

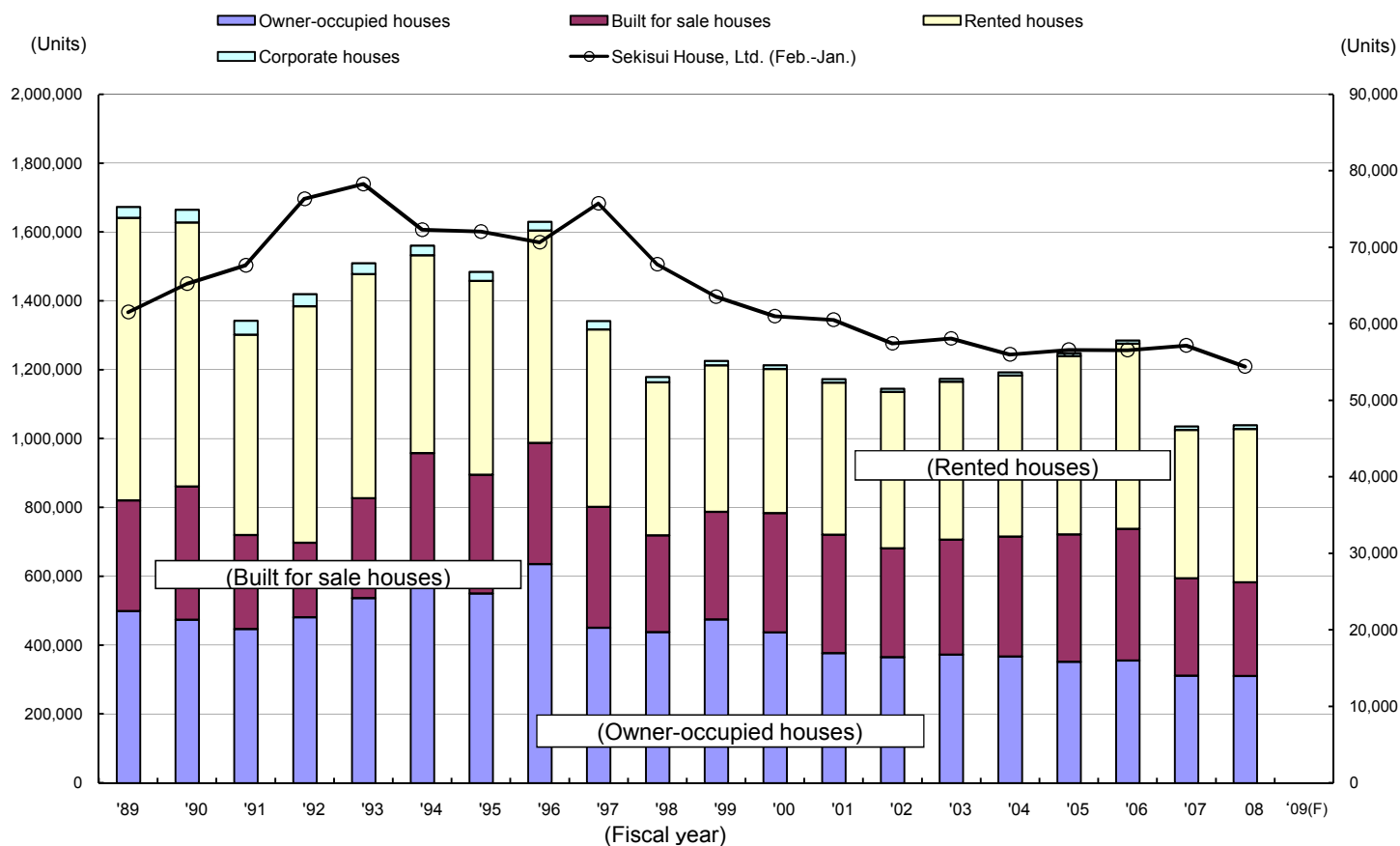
Fact Book

Profile of Sekisui House, Ltd. Second Quarter of Fiscal 2009

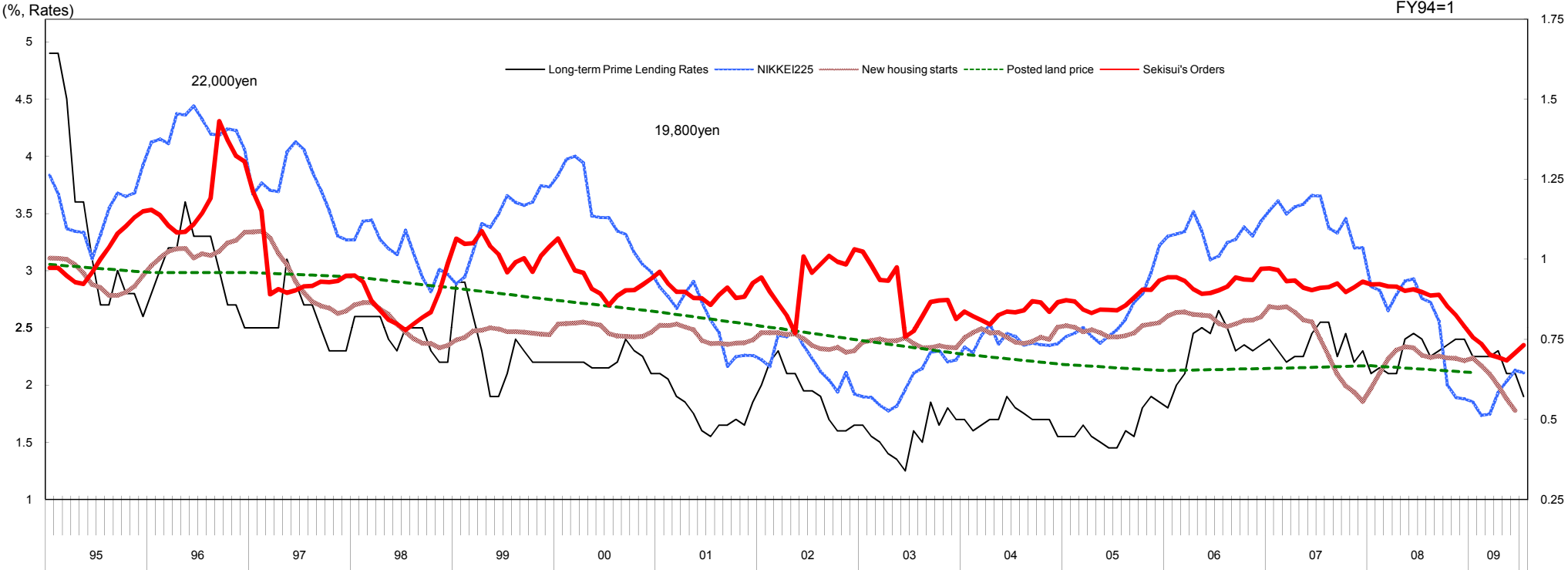
INDEX	Page
Changes in numbers of new housing starts in Japan and housing constructed by Sekisui House, Ltd.	1
Trends in macro economy index and Sekisui's orders	2
Changes in business results	3
Financial analysis	4
Segment breakdown (Consolidated)	5
The state of orders (Non-consolidated)	6
The state of accumulated orders (Non-consolidated)	
Segment information (Non-consolidated)	7-8
Trend in assets (Consolidated)	9
Segments of Sekisui House group	10
Trend in land for sale (Non-consolidated)	
Capital expenditure	11
Trend in housing constructed by Sekisui House	
Trend in Sekiwa Real Estate block leasing operation	
Item-wise ratios of house buyers	12
Sales offices of Sekisui House	
Summary of major development projects	13
The state of share distribution	14

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

	(Fiscal year)																			(Units)	
	'89	'90	'91	'92	'93	'94	'95	'96	'97	'98	'99	'00	'01	'02	'03	'04	'05	'06	'07	'08	'09(F)
Owner-occupied houses	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	310,664	305,000
Built for sale houses	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	272,680	246,000
Rented houses	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	444,747	416,000
Corporate houses	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	11,089	5,000
Total	1,672,783	1,665,367	1,342,977	1,419,752	1,509,787	1,560,620	1,484,652	1,630,378	1,341,347	1,179,536	1,226,207	1,213,157	1,173,170	1,145,553	1,173,649	1,193,038	1,248,807	1,285,246	1,035,598	1,039,180	972,000
Sekisui House, Ltd. (Feb.-Jan.)	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	43,810
Sekisui's market share in Japan	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%	4.8%	4.5%



Trends in macro economy index and Sekisui's orders



<p>^ extraordinary demand before consumption tax increase and reconstruction after The Great Hanshin Awaji Earthquake</p>	<p>^ expansion of mortgage deductions</p>	<p>^ extension of mortgage deductions and raising gift tax exemption ceiling</p>	<p>^ raising inheritance and gift tax exemption ceiling</p>	<p>^ decline of new housing starts due to the Amended Building Standard Law</p>	<p>^ Mortgage tax break expanded and investment tax credit for housing introduced</p>
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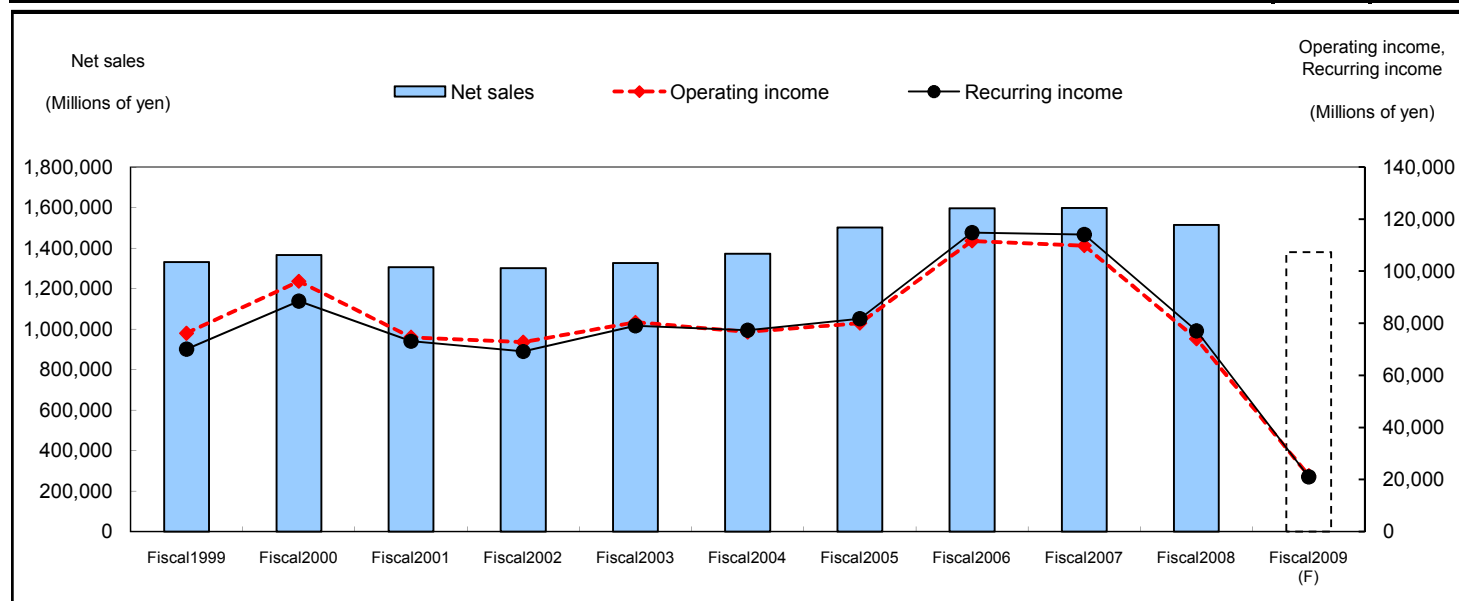
New housing starts & Sekisui's orders: 6 months moving average based on FY94. Posted land price: based on FY94. Nikkei 225 & the prime rate: actual number

Changes in business results

(Consolidated)

(Millions of yen)

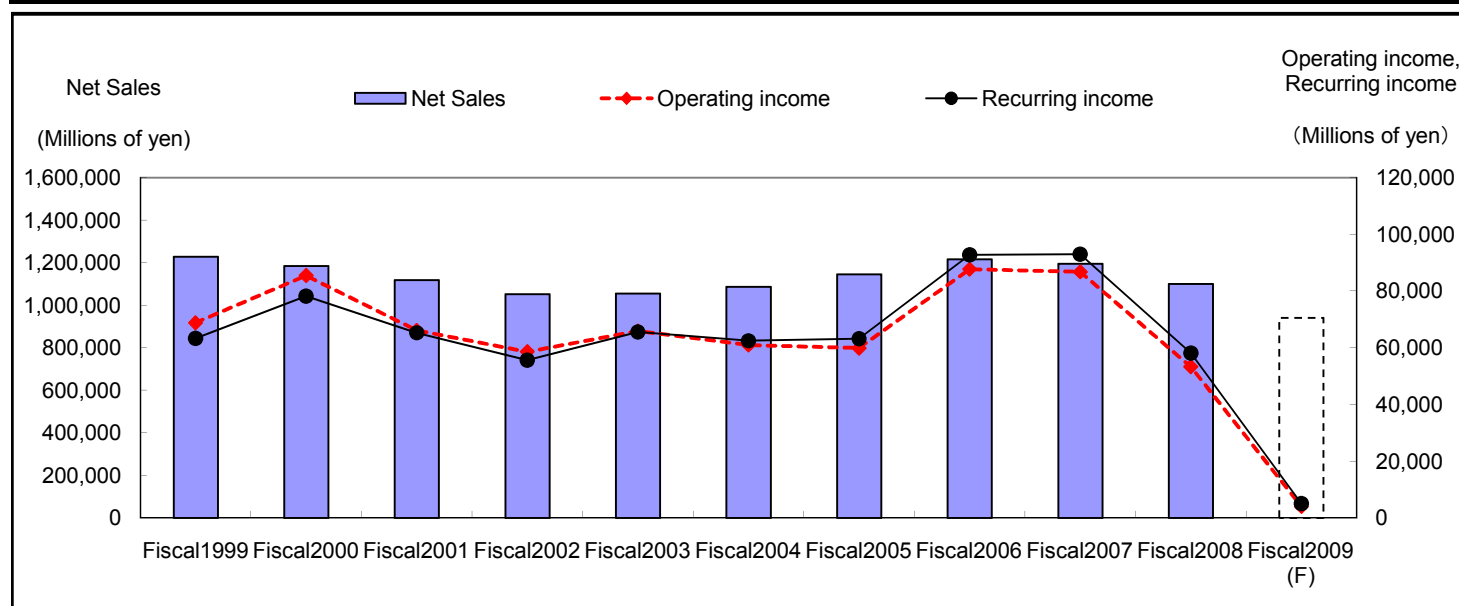
	Fiscal1999	Fiscal2000	Fiscal2001	Fiscal2002	Fiscal2003	Fiscal2004	Fiscal2005	Fiscal2006	Fiscal2007	Fiscal2008	Fiscal2009 2Q	Fiscal2009 (F)
Net sales	1,330,284	1,364,800	1,305,468	1,300,237	1,326,039	1,372,243	1,501,857	1,596,183	1,597,807	1,514,172	668,012	1,380,000
Operating income	76,137	96,085	74,624	72,737	80,333	76,638	79,980	111,570	109,727	73,960	2,995	21,500
Recurring income	70,104	88,513	73,081	69,146	79,062	77,316	81,699	114,822	114,086	77,072	2,653	21,000
Net income	-94,810	25,167	-90,331	34,546	37,761	23,659	43,029	62,663	60,352	11,516	-2,373	6,000



(Non-Consolidated)

(Millions of yen)

	Fiscal1999	Fiscal2000	Fiscal2001	Fiscal2002	Fiscal2003	Fiscal2004	Fiscal2005	Fiscal2006	Fiscal2007	Fiscal2008	Fiscal2009 2Q	Fiscal2009 (F)
Net Sales	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	439,160	940,000
Operating income	68,769	85,453	66,106	58,564	65,868	60,889	59,864	87,678	86,745	53,286	-7,230	4,000
Recurring income	63,294	78,187	65,244	55,564	65,554	62,439	63,146	92,720	92,982	58,071	-5,988	5,000
Net income	-97,040	22,777	-91,918	30,196	33,580	19,492	33,003	51,781	50,179	1,780	-6,532	-1,300



Financial analysis

(Consolidated)

	Fiscal 2005	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009 2Q
(Operating income + Interest received) / Total assets	7.34%	9.61%	8.56%	5.60%	0.59%
Operating income / Total assets	7.15%	9.39%	8.35%	5.41%	0.44%
Net income / Total assets	3.84%	5.27%	4.59%	0.84%	-0.35%
ROE (Net income / Shareholders' equity)	6.36%	8.45%	7.69%	1.51%	-0.63%
Gross profit / Sales	19.22%	20.56%	20.56%	19.23%	15.58%
Operating income / Sales	5.33%	6.99%	6.87%	4.88%	0.45%
Recurring income / Sales	5.44%	7.19%	7.14%	5.09%	0.40%
Sales / Total assets (times)	1.34	1.34	1.22	1.11	0.98
Shareholders' equity / Total assets	62.44%	62.41%	57.11%	54.33%	55.41%
Shareholders' equity / Shares (yen)	1,028.46	1,125.75	1,139.63	1,115.20	1,109.75
Net income / Shares (yen)	62.94	89.26	87.70	17.04	-3.51
Stock price at the end of year / Net income per share (times)	29.04	18.96	13.44	45.13	—
Stock price at the end of year / Shareholders' Equity per share (times)	1.78	1.50	1.03	0.69	0.80
Pay-out ratio	31.78%	24.65%	27.37%	140.85%	—

(Non-Consolidated)

	Fiscal 2005	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009 2Q
(Operating income + Interest received) / Total assets	6.48%	8.62%	7.63%	4.65%	-0.73%
Operating income / Total assets	6.09%	8.15%	7.19%	4.27%	-1.17%
Net income / Total assets	3.36%	4.82%	4.16%	0.14%	-1.06%
ROE (Net income / Shareholders' equity)	5.24%	7.55%	6.99%	0.26%	-1.96%
Gross profit / Sales	19.90%	21.44%	21.80%	20.32%	16.07%
Operating income / Sales	5.23%	7.21%	7.26%	4.84%	-1.65%
Recurring income / Sales	5.51%	7.62%	7.78%	5.28%	-1.36%
Sales / Total assets (times)	1.17	1.13	0.99	0.88	0.71
Shareholders' equity / Total assets	65.01%	62.79%	56.46%	53.55%	54.64%
Pay-out ratio	41.02%	29.83%	32.92%	912.55%	—
Net income / Shares (yen)	48.76	73.75	72.90	2.63	-9.66
Shareholders' equity / Shares (yen)	952.92	1039.16	1033.87	995.11	981.55
Stock price at the end of year / Net income per share (times)	37.49	22.94	16.17	292.40	—
Stock price at the end of year / Shareholders' Equity per share (times)	1.92	1.63	1.14	0.77	0.91

Segment Breakdown (Consolidated)

1. Orders

(Millions of yen)

	Fiscal 2005	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009 (2Q)
Built to Order Housing	684,139	705,462	697,963	669,897	306,731
Real Estate for Sale	351,248	442,058	387,233	299,651	133,002
Real Estate for Leasing	291,154	310,211	334,530	357,075	182,040
Other Business	151,816	153,127	157,360	146,362	74,977
Consolidated	1,478,359	1,610,859	1,577,087	1,472,987	696,751

2. Accumulated Orders

	Fiscal 2005	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009 (2Q)
Built to Order Housing	371,425	359,210	352,666	339,702	365,089
Real Estate for Sale	83,540	104,578	88,728	71,101	69,109
Real Estate for Leasing	—	—	—	—	—
Other Business	95,493	101,346	103,020	92,427	97,771
Consolidated	550,459	565,135	544,416	503,230	531,970

3. Sales

	Fiscal 2005	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009 (2Q)
Built to Order Housing	725,216	717,677	704,506	682,862	281,344
Real Estate for Sale	347,723	421,019	403,083	317,278	134,993
Real Estate for Leasing	291,154	310,211	334,530	357,075	182,040
Other Business	137,762	147,274	155,686	156,955	69,633
Consolidated	1,501,857	1,596,183	1,597,807	1,514,172	668,012

4. Operating Profit Margin

	Fiscal 2005	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009 (2Q)
Built to Order Housing	10.3%	11.0%	10.3%	8.5%	6.2%
Real Estate for Sale	6.7%	12.6%	14.3%	10.5%	-3.8%
Real Estate for Leasing	4.5%	4.5%	4.5%	5.2%	4.2%
Other Business	2.5%	2.4%	2.4%	1.8%	1.6%
Consolidated	5.3%	7.0%	6.9%	4.9%	0.4%

The state of orders(Non-consolidated)

(Millions of yen)

	Fiscal 2005		Fiscal 2006		Fiscal 2007		Fiscal 2008		Fiscal 2009 (2Q)	
	Buildings	Amount	Buildings	Amount	Buildings	Amount	Buildings	Amount	Buildings	Amount
Built to Order Housing										
Steel frame	12,344	369,063	11,661	365,497	10,681	345,266	9,483	307,496	4,978	154,452
Wood frame	2,878	93,618	3,117	100,694	2,916	95,043	3,031	100,224	1,510	49,237
Subtotal	15,222	462,681	14,778	466,191	13,597	440,310	12,514	407,721	6,488	203,689
Low-rise apartments	5,444	215,378	5,859	240,646	6,025	263,197	5,537	268,642	2,133	104,899
Subtotal	20,666	678,060	20,637	706,838	19,622	703,507	18,051	676,363	8,621	308,589
Real Estate for Sale										
Steel frame	4,185	118,531	4,571	128,909	3,783	107,257	3,137	85,930	1,869	50,286
Wood frame	641	20,838	786	23,955	626	18,207	573	16,920	351	9,862
Subtotal	4,826	139,370	5,357	152,864	4,409	125,466	3,710	102,851	2,220	60,148
Land		94,869		101,717		88,110		68,295		39,797
Subtotal	4,826	234,240	5,357	254,582	4,409	213,576	3,710	171,147	2,220	99,946
Condominiums		34,555		48,180		45,785		24,500		12,320
Land		20,763		35,664		34,769		16,882		8,846
Subtotal		55,318		83,845		80,554		41,383		21,166
Urban redevelopment		43,812		74,069		75,313		61,656		-
Subtotal	4,826	333,371	5,357	412,496	4,409	369,444	3,710	274,187	2,220	121,112
Real Estate for Leasing		9,116		8,012		9,181		10,880		4,988
Other Business										
RC contracts	165	48,201	235	44,969	123	49,982	66	43,042	54	15,493
Exteriors		48,978		51,015		51,914		47,933		21,301
Other		5,947		5,402		5,129		4,739		2,344
Subtotal	165	103,127	235	101,387	123	107,026	66	95,715	54	39,139
Total	25,657	1,123,675	26,229	1,228,735	24,154	1,189,159	21,827	1,057,147	10,895	473,830

The state of accumulated orders (Non-consolidated)

(Millions of yen)

	Fiscal 2005		Fiscal 2006		Fiscal 2007		Fiscal 2008		Fiscal 2009 (2Q)	
	Buildings	Amount	Buildings	Amount	Buildings	Amount	Buildings	Amount	Buildings	Amount
Built to Order Housing										
Steel frame	5,707	179,641	5,279	172,009	4,879	167,472	4,142	145,697	4,929	166,029
Wood frame	1,492	50,306	1,499	50,414	1,480	49,951	1,403	48,674	1,592	54,200
Subtotal	7,199	229,947	6,778	222,423	6,359	217,423	5,545	194,371	6,521	220,229
Low-rise apartments	3,635	142,603	3,347	138,274	3,050	138,735	2,924	149,552	2,976	148,429
Subtotal	10,834	372,550	10,125	360,698	9,409	356,158	8,469	343,923	9,497	368,658
Real Estate for Sale										
Steel frame	1,213	32,041	1,135	31,069	769	22,527	624	17,242	917	25,167
Wood frame	242	7,121	194	6,060	176	5,182	142	4,157	185	5,598
Subtotal	1,455	39,162	1,329	37,129	945	27,709	766	21,399	1,102	30,765
Land		11,087		10,260		10,463		11,545		12,322
Subtotal	1,455	50,249	1,329	47,389	945	38,173	766	32,944	1,102	43,087
Condominiums		14,424		26,749		27,051		15,145		14,365
Land		8,174		19,748		21,069		8,178		7,508
Subtotal		22,598		46,497		48,120		23,323		21,874
Urban redevelopment		5,220						1,725		-
Subtotal	1,455	78,068	1,329	93,887	945	86,293	766	57,993	1,102	64,961
Real Estate for Leasing										
Other Business										
RC contracts	336	64,901	417	72,115	374	77,075	304	81,407	312	84,626
Exteriors		27,550		28,141		29,329		22,031		21,783
Other		136		198		96		244		240
Subtotal	336	92,587	417	100,454	374	106,501	304	103,683	312	106,650
Total	12,625	543,206	11,871	555,040	10,728	548,953	9,539	505,600	10,911	540,269

The state of sales (Non-consolidated: Built to Order Housing Business and Other Business)

	Fiscal 2005	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009(2Q)
Total	56,600 Units	56,578 Units	57,162 Units	52,221 Units	20,518 Units
	27,202 Buildings	27,011 Buildings	25,323 Buildings	23,052 Buildings	9,536 Buildings
	1,145,540 mil. yen	1,216,901 mil. yen	1,195,245 mil. yen	1,100,500 mil. yen	439,160 mil. yen

Built to Order Housing

Built to Order Detached Houses	16,193 Units	15,237 Units	14,095 Units	13,427 Units	5,536 Units
	15,898 Buildings	15,199 Buildings	14,016 Buildings	13,328 Buildings	5,512 Buildings
	2,296,782 m2	2,218,829 m2	2,041,606 m2	1,927,882 m2	781,758 m2
	477,301 mil. yen	473,715 mil. yen	445,310 mil. yen	430,773 mil. yen	177,831 mil. yen
D.H. (Steel-Frame)	13,344 Units	12,115 Units	11,151 Units	10,305 Units	4,208 Units
	13,064 Buildings	12,089 Buildings	11,081 Buildings	10,220 Buildings	4,191 Buildings
	1,877,498 m2	1,758,955 m2	1,611,724 m2	1,480,873 m2	592,224 m2
	387,485 mil. yen	373,128 mil. yen	349,803 mil. yen	329,272 mil. yen	134,120 mil. yen
D.H. (Wood-Frame)	2,849 Units	3,122 Units	2,944 Units	3,122 Units	1,328 Units
	2,834 Buildings	3,110 Buildings	2,935 Buildings	3,108 Buildings	1,321 Buildings
	419,284 m2	459,874 m2	429,881 m2	447,009 m2	189,535 m2
	89,816 mil. yen	100,586 mil. yen	95,506 mil. yen	101,501 mil. yen	43,711 mil. yen
Low-rise Apartments	31,645 Units	31,309 Units	32,850 Units	30,747 Units	11,800 Units
	6,442 Buildings	6,147 Buildings	6,322 Buildings	5,663 Buildings	2,081 Buildings
	1,505,723 m2	1,515,310 m2	1,612,982 m2	1,529,378 m2	608,262 m2
	241,890 mil. yen	244,975 mil. yen	262,736 mil. yen	257,825 mil. yen	106,023 mil. yen
Built to Order Housing	719,192 mil. yen	718,691 mil. yen	708,047 mil. yen	688,599 mil. yen	283,854 mil. yen

Other Business

RC. Construction (Residence)	1,917 Units	2,390 Units	3,227 Units	2,497 Units	688 Units
	100 Buildings	108 Buildings	126 Buildings	107 Buildings	27 Buildings
	122,811 m2	160,788 m2	206,016 m2	142,379 m2	47,262 m2
	22,407 mil. yen	28,006 mil. yen	38,866 mil. yen	30,498 mil. yen	9,871 mil. yen
RC. Construction (Non-residence)	42 Buildings	46 Buildings	40 Buildings	29 Buildings	19 Buildings
	66,795 m2	51,573 m2	36,578 m2	38,948 m2	12,379 m2
	8,440 mil. yen	9,749 mil. yen	6,156 mil. yen	8,211 mil. yen	2,403 mil. yen
Exterior	49,960 mil. yen	50,423 mil. yen	50,726 mil. yen	55,231 mil. yen	21,549 mil. yen
Remodeling and etc.	6,257 mil. yen	5,340 mil. yen	5,231 mil. yen	4,591 mil. yen	2,348 mil. yen
Other Business	87,067 mil. yen	93,519 mil. yen	100,980 mil. yen	98,533 mil. yen	36,172 mil. yen

The state of sales (Non-consolidated: Real Estate for Sale Business and Real Estate for Leasing Business)

Real Estate for Sale

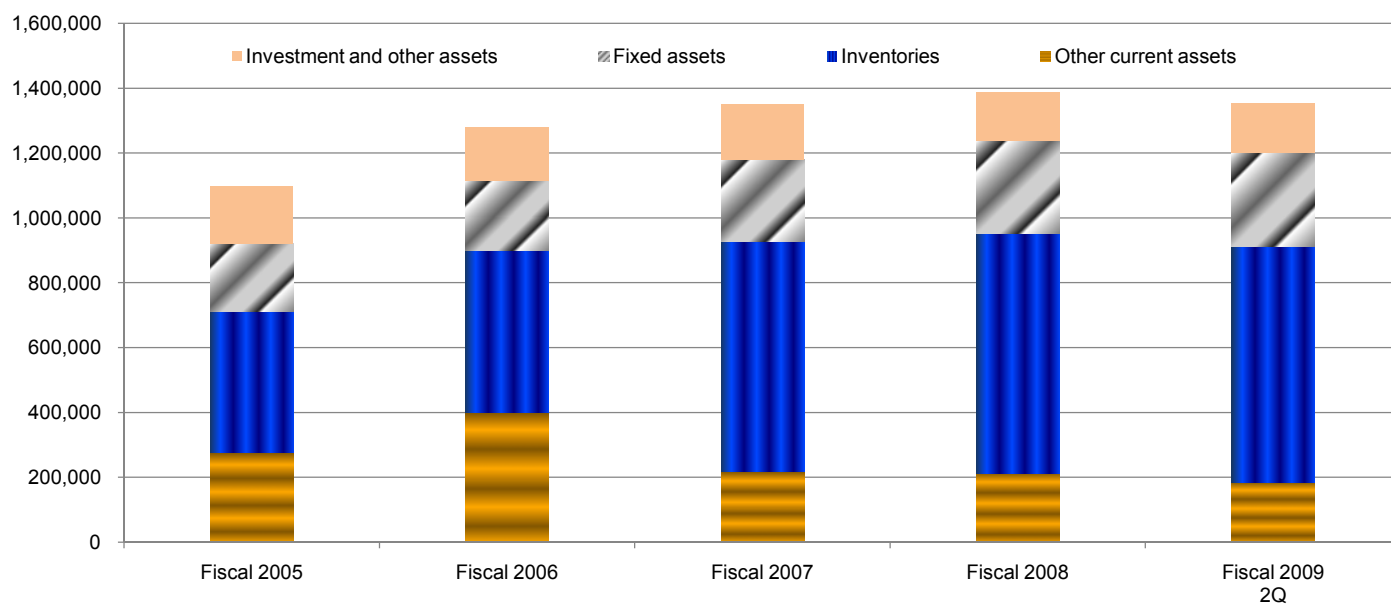
	Fiscal 2005	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009(2Q)
Detached Houses for Sale	4,749 Units	5,673 Units	4,911 Units	3,962 Units	1,929 Units
	4,669 Buildings	5,483 Buildings	4,793 Buildings	3,889 Buildings	1,884 Buildings
	629,736 m2	718,353 m2	621,376 m2	499,391 m2	238,656 m2
	135,110 mil. yen	154,897 mil. yen	134,885 mil. yen	109,161 mil. yen	50,782 mil. yen
D.H. (Steel-Frame) for Sale	4,168 Units	4,839 Units	4,267 Units	3,355 Units	1,621 Units
	4,089 Buildings	4,649 Buildings	4,149 Buildings	3,282 Buildings	1,576 Buildings
	549,423 m2	608,983 m2	537,308 m2	421,193 m2	200,252 m2
	116,328 mil. yen	129,880 mil. yen	115,800 mil. yen	91,216 mil. yen	42,361 mil. yen
D.H. (Wood-Frame) for Sale	581 Units	834 Units	644 Units	607 Units	308 Units
	580 Buildings	834 Buildings	644 Buildings	607 Buildings	308 Buildings
	80,313 m2	109,370 m2	84,068 m2	78,198 m2	38,404 m2
	18,782 mil. yen	25,016 mil. yen	19,085 mil. yen	17,945 mil. yen	8,421 mil. yen
Land For Detached Houses	4,978 Lots	5,519 Lots	4,694 Lots	3,836 Lots	2,195 Lots
	94,758 mil. yen	102,545 mil. yen	87,906 mil. yen	67,214 mil. yen	39,020 mil. yen
Condominiums for Sale	1,697 Units	1,969 Units	2,079 Units	1,588 Units	565 Units
	46 Buildings	28 Buildings	26 Buildings	36 Buildings	13 Buildings
	119,567 m2	123,677 m2	151,200 m2	109,406 m2	42,130 m2
	36,989 mil. yen	35,855 mil. yen	45,483 mil. yen	36,406 mil. yen	13,099 mil. yen
Land for Condominiums	24,713 mil. yen	24,090 mil. yen	33,447 mil. yen	29,774 mil. yen	9,516 mil. yen
Urban redevelopment	38,591 mil. yen	79,288 mil. yen	75,313 mil. yen	59,931 mil. yen	1,725 mil. yen
Real Estate for Sale	330,165 mil. yen	396,678 mil. yen	377,037 mil. yen	302,487 mil. yen	114,144 mil. yen

Real Estate for Leasing

Real Estate for Leasing	9,116 mil. yen	8,012 mil. yen	9,181 mil. yen	10,880 mil. yen	4,988 mil. yen
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Trend in assets(Consolidated)

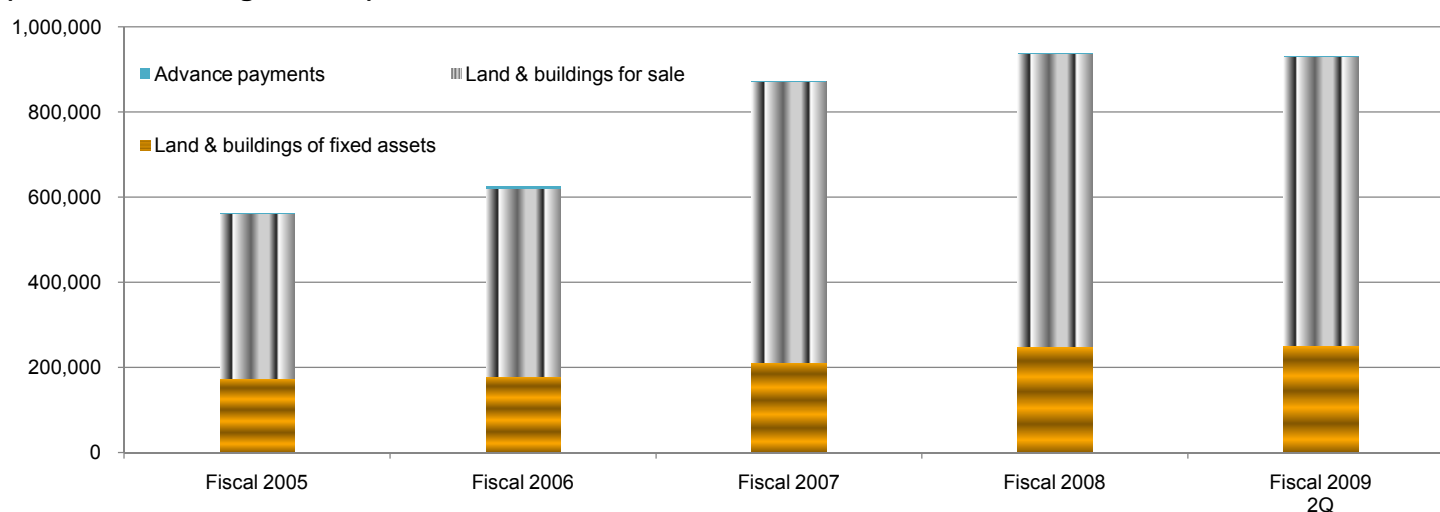
(Total assets)



(Millions of yen)

	Fiscal 2005	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009 2Q
Investment and other assets	177,345	164,799	169,373	149,046	153,833
Fixed assets	208,104	214,913	252,604	286,990	286,596
Inventories	436,609	499,226	709,184	737,871	727,864
Other current assets	276,143	399,830	218,279	213,329	185,050
Total	1,098,203	1,278,770	1,349,441	1,387,237	1,353,344

(Land and buildings assets)



(Millions of yen)

	Fiscal 2005	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009 2Q
Land & buildings of fixed assets	174,348	179,736	211,458	247,996	250,534
Land & buildings for sale	386,193	441,147	659,999	689,259	680,556
Advance payments	1,407	6,279	810	1,816	1,358

Segments of Sekisui House Group

Assets

(Millions of yen)

	Fiscal 2005	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009 2Q
Built to Order Housing	211,676	192,986	194,031	147,776	138,068
Real Estate for Sale	457,231	518,008	723,747	737,291	728,127
Real Estate for Leasing	201,487	199,765	227,962	264,745	267,796
Other Business	29,204	29,730	33,428	19,384	21,217
Back Office	198,604	338,279	170,271	218,039	198,134
Total	1,098,203	1,278,770	1,349,441	1,387,237	1,353,344

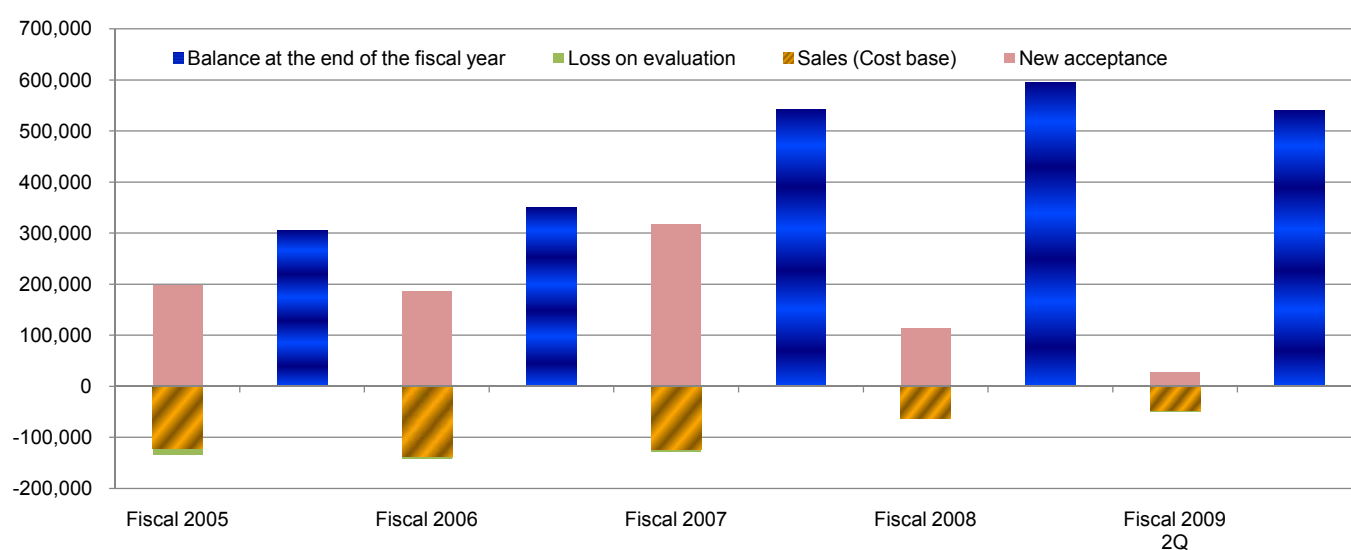
Employee

(Millions of yen)

	Fiscal 2005	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009 2Q
Built to Order Housing and Real Estate for Sales	16,350	16,849	17,087	16,884	16,748
Real Estate for Leasing	1,162	1,195	1,399	1,478	1,440
Other Business	1,951	2,149	2,346	2,300	2,638
Back Office	1,300	1,343	1,477	1,592	1,422
Total	20,763	21,536	22,309	22,254	22,248

Trend in land for sale (Non-Consolidated)

(Millions of yen)



	Fiscal 2005	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009 2Q
New acceptance	199,008	187,384	318,496	151,779	27,134
Sales (Cost base)	121,968	138,709	123,866	100,027	47,712
Loss on evaluation	11,256	2,781	3,277	32,202	417
Balance at the end of the fiscal year	305,547	351,442	542,794	562,343	541,349

Capital expenditure

(Millions of yen)

	Fiscal 2004	Fiscal 2005	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009 2Q
Non-Consolidated						
Factories	2,033	3,427	4,404	6,245	2,329	1,049
Real estate for rent	17,839	32,265	8,894	26,402	30,838	1,319
Others	7,616	6,572	7,866	10,887	9,989	2,800
Total	27,488	42,264	21,164	43,534	43,156	5,168
R & D expenditure	5,793	6,190	6,114	6,252	6,124	2,621
Depreciation expense	9,424	8,557	9,650	11,368	12,252	6,463
Consolidated						
Capital expenditure	36,225	46,817	26,691	54,413	57,432	9,683
Depreciation expense	11,553	11,117	12,231	14,157	15,392	8,099

Trend in Housing Constructed by Sekisui House

(Thousands of yen)

		Fiscal2005	Fiscal2006	Fiscal2007	Fiscal2008	Fiscal2009 2Q
Built to Order Detached Houses *	Sales per detached house	29,875	30,375	31,058	31,641	31,404
	Floor area per detached house	144.61 m2	143.69 m2	143.87 m2	143.00 m2	140.12 m2
	Sales per 3.3m2 of detached house	682	698	713	731	740
Built for Sale Houses without Land *	Sales per built for sale house	24,586	25,556	25,672	25,145	24,423
	Floor area per built for sale house	126.61 m2	124.7 m2	123.75 m2	123.65 m2	124.2 m2
Low-rise apartments	Sales per built for sale house	37,549	39,852	41,565	45,528	50,948
	Floor area per built for sale house	233.74 m2	246.51 m2	255.12 m2	270.06 m2	292.29 m2
	Sales per 3.3m2 of detached house	531	534	538	557	576
Land	Sales per land	19,035	18,580	18,726	17,135	17,368
	Area per land	213.29 m2	209.57 m2	217.01 m2	206.13 m2	205.39 m2

* 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.)

Trend in Sekiwa Real Estate block leasing operation

	Fiscal 2005	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009 2Q
Occupancy ratio of Sha Maison properties	95.0%	95.0%	95.5%	94.6%	94.5%
Management	361,641	386,016	410,176	434,074	447,259

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			
04.8 - 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%
09.2 - 09.7	41.5%	30.4%	20.5%	33.7%	42.7%	55.3%	707	58.0%

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
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. 7	127	-	-	-	*37	65	348	137	485
09. 8	126	-	-	-	*38	65	349	137	486

*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.

Summary of major development projects

(Large-scale projects)

	Location	Notes	Area	Floor Space	Completion period
Daiba Garden City Building	Minato, Tokyo	Office building 12F	approx. 2,900m ²	approx. 18,700m ²	Completed
Sapporo Minaminijyo Project	Sapporo	Apartments for rent 117 units, shops	approx. 1,100m ²	approx. 9,900m ²	2009
Sapporo Minamishichijyo Project	Sapporo	Apartments for rent 96 units	approx. 750m ²	approx. 6,900m ²	2009
Hommachi Garden City	Osaka	Office building, Hotel, etc	approx. 3,700m ²	approx. 50,000m ²	2010
Hommachi Minami Garden City	Osaka	Office building	approx. 3,700m ²	approx. 47,000m ²	2011
Umeda Kita-Yard	Osaka	buildings, Commercial buildings, Condos, etc.	approx. 37,900m ²	approx. 483,600m ²	2012
Gotenyama Project	Shinagawa, Tokyo	Office buildings, Condos, etc	approx. 28,000m ²	approx. 93,700m ²	2011
Kyoto Project	Kyoto	undecided	approx. 6,100m ²	undecided	undecided

(Condominiums)

	Location	Units	Area	Floor Space	Completion period
GM Shoto	Shibuya, Tokyo	26 units	approx. 2,500m ²	approx. 6,700m ²	2008
GM Itamiikejiri Literacity	Itami, Hyogo	368 units	approx. 15,400m ²	approx. 42,300m ²	2009
GM Shirokanedai	Minato, Tokyo	35 units	approx. 2,500m ²	approx. 8,000m ²	2009
GM Kyomachibori Tower	Osaka	240 units	approx. 2,500m ²	approx. 33,700m ²	2009
GM Nishiboridori Tower	Niigata	167 units	approx. 4,400m ²	approx. 41,600m ²	2009
GM Aobanomachi West	Sendai	76 units	approx. 4,200m ²	approx. 8,100m ²	2009
GM Sumiyoshi Honmachi NEX	Kobe, Hyogo	46 units	approx. 2,200m ²	approx. 5,000m ²	2009
GM Syukugawa Matsuzonocho	Nisinomiya, Hyogo	22 units	approx. 1,400m ²	approx. 4,100m ²	2010
GM Nakamachidai	Yokohama	92 units	approx. 4,400m ²	approx. 10,100m ²	2010
GM Nishikujo Bio	Osaka	365 units	approx. 14,600m ²	approx. 38,400m ²	2010
GM momochihama Ocean & Forest	Fukuoka	209 units	approx. 4,800m ²	approx. 36,800m ²	2010
GM Atsutanomori	Nagoya	236 units	approx. 10,100m ²	approx. 28,700m ²	2010
Central Garden Residence Shizuoka A	Shizuoka	100 units	approx. 4,800m ²	approx. 12,500m ²	2010
GM Ashiya Midorigaoka	Ashiya, Hyogo	25 units	approx. 1,300m ²	approx. 4,000m ²	2010
The Residence Toyonaka	Toyonaka, Osaka	234 units	approx. 11,600m ²	approx. 28,400m ²	2010
Wakabayashi PJ	Setagaya, Tokyo	66 units	approx. 1,800m ²	approx. 6,000m ²	2011
Seyahongo PJ	Yokohama	165 units	approx. 7,000m ²	approx. 14,000m ²	2011
GM Jiyugaoka Terrace	Nagoya	102 units	approx. 7,600m ²	approx. 10,900m ²	2011
Chohu Sengawa PJ	Chohu, Tokyo	287 units	approx. 18,400m ²	approx. 23,800m ²	2011
GM Iseyama	Yokohama	99 units	approx. 8,600m ²	approx. 17,100m ²	2011
Bunkyo Mejirozaka PJ	Bunkyo, Tokyo	128 units	approx. 7,900m ²	approx. 21,000m ²	2012

*Plans and details stated here are subject to change.

The state of share distribution

July 31, 2009

	Second Quarter of Fiscal 2009			Fiscal 2008			Interim of fiscal 2008		
	Shareholders	Shares	Percentage	Shareholders	Shares	Percentage	Shareholders	Shares	Percentage
Government	1	11,000	0.00	0	0	0.00	0	0	0.00
Financial institutions	159	238,589,576	35.25	168	238,280,576	35.20	180	199,646,946	29.49
Banks	42	34,025,133	5.03	43	34,039,133	5.03	44	33,773,556	4.99
Trust Banks	26	139,598,132	20.62	26	136,389,132	20.15	31	99,653,132	14.72
Life insurance companies	29	41,820,685	6.18	33	43,720,685	6.46	35	43,676,685	6.45
Nonlife insurance companies	4	12,071,432	1.78	4	12,071,432	1.78	4	12,071,432	1.78
Other financial institutions	58	11,074,194	1.64	62	12,060,194	1.78	66	10,472,141	1.55
Securities companies	48	6,588,965	0.97	44	4,480,209	0.66	44	30,073,293	4.44
Foreigners	492	248,062,031	36.65	463	250,918,556	37.07	465	266,663,868	39.40
Companies	482	248,046,200	36.65	453	250,905,725	37.07	457	266,649,037	39.40
Individuals	10	15,831	0.00	10	12,831	0.00	8	14,831	0.00
Other companies	915	107,143,473	15.83	940	107,470,599	15.88	995	106,325,343	15.71
Individuals and others	32,074	75,552,944	11.16	32,541	74,823,057	11.05	33,851	73,633,809	10.88
Treasury stock	1	937,089	0.14	1	912,081	0.14	1	541,819	0.08
Total	33,690	676,885,078	100.00	34,157	676,885,078	100.00	35,536	676,885,078	100.00

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)

22,987 Shareholders

671,519 Rights

675,961,024 Shares *

675,783,671 Shares *

675,947,989 Shares *

675,770,549 Shares *

* Excluding treasury stock

Average number of shares per shareholder

(July. 31, 2009)

(Jan. 31, 2009)

(July. 31, 2008)

20,092 Shares

19,815 Shares

19,048 Shares

Repurchase of shares during the term 40,452 Shares (Total of 32million yen)
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