

# Sustainability Report 2009

## Editorial Policy

The purpose of this report is to promote understanding of the initiatives the Sekisui House Group is taking to help realize a sustainable society and to improve those initiatives through communication with readers. It is produced with reference to the Environmental Reporting Guidelines 2007 of Japan's Ministry of the Environment, and the Sustainability Reporting Guidelines (Version 3.0) of the Global Reporting Initiative.

## Main points of improvement in the Sustainability Report 2009

- Measures taken and progress in fulfilling the nine promises made in the 2008 report are reported on. These promises relate to matters of particularly significant importance (materiality) to the Group's businesses, as determined by the CSR Committee, which includes three external members.
- The matters discussed in the 2009 report and their relative importance were determined based on survey data from approximately 2,700 internal and external respondents asked about the 2008 report, and on a consideration of societal conditions. In response to complaints that the small font size made for difficult reading, the text has been enlarged and special care has been taken with regard to layout to make reading easier.
- The opinions of outside experts have been included as objective evaluations of Group initiatives. The 2009 report enhances quality of space for these opinions.

### About the Cover



Houses are stages for their residents, who, together with those in their circles, make communities.

At Sekisui House, we not only provide outstanding living space; we do our best to create housing and communities with "time" in mind.

Housing is an important part of the global environment. If housing changes, society will, too. That thought is behind the *Gohon no ki* gardening concept, which aims to create conditions that invite birds to the trees of a garden and take a step toward the restoration of natural environments in the process.

### Businesses covered by this report

The scope of businesses covered by this report includes 63 companies, namely: Sekisui House, Ltd., and the following consolidated subsidiaries that are considered important in regard to CSR and environmental management: Sekiwa Real Estate, Ltd. (8 companies); Sekisui House Remodeling, Ltd.; Sekiwa Construction, Ltd. (44 companies); Landtech Sekiwa, Ltd. (2 companies); Greentechno Sekiwa, Ltd. (3 companies); SGM Operation Co., Ltd.; Sekisui House Umeda Operation Co., Ltd.; Sekiha, Ltd.; and Sekiwa Support System, Ltd. (A profile of the Sekisui House Group is provided on p. 3-4.)

### Business activities covered by this report

This report covers the business operations of the Sekisui House Group, which includes the built to order housing business (houses and low-rise apartments), real estate for sale business (houses, condominiums and land for sale), real estate for leasing business, and other business (exterior, remodeling and RC contracts). There were no material changes in the types of business operations undertaken by the Group during fiscal 2008.

### Period covered

Fiscal 2008 (February 1, 2008 to January 31, 2009)

### Date of publication

This report is published annually in Japanese around April.

### For inquiries about this report

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### Notes

- Please note that this English report is an excerpt. The full Japanese version of the report, as well as further information, is available at our website.
- The Japanese-language report is assured by a third party statement based on The Natural Step Framework AccountAbility, AA1000 Assurance Standard.



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### Sustainability Report 2009

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# Working to Create Shared Wealth for People, Communities, and the World

The Sekisui House Group, as a leader in the housing industry, builds detached housing, condominiums for sale, and leased housing, and engages in such projects as urban development, with the overriding goal of making housing valuable for its ability to allow people to live in comfort. In doing so, we aim at offering daily life with a rich sense of humanity. As Japan's leading home builder, we have a great responsibility to society, the environment, and the future.

## Built to Order Housing Business

We undertake the contracting, design, and construction of steel-frame detached housing and *Sha-Maison*, our low-rise apartments.



Is Stage Steel-frame detached house



M'Gravis Stage Wood-frame detached house



Sha-Maison, Villace Low-rise apartment



Biena Three-story Steel-frame house



Yukari no Ie Wood-frame detached house



Sha-Maison, Bereo Low-rise apartment

### Subsidiaries and Affiliates

Sekiwa Construction Higashi-Tokyo, Ltd. and 43 other companies

...Housing construction, landscaping, and exterior construction works

Sekiha, Ltd.

...Trading of housing-related construction materials.

### Corporate profile (as of January 31, 2009)

Corporation name	Sekisui House, Ltd.
Head office	1-88 Oyodonaka 1-chome, Kita-ku, Osaka 531-0076, Japan
Date of establishment	August 1, 1960
Capital stock issued	¥186,554 million
Total number of shares issued	676,885,078 shares
Employees	22,254 (consolidated); 14,953 (non-consolidated)

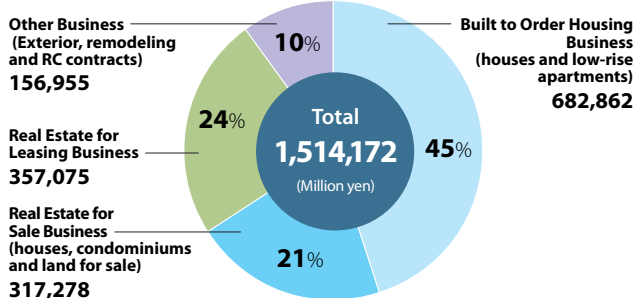
### Sales and Services Offices (as of January 31, 2009)

Sales Administration Headquarters	17
Sales Offices	141 (127 as of February 1)
Factories	5 (as of April 1)
Customer Service Centers	65
Subsidiaries and Affiliates	76

### Financial data

The goal of the Sekisui House Group is to maintain a virtuous economic cycle in which it provides housing, with related support, that customers can comfortably live in over the long term, and returns gains to society. During fiscal 2008, worsening market conditions undercut business performance with regard to detached housing, but results in the *Sha-Maison* building contract business, real estate for leasing, remodeling business, and the Group's other operations performed well, resulting in overall revenue equal to that of the prior fiscal year. The number of housing units sold came to 52,221. (Cumulative sales of houses: 1,959,210 houses)

### Consolidated net sales by segment (Fiscal 2008)





## Real Estate for Sale Business

Sales of detached housing, condominiums, etc., as well as urban redevelopment and sales of commercial buildings, etc.



Example of Town Development, *Common Stage Sakasegawa*



Example of condominiums, *Tokyo Terrace*

Example of urban redevelopment, *Gotenyama Project* (tentative name)

### Subsidiaries and Affiliates

- Sekiwa Real Estate, Ltd. and 7 other companies**
  - ...Real estate brokering and leasing
- SGM Operation Co., Ltd.**
  - ...Master leasing and management of rental housing, etc.
- Sekisui House Umeda Operation Co., Ltd.**
  - ...*Shin Umeda City* outsourced real estate management, tenant support, etc.

## Real Estate for Leasing Business

Block leasing/sub-leasing of *Sha-Maison* residential properties, and apartments and condominiums, leasing and management of other real estate.



*Sha-Maison Curavie U* Low-rise apartment

### Block Leasing Operations

Sekiwa Real Estate, Ltd. companies, part of the Sekisui House Group, lease entire apartment buildings and pays the owners fixed amounts every month regardless of occupancy rates. Sekiwa Real Estate handle all of the work of leasing to individuals as the direct lessor, thereby relieving owners of this burden and providing stable management of their properties. It has a track record of over 30 years in this field and serves approximately 90% of apartment building owners. Sekiwa Real Estate responds to the faith of countless stakeholders by delivering long-term peace of mind.

#### [Sekiwa Real Estate Block Leasing/Sub-Leasing System]

Set lease amounts / Solicit residents / Collect lease payments / Perform move-out settlement / Perform regular cleaning / Claim management, etc.

## Other Business

Contracting, designing, and construction of residential remodeling of houses, landscaping, exterior construction works, condominiums such as the RC framed, etc., and commercial buildings.



Example of residential remodeling

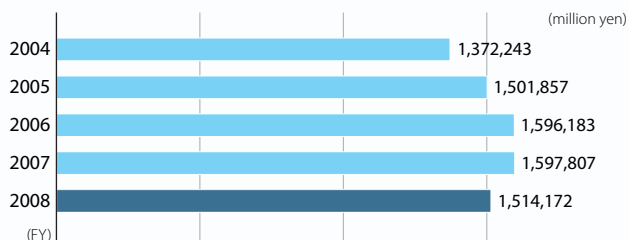


Example of exterior

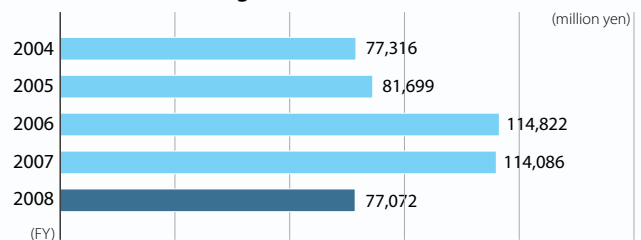
### Subsidiaries and Affiliates

- Sekisui House Remodeling, Ltd.**
    - ...Remodeling contracting
  - Greentechno Sekiwa, Ltd. and 2 other companies**
    - ...Landscaping, exterior construction work
  - Landtech Sekiwa, Ltd. and 1 other company**
    - ...Land surveying, soil studies
  - Sekiwa Support System, Ltd.**
    - ...Operation of fee-based residential elderly care facilities
  - Sumai no Toshokan, Ltd.**
    - ...Publisher of housing-related materials
  - SEA, Ltd.**
    - ...Publisher of housing-related materials, advertising agency
- 12 other companies**

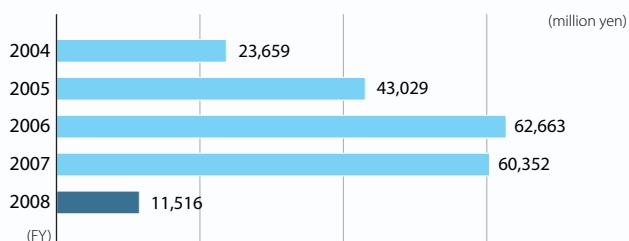
### Consolidated net sales



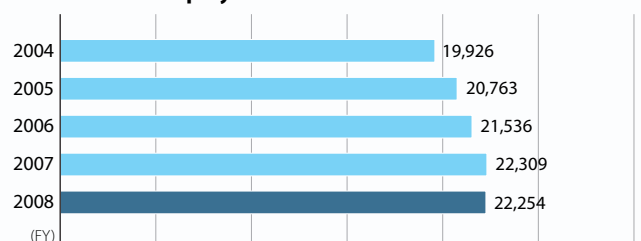
### Consolidated recurring income



### Consolidated net income



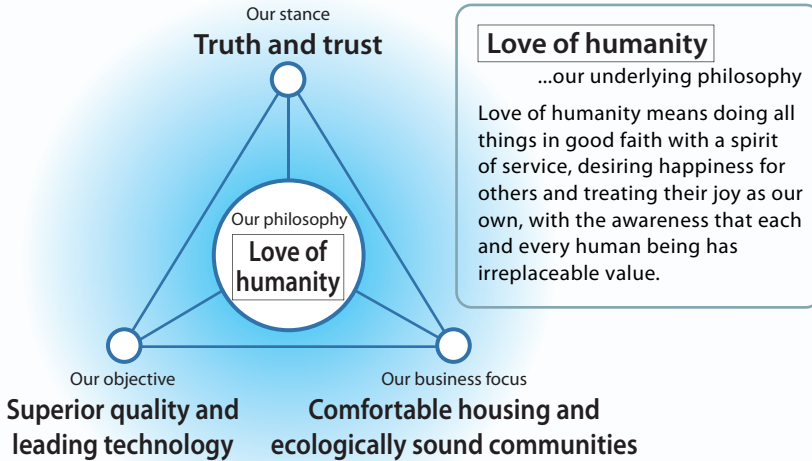
### Consolidated employees



# Toward a Sustainable Society

In an effort to promote a shared awareness among all employees and to move forward in the best direction, Sekisui House advocates the Sustainable Vision as the foundation of its corporate philosophy, the core of which is a love of humanity. To promote concrete action aimed at achieving this vision, we have established 13 guidelines based on our four values.

## Corporate philosophy (Established January 1989)



2005

## Declaration of Sustainability

Aiming for a balanced management based on four values: the environment, the economy, society and residents.



### • Our four values

The Triple Bottom Line concept is beginning to gain wide social acceptance. This concept refers to the need to pursue balanced business management that includes consideration of the environment and society as well as the economy in order to realize a sustainable society. At Sekisui House, we have carefully reviewed the value we can provide to society through our highly socially oriented core business of creating housing environments, and added a unique bottom line element of our own-residential value.

1999

### Environmental Future Plan

## Release of the Medium-Term Management Vision, S-Project

A declaration aimed at achieving Corporate Social Responsibility via improvements in the satisfaction triangle of customer satisfaction, employee satisfaction and shareholder satisfaction.

### Long-Life Housing Concept

—Always comfortable and enjoyable—

The establishment of an environmental charter and a basic environmental guideline aiming to achieve harmony between human beings, towns and the planet.

1996

- Adopted insulating multi-layered glass for use in *CentrageΣ* detached housing products.

1999

- **Announced the Environmental Future Plan**
- Standardized our major detached housing products to meet next generation energy-saving standards
- Established the Environment Promotion Department

2000

- Standardized multi-layered glass with airtight insulation qualities and insulation aluminum sash at all detached houses

2000 • The Housing Quality Assurance Act was enforced

2001

- Launched the *Gohon no ki* gardening concept

2002

- Achieved zero emissions at all Sekisui House factories

2003

- Met next-generation energy-saving standards for all detached houses

2004

- Authorized by the Ministry of the Environment to dispose of construction site waste across administrative boundaries

2001 • Law on Promoting Green Purchasing was enforced

2005

- **Declaration of Sustainability announced**
- **Established the Urban Development Charter**

- Launched *Action Plan 20*
- Achieved zero emissions at new house construction sites
- Establish the CSR Office

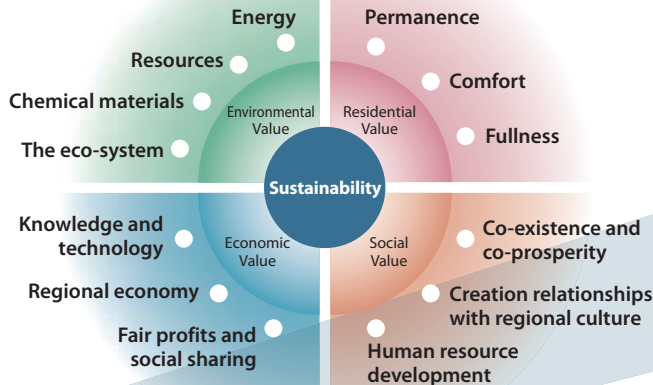
2005 • Kyoto Protocol came into effect



2006

## Established 13 guidelines based on our four values

Sekisui House has established 13 guidelines for sustainability in order to realize four values. The 13 guidelines, deeply entwined with our four values, will be the signposts that guide our business activities in a sustainable direction.



## Sustainable Vision

A sustainable society refers to a society based on a balanced, global eco-system, in which all people can live in comfort. In addition to contributing to the establishment of a sustainable society through the provision of housing that satisfies all of our customers, Sekisui House aims to become a company that creates housing environments and maintains the lead in providing for the lifestyles in that society.

Realizing a Sustainable Society

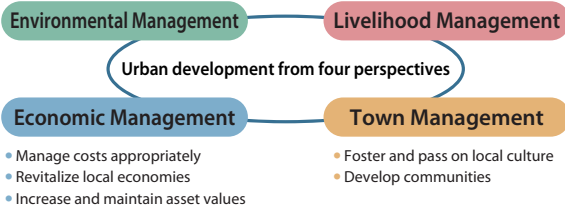
### • The Significance of Establishing the Vision

We have entered a period of tremendous social change, which makes forecasts about the future extremely difficult. We are in now an era that presents companies with tremendous challenges making it necessary to have a vision that clearly outlines the direction the Company should head, without merely being swept along by events. In doing so, we seek to avoid taking haphazard measures and will endeavor to position ourselves toward achieving our goals. Guided by our vision of the ideal Sekisui House, we can validate the suitability and adequacy of our activities and more quickly achieve our aims.

At Sekisui House, all of our businesses are conducted based on our four values and 13 guidelines. Examples include our uniquely established Urban Development Charter, along with our Urban Development Basic Principles and 24 Guidelines for Urban Development. (Refer to page 19.)

### Urban Development Basic Principles based on the Four Values

- Reduce environmental burden
- Conserve and grow nature
- Ensure secure and peaceful living
- Achieve prosperous lives for people



## 24 Guidelines for Urban Development

We have established 24 guidelines to support the application of our basic policy in urban development. These guidelines also serve as our evaluation standards for sustainable urban development, and urban development is conducted according to internal corporate standards.

2006

- Completed the *Sustainable Design Laboratory*, a next-generation housing research facility
- Achieved zero emissions in the after-sales service division
- Established the Global Warming Prevention R&D Institute
- **Made declaration on Human Resources Sustainability**
- Established the Diversity Development Team

2007

- Established guidelines for wood procurement and chemical substances
- Fully deployed *EVERLOOP*, repurchase of housing sold by the Company for reusing purposes
- Achieved zero emissions at remodeling division

2008

- Launched sales of the *Carbon Neutral House*
- Certified an Eco-First Company by the Ministry of the Environment
- Cooperated in constructing the *Zero Emission House* for the G8 Hokkaido Toyako Summit

2006 • Basic Act for Housing was enforced

2008 • G8 Hokkaido Toyako Summit took place  
• Act on Promotion of Dissemination of Long-term Quality Housing was enacted

# Contributing to realize a sustainable future through the formation of high-quality housing stock capable of serving the needs of multiple generations

## Housing is at the heart of society, and that's why our responsibility is great

The global recession that began in the fall of 2008 is encouraging Japan to move away from an export-oriented economy and has again highlighted the importance of expanding internal demand. The Japanese government has instituted an economic package focused on housing construction, which creates a huge ripple effect in the economy. More specifically, 19 trillion yen of housing investment boosts the economy by 36 trillion yen — nearly twice the size of investment. Much is expected from the high economic ramifications of housing.

Housing, in its essence, stands at the heart of society, and is intimately tied not only to the economy, but also to the global environment.

Residential CO<sub>2</sub> emissions are small compared to those of industry, but have increased 41.1% (fiscal 2007 bulletin figure)

since 1990, the base year for the Kyoto Protocol, and a reduction must be undertaken by the country as a whole.

Housing also contributes to the healthy development of children, and to interaction among generations. Furthermore, collections of houses, in the form of communities, are a foundation upon which safety, education, and culture rest.

Housing is, indeed, at the heart of society and it can develop societies in positive ways. Sekisui House has traditionally pursued businesses based on this idea and will seek to further develop them in the years ahead.

## Working to make *Zero Emission House* the norm for detached housing

The new administration in the US has put forth a “Green New Deal” policy as part of its effort to invigorate the US economy through environmental measures. The Japanese government, too, has established a goal of expanding photovoltaic power



**Isami Wada**  
Chairman & CEO

generation forty-fold by 2030 and restarted subsidies for residential photovoltaic power generation systems in 2009 as a step toward achieving that goal.

For its part, Sekisui House established the environment as a key management concern 10 years ago, in 1999, when we announced our *Environmental Future Plan*. Furthermore, in 2005, we announced our Declaration of Sustainability. Since then, we have been working to increase our corporate value in a balanced fashion from four perspectives — the environment, the economy, society and residents. We have also been developing businesses that will contribute to the realization of a sustainable society.

*Action Plan 20* is one example. Under this plan, CO<sub>2</sub> emissions from occupancy of newly constructed detached housing will be 6% lower in 2010 than they were in 1990. *Action Plan 20* meets the next-generation energy-saving standards and standardizes high-efficiency hot-water supply systems. It also promotes the adoption of photovoltaic power generation and other systems in detached houses. We are also working to reduce the environmental burden of production activities, and, in our waste reduction efforts, have achieved zero emissions (generation of no landfill waste and no incineration without heat recovery) at all factories and new construction sites, in our after-sales service division, and, as of 2007, at the remodeling division. In addition, we are advancing initiatives to protect the global environment

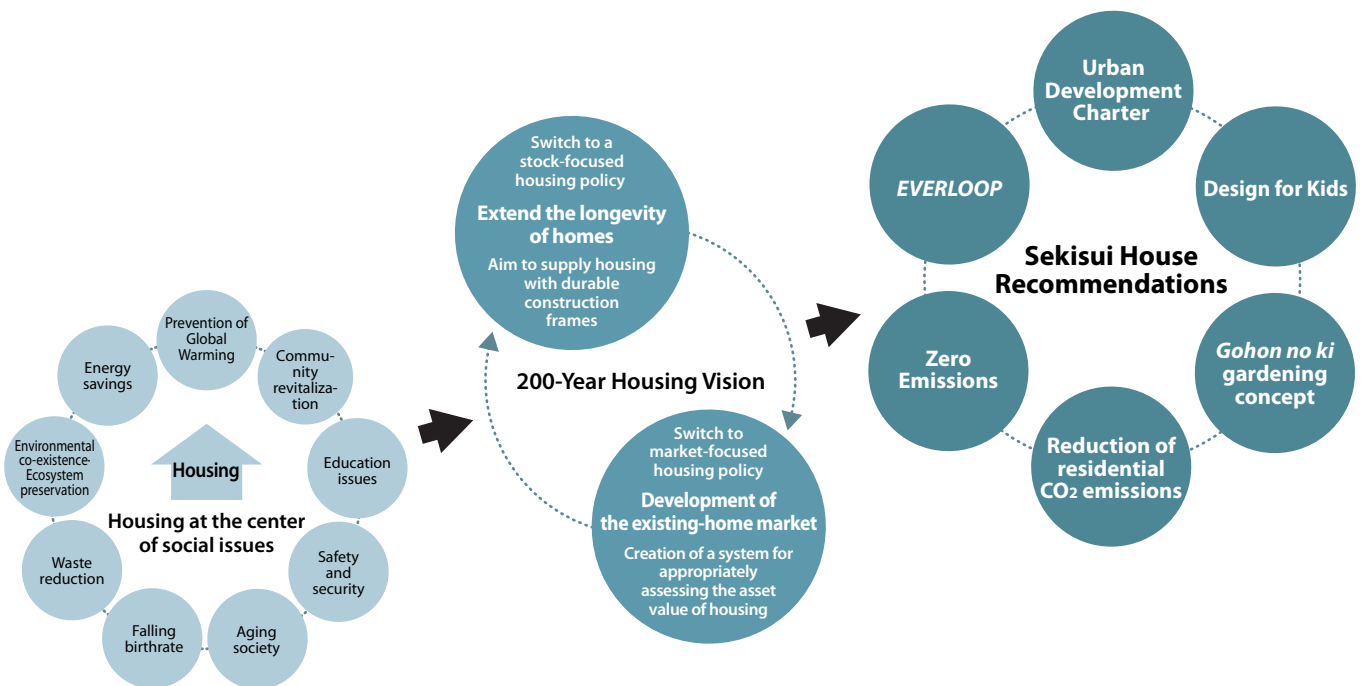
and ecosystems. The *Gohon no ki* gardening concept for creating gardens mainly with indigenous species is one example of our efforts in this regard.

In July 2008, the *Zero Emission House* constructed with the assistance of Sekisui House was displayed at the environment-focused G8 Hokkaido Toyako Summit, and received very positive feedback. The *Zero Emission House* represents a near-future housing concept that uses photovoltaic power generation, fuel cells, and other new technologies to produce zero net CO<sub>2</sub> emissions throughout its entire product lifecycle, from production to demolition. Sekisui House would like to improve environmental performance of all newly constructed detached housing to the level of the *Zero Emission House* by 2050.



## Our mission: Accelerate the formation of housing stock as social capital

The average life expectancy of Japanese housing is approximately 30 years, well below comparable figures for European and US housing. One reason for this is the uniquely Japanese real-estate evaluation rule of thumb that buildings





that have been in the market for 20 years are worthless in the secondary market because they occupy valuable land. As a result, resources and energy are repeatedly wasted in a

cycle of construction and demolition, and the values to be had from continuously living in high-quality housing are sacrificed.

In response, Sekisui House has been working to develop integrated solutions. We have long used high-quality, highly durable construction frames, devised interiors and facilities that can adapt

flexibly to changes in family structure or lifestyles, introduced in 2000 a 20-year construction frame guarantee and the *U-trus* house guarantee system for extending these guarantees in 10-year increments. We have also come up with other innovations in our quest to lead efforts to extend housing life expectancy.

In recent years, the Japanese government, too, has begun to change housing policy. With longer-lasting housing and development of the existing-home market, two concepts included in the Basic Act for Housing enacted in 2006, as basic policy directions, the Long-Term Quality Housing system will be implemented in June 2009. This system is consistent with the 200-Year Housing Vision, which calls for the formation of housing stock with earthquake resistance and durability properties as quality social capital.

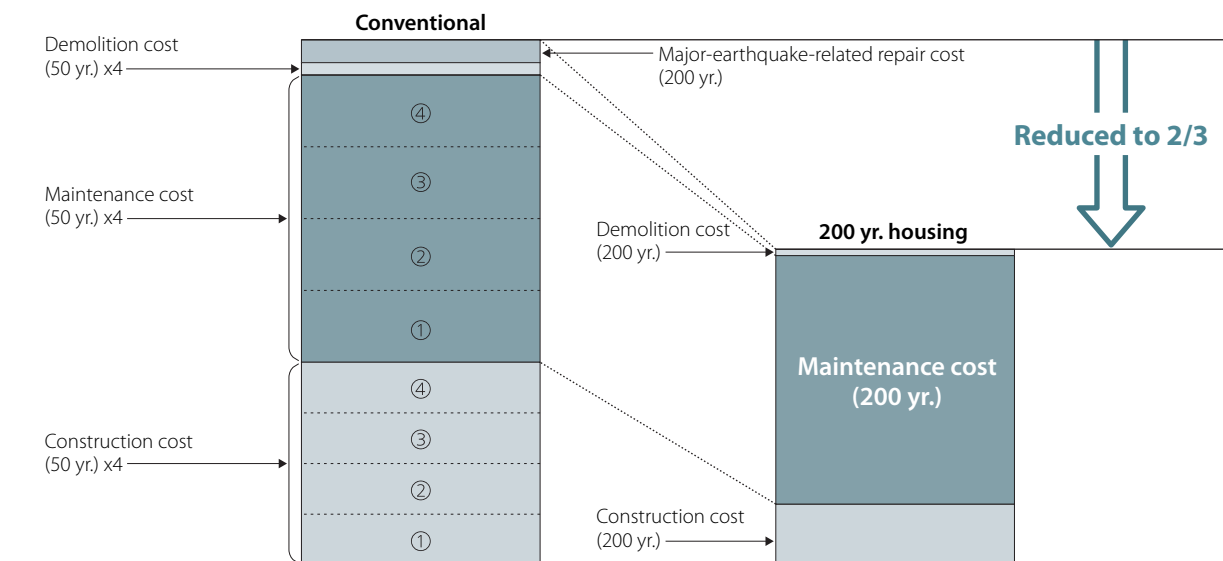
Such long-life housing, as social capital, will not only enhance daily life and culture for ordinary people, but will also reduce the housing expense burden. Measures aimed at producing such results are already being put forth.

Our mission is to accelerate these developments. We have, for instance, developed numerous cutting-edge technologies like the *SHEQAS* seismic damping mechanism that dissipates seismic energy by converting it to heat. And we are advancing through exacting quality management in material manufacturing and construction the building of housing that can be lived in over the long term with safety and peace of mind. Since 2007, we have been promoting *EVERLOOP*, in which we repurchase homes from our customers, add value to them through revitalization, and sell them complete with warranties to new owners. This new business, which, it could be said, is made possible by our high-quality, long-life products, is contributing greatly to the formation of an existing-home market.

In accordance with its Urban Development Charter, we practice urban development by creating communities that become beautiful with time. For example, our new “n times richer” landscape design concept and urban development approach enriches daily life and the neighborhood living environment by connecting individual gardens and views in the local area. Through this and other such approaches, we are working to create value in the form of housing as social capital.



### Lowering Residential Expense Burden\* through 200-Year Housing (Trial calculation)



Note 1) For an 11-story 65-unit (3 bedrooms, living room, dining room, kitchen) residential complex. Cost of land not included.  
 Note 2) The traditional case assumes reconstruction after 50 years (4 reconstructions over 200 years).  
 Note 3) The construction cost for 200-year housing is estimated to be 20% greater than for traditional housing. Maintenance cost is estimated to be 10% lower.

Source: "Future Developments Regarding Long-Term Quality Housing Initiatives and Model Enterprises," published by the Ministry of Land, Infrastructure, Transport and Tourism, Housing Bureau

\* House construction, purchase, and maintenance costs

Within the current economic downturn, we will speak out about tax and other reforms we believe are necessary to prevent national stagnation on the matter of creating a stock of high-quality housing. Paying particular attention to the fact that half of the country's 1,430 trillion yen in personal financial assets are held by seniors, we intend to press the government to relax inheritance and gift taxes, take other steps to promote the intergenerational transfer of assets, and entice investment in high-quality housing construction.

## Moving forward and taking responsibility for the future as an Eco-First Company

The Sekisui House Group, in announcing its Medium-Term Management Vision, clearly stated that the customer-oriented stance it has maintained since its founding is the pursuit of customer satisfaction, and proclaimed that it will meet its corporate social responsibilities (CSR) by increasing customer satisfaction, together with employee satisfaction and shareholder satisfaction, as three equal parts of a whole. Working to make this vision a reality, our CSR Committee, which includes three external members, has been continuously discussing CSR matters since its establishment in 2005.

The external members of the committee sometimes make points that are painful to hear, but our executives and employees have moved forward with CSR and compliance measures, making necessary corrections along the way.

Sekisui House was certified as an Eco-First Company by the Ministry of the Environment in 2008, and we regard this as the result of the persistent, steadfast efforts of our employees and the support we have received from the external members of the CSR Committee and countless others. It is also an indication of society's growing expectations of the business strategies and policies we have advanced to date. Therefore, refusing to be satisfied with our certification as an Eco-First Company, our executives and employees working in unison are determined to bring all of our capabilities to bear in continuing to create rich living and living environments for the nation.

In this Sustainability Report, we provide updates on Sekisui House initiatives like those discussed above. We invite all of our stakeholders to frankly express their opinions on the content of this report and will use them to improve upon our activities.

**Isami Wada**  
Chairman & CEO



Zero Emission House Sekisui House cooperated in constructing at the July 2008 G8 Hokkaido Toyako Summit

## We always want to live up to our corporate philosophy and fulfill our social responsibilities

The sudden economic pullback that began last year has had an enormous impact on Japan's housing and real estate markets, and on our business. It is, however, exactly because of the current conditions that we must focus on meeting the Group's CSR commitments.

My role as regards the Sekisui House Group's CSR initiatives is to exercise leadership and boost employee awareness for CSR promotion within the Sales Division and other divisions, and consistently meet these responsibilities in our daily work. As such, I will provide a recap of fiscal 2008 CSR activities and clearly delineate directions for the future.

### Promoting Ways of Coexisting with the Global Environment as an Eco-First Company

In fiscal 2008, the environment was a key focus of our business activities.

To begin with, we introduced and vigorously promoted the *Carbon Neutral House* in April 2008 to further advance our *Action Plan 20*. *Carbon Neutral Houses* use energy conservation technology and energy produced by fuel cells and photovoltaic power generation to completely offset CO<sub>2</sub> emissions from occupancy.

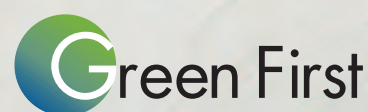
In June 2008, Sekisui House was certified as an Eco-First Company by the Ministry of the Environment. And, as the social responsibility of Japan's greatest supplier of housing, we made three promises: reduction of CO<sub>2</sub> emissions in both

the construction and occupancy of our buildings; promotion of ecological networks and biodiversity revitalization; and implementation of resource recycling. In the spirit of fulfilling those promises, we exhibited a *Zero Emission House*, a near-future housing concept, at the G8 Hokkaido Toyako Summit in July 2008. This exhibit was later moved to the Zero Emissions Center at our Kanto factory and was opened to the general public in November. Through these and other actions, we strengthened our activities aimed at promoting coexistence with the global environment.

Looking ahead, we will advance the use of our *Green First* environmentally conscious housing products equipped with photovoltaic power generation systems and fuel cells in our leading products within detached houses and *Sha-Maison* low-rise apartments. We intend to greatly expand adoption of these products, which are extremely effective contributors to efforts to prevent global warming.

In fiscal 2008, we responded to society's needs for long-life housing by actively promoting awareness of *EVERLOOP*, repurchase of housing sold by the Company for reusing purposes, and sponsored the *EVERLOOP Sankan-bi* event. Moving forward, we will expand the scope of our remodeling business, which has so far covered only buildings we have constructed, to include all wood frame houses, and will expand our staffing in that connection.

Achieving success in these initiatives relies, more than anything else, on having employees realize the weight of their responsibilities as members of an Eco-First Company.



Toshinori Abe  
President & COO



Toward that end, we will redouble our employee education activities to ensure that each individual understands the meaning of “Eco-First” and can communicate it to customers.

## Moving to devote even greater effort to ensuring thorough, far-reaching compliance

Sekisui House has worked hard to ensure thoroughness in compliance, which serves as the foundation for CSR.

One Japanese saying goes, “without morals economics is a crime and that without economics, morals are meaningless.” Similarly, in business, it is important to pursue economic efficiency and benefits to society at the same time. When economic conditions are bad, as they are now, it is all the more important to avoid the reckless pursuit of profits and, instead, to increase customer satisfaction, and ensure social contributions to employees, local communities, and all other stakeholders.

To reinforce that awareness among all Sekisui House Group employees, we will tally results of the Compliance Awareness Survey and provide feedback for each sales office.

## Aiming to become a company where employees increase individual contributions to society

It is necessary to innovate our business and adapt to market needs. Due to stagnation in the new-housing market, production at the Shiga factory was discontinued at the end of March 2009. Meanwhile, we have shifted many employees from there to the remodeling business, an area which is expected to grow.

Moving forward, we will continue to use such measures to create work that allows individuals to contribute to society as we realize work environments that give rise to a sense of pride and accomplishment.

We are aware that our company still has many issues preventing it from fully living up to its social responsibilities. It is particularly important, amid difficult economic conditions, that we do not sacrifice morals in pursuit of business objectives. And it is critical that we constantly pursue sound management by living up to our corporate philosophy. Leading sound management efforts by example, I intend to make our corporate philosophy, which is rooted in “Love of humanity,” and our Code of Conduct, which tells us that “Each and every one of us is Sekisui House” and calls for “Using our originality to challenge the age,” real throughout the Group.

I ask for your ongoing understanding and support in this venture.



**Toshinori Abe**  
President & COO

### Our commitment

- As measures for cutting the global warming impacts of home occupancy, we will work to encourage residential energy conservation and adoption of photovoltaic power generation systems and fuel cells by making overall upgrades in our *Green first* efforts. We also will promote education on ways to save energy in daily life. We will also advance energy-saving measures for business activities.
- By providing safe, secure, and comfortable housing that takes into consideration universal design, health, and the environment; we will create high-quality housing stock.
- To support the continuous use of homes over the long term, we will promote our own unique warranty extension system and *EVERLOOP*, repurchase of housing sold by the Company for reusing purposes, and contribute to the formation of a new existing-home market.
- Working from the *Gohon no ki* gardening concept, we will make significant efforts to protect ecosystems, and continue to plant trees at the rate of one million a year.
- In accordance with our Urban Development Charter, we will nurture the development of rich environments and communities, and promote the development of communities that thrive over the long term.
- We will maintain zero emissions in production, construction, after-sales service, and remodeling. We will also continue efforts to reduce waste volume and to recycle.
- We will share a common aspiration with Group companies and partnering construction companies, collaborating on construction quality management and the development of young workers, and aiming for coexistence and co-prosperity.
- We will promote fair procurement based on our guidelines for the procurement of wood and chemical substances, voluntary standards that exceed the scope of standard laws and regulations, and cooperate with suppliers to expand activities including the fair procurement of wood.
- With support for women's activities, we will actively support the development of diverse human resources and foster the next generation.
- We will thoroughly apply compliance in all operations, and forge ahead with improvements in employee awareness and the development of systems to promote fair business practices.