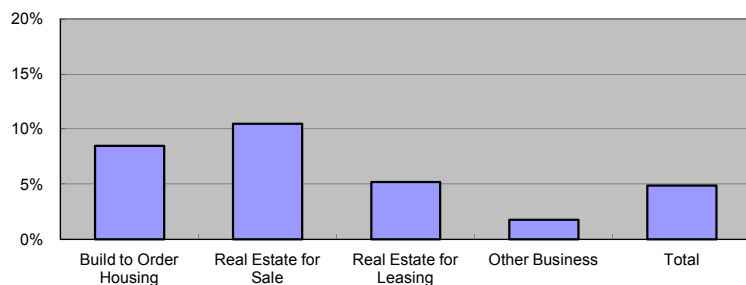
## Sales



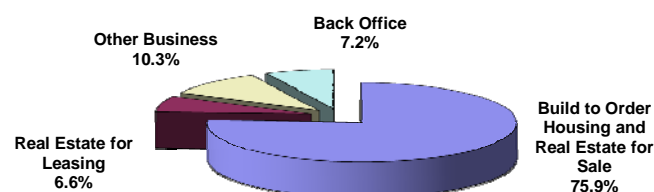
## Assets



## Operating Income / Sales



## Employee



	Build to Order Housing		Real Estate for Sale		Real Estate for Leasing		Other Business		Back Office		Total	
	Jan-08	Jan-09	Jan-08	Jan-09	Jan-08	Jan-09	Jan-08	Jan-09	Jan-08	Jan-09	Jan-08	Jan-09
Sales (millions of yen) *	704,506	682,862	403,083	317,278	334,530	357,075	155,686	156,955	-	-	1,597,807	1,514,172
Operating income / Sales	10.29%	8.48%	14.32%	10.49%	4.54%	5.20%	2.44%	1.77%	-	-	6.87%	4.88%

	Jan-08	Jan-09	Jan-08	Jan-09	Jan-08	Jan-09	Jan-08	Jan-09	Jan-08	Jan-09	Jan-08	Jan-09
Assets (millions of yen)	194,031	147,776	723,747	737,291	227,962	264,745	33,428	19,384	170,271	218,039	1,349,441	1,387,237

	Build to Order Housing and Real Estate for Sale		Real Estate for Leasing		Other Business		Back Office		Total	
	Jan-08	Jan-09	Jan-08	Jan-09	Jan-08	Jan-09	Jan-08	Jan-09	Jan-08	Jan-09
Employee	17,087	16,884	1,399	1,478	2,346	2,300	1,477	1,592	22,309	22,254

\* Sales to third parties

## Capital expenditure

(Millions of yen)

	Fiscal 2004	Fiscal 2005	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009 Forecast
--	-------------	-------------	-------------	-------------	-------------	----------------------

### Non-Consolidated

Factories	2,033	3,427	4,404	6,245	2,329	3,000
Real estate for rent	17,839	32,265	8,894	26,402	30,838	10,000
Others	7,616	6,572	7,866	10,887	9,989	10,000
Total	27,488	42,264	21,164	43,534	43,156	23,000
R & D expenditure	5,793	6,190	6,114	6,252	6,124	6,000
Depreciation expense	9,424	8,557	9,650	11,368	12,252	13,000

### Consolidated

Capital expenditure	36,225	46,817	26,691	54,413	57,432	35,000
Depreciation expense	11,553	11,117	12,231	14,157	15,392	16,500



# The state of orders (Non-consolidated)

(Millions of yen)

	Fiscal2006	Fiscal2007	Fiscal2008	Change %	Fiscal2009 Forecast	Change %
Detached Houses	466,191	440,310	407,721	92.6%	430,000	105.5%
D.H.(Steel-Frame)	365,497	345,266	307,496	89.1%	320,000	104.1%
D.H.(Wood-Frame)	100,694	95,043	100,224	105.5%	110,000	109.8%
Low-rise Apartments	240,646	263,197	268,642	102.1%	279,000	103.9%
Built to Order Housing	706,838	703,507	676,363	96.1%	709,000	104.8%
Detached Houses for Sale	254,582	213,576	171,147	80.1%	190,000	111.0%
D.H.(Steel-Frame)	128,909	107,257	85,930	80.1%	94,000	109.4%
D.H.(Wood-Frame)	23,955	18,207	16,920	92.9%	19,000	112.3%
Land for Detached House	101,717	88,110	68,295	77.5%	77,000	112.7%
Condominiums for Sale	83,845	80,554	41,383	51.4%	64,000	154.7%
Condominiums for Sale	48,180	45,785	24,500	53.5%	37,000	151.0%
Land for Condominiums	35,664	34,769	16,882	48.6%	27,000	159.9%
Urban redevelopment	74,069	75,313	61,656	81.9%	—	—
Real Estate for Sale	412,496	369,444	274,187	74.2%	254,000	92.6%
Real Estate for Lease	8,012	9,181	10,880	118.5%	10,000	91.9%
RC. Construction	44,969	49,982	43,042	86.1%	35,000	81.3%
Exterior	51,015	51,914	47,933	92.3%	48,000	100.1%
Remodeling and etc.	5,402	5,129	4,739	92.4%	5,500	116.1%
Other Business	101,387	107,026	95,715	89.4%	88,500	92.5%
<b>Total</b>	<b>1,228,735</b>	<b>1,189,159</b>	<b>1,057,147</b>	<b>88.9%</b>	<b>1,061,500</b>	<b>100.4%</b>

## Trend in Housing Constructed by Sekisui House

(Thousands of yen)

		Fiscal 2003	Fiscal 2004	Fiscal 2005	Fiscal 2006	Fiscal 2007	Fiscal 2008
Built to Order Detached Houses *	Sales per detached house	29,697	29,336	29,875	30,375	31,058	31,641
	Floor area per detached house	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>	143.00 m <sup>2</sup>
	Sales per 3.3sq. meters of detached house	670	670	682	698	713	731
Built for Sale Houses without Land *	Sales per built for sale house	24,998	24,485	24,586	25,556	25,672	25,145
	Floor area per built for sale house	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>	123.65 m <sup>2</sup>
Land	Sales per land	20,664	18,416	19,035	18,580	18,726	17,135
	Area per land	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>	206.13 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 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009 Forecast
Detached Houses	15,237 Units	14,095 Units	13,427 Units	12,700 Units
	15,199 Buildings	14,016 Buildings	13,328 Buildings	12,700 Buildings
	2,218,829 m2	2,041,606 m2	1,927,882 m2	— m2
	473,715 mil. yen	445,310 mil. yen	430,773 mil. yen	406,000 mil. yen
D.H. (Steel-Frame)	12,115 Units	11,151 Units	10,305 Units	9,500 Units
	12,089 Buildings	11,081 Buildings	10,220 Buildings	9,500 Buildings
	1,758,955 m2	1,611,724 m2	1,480,873 m2	— m2
	373,128 mil. yen	349,803 mil. yen	329,272 mil. yen	304,000 mil. yen
D.H. (Wood-Frame)	3,122 Units	2,944 Units	3,122 Units	3,200 Units
	3,110 Buildings	2,935 Buildings	3,108 Buildings	3,200 Buildings
	459,874 m2	429,881 m2	447,009 m2	— m2
	100,586 mil. yen	95,506 mil. yen	101,501 mil. yen	102,000 mil. yen
Low-rise Apartments	31,309 Units	32,850 Units	30,747 Units	32,000 Units
	6,147 Buildings	6,322 Buildings	5,663 Buildings	5,800 Buildings
	1,515,310 m2	1,612,982 m2	1,529,378 m2	— m2
	244,975 mil. yen	262,736 mil. yen	257,825 mil. yen	269,000 mil. yen
Built to Order Housing	718,691 mil. yen	708,047 mil. yen	688,599 mil. yen	675,000 mil. yen
RC. Construction (Residence)	2,390 Units	3,227 Units	2,497 Units	1,850 Units
	108 Buildings	126 Buildings	107 Buildings	100 Buildings
	160,788 m2	206,016 m2	142,379 m2	— m2
	28,006 mil. yen	38,866 mil. yen	30,498 mil. yen	34,000 mil. yen
RC. Construction (Non-residence)	46 Buildings	40 Buildings	29 Buildings	— Buildings
	51,573 m2	36,578 m2	38,948 m2	— m2
	9,749 mil. yen	6,156 mil. yen	8,211 mil. yen	— mil. yen
Exterior	50,423 mil. yen	50,726 mil. yen	55,231 mil. yen	44,000 mil. yen
Remodeling and etc.	5,340 mil. yen	5,231 mil. yen	4,591 mil. yen	5,275 mil. yen
Other Business	93,519 mil. yen	100,980 mil. yen	98,533 mil. yen	83,275 mil. yen

	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009 Forecast
Detached Houses for Sale	5,673 Units	4,911 Units	3,962 Units	3,950 Units
	5,483 Buildings	4,793 Buildings	3,889 Buildings	3,950 Buildings
	718,353 m2	621,376 m2	499,391 m2	— m2
	154,897 mil. yen	134,885 mil. yen	109,161 mil. yen	111,000 mil. yen
D.H. (Steel-Frame) for Sale	4,839 Units	4,267 Units	3,355 Units	3,300 Units
	4,649 Buildings	4,149 Buildings	3,282 Buildings	3,300 Buildings
	608,983 m2	537,308 m2	421,193 m2	— m2
	129,880 mil. yen	115,800 mil. yen	91,216 mil. yen	92,000 mil. yen
D.H. (Wood-Frame) for Sale	834 Units	644 Units	607 Units	650 Units
	834 Buildings	644 Buildings	607 Buildings	650 Buildings
	109,370 m2	84,068 m2	78,198 m2	— m2
	25,016 mil. yen	19,085 mil. yen	17,945 mil. yen	19,000 mil. yen
Land For Detached Houses	5,519 Lots	4,694 Lots	3,836 Lots	— Lots
	102,545 mil. yen	87,906 mil. yen	67,214 mil. yen	76,000 mil. yen
Condominiums for Sale	1,969 Units	2,079 Units	1,588 Units	1,500 Units
	28 Buildings	26 Buildings	36 Buildings	25 Buildings
	123,677 m2	151,200 m2	109,406 m2	— m2
	35,855 mil. yen	45,483 mil. yen	36,406 mil. yen	36,000 mil. yen
Land for Condominiums	24,090 mil. yen	33,447 mil. yen	29,774 mil. yen	27,000 mil. yen
Urban redevelopment	79,288 mil. yen	75,313 mil. yen	59,931 mil. yen	1,725 mil. yen
Real Estate for Sale	396,678 mil. yen	377,037 mil. yen	302,487 mil. yen	251,725 mil. yen
Total *housing only	56,578 Units	57,162 Units	52,221 Units	52,000 Units

## 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			
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%
08.8 - 09.1	45.4%	34.2%	23.8%	35.3%	48.6%	54.7%	711	56.5%

## 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. 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
09. 1	141	-	-	-	* 37	65	366	151	517
09. 2	127	-	-	-	* 37	65	354	145	499

\* 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

January 31, 2009

	Fiscal 2008			Interim of fiscal 2008			Fiscal 2007		
	Shareholders	Shares	Percentage	Shareholders	Shares	Percentage	Shareholders	Shares	Percentage
Government	0		0.00	0	0	0.00	0	0	0.00
Financial institutions	168	238,280,576	35.20	180	199,646,946	29.49	192	203,135,996	28.64
Banks	43	34,039,133	5.03	44	33,773,556	4.99	48	33,831,556	4.77
Trust Banks	26	136,389,132	20.15	31	99,653,132	14.72	28	104,176,082	14.69
Life insurance companies	33	43,720,685	6.46	35	43,676,685	6.45	35	42,207,685	5.95
Nonlife insurance companies	4	12,071,432	1.78	4	12,071,432	1.78	5	12,101,432	1.71
Other financial institutions	62	12,060,194	1.78	66	10,472,141	1.55	76	10,819,241	1.53
Securities companies	44	4,480,209	0.66	44	30,073,293	4.44	49	22,502,452	3.17
Foreigners	463	250,918,556	37.07	465	266,663,868	39.40	488	273,575,009	38.57
Companies	453	250,905,725	37.07	457	266,649,037	39.40	481	273,562,178	38.56
Individuals	10	12,831	0.00	8	14,831	0.00	7	12,831	0.00
Other companies	940	107,470,599	15.88	995	106,325,343	15.71	1,006	105,295,473	14.84
Individuals and others	32,541	74,823,057	11.05	33,851	73,633,809	10.88	33,545	71,856,348	10.13
Treasury stock	1	912,081	0.14	1	541,819	0.08	1	33,019,800	4.65
<b>Total</b>	<b>34,157</b>	<b>676,885,078</b>	<b>100.00</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>

Total number of shareholders with voting rights

Total number of voting rights

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

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

Total number of shares issued (non-consolidated)

Total number of shares issued (consolidated)

23,249 Shareholders

671,444 Rights

676,216,558 Shares \*

676,039,478 Shares \*

675,972,997 Shares \*

675,795,710 Shares \*

Average number of shares per shareholder

(Jan. 31, 2009) 19,815 Shares

(July 31, 2008) 19,048 Shares

(Jan. 31, 2008) 20,107 Shares

(Repurchase of shares during the term) 605,474 Shares  
(Total of 569 million yen)

\* Excluding treasury stock