

Fact Book

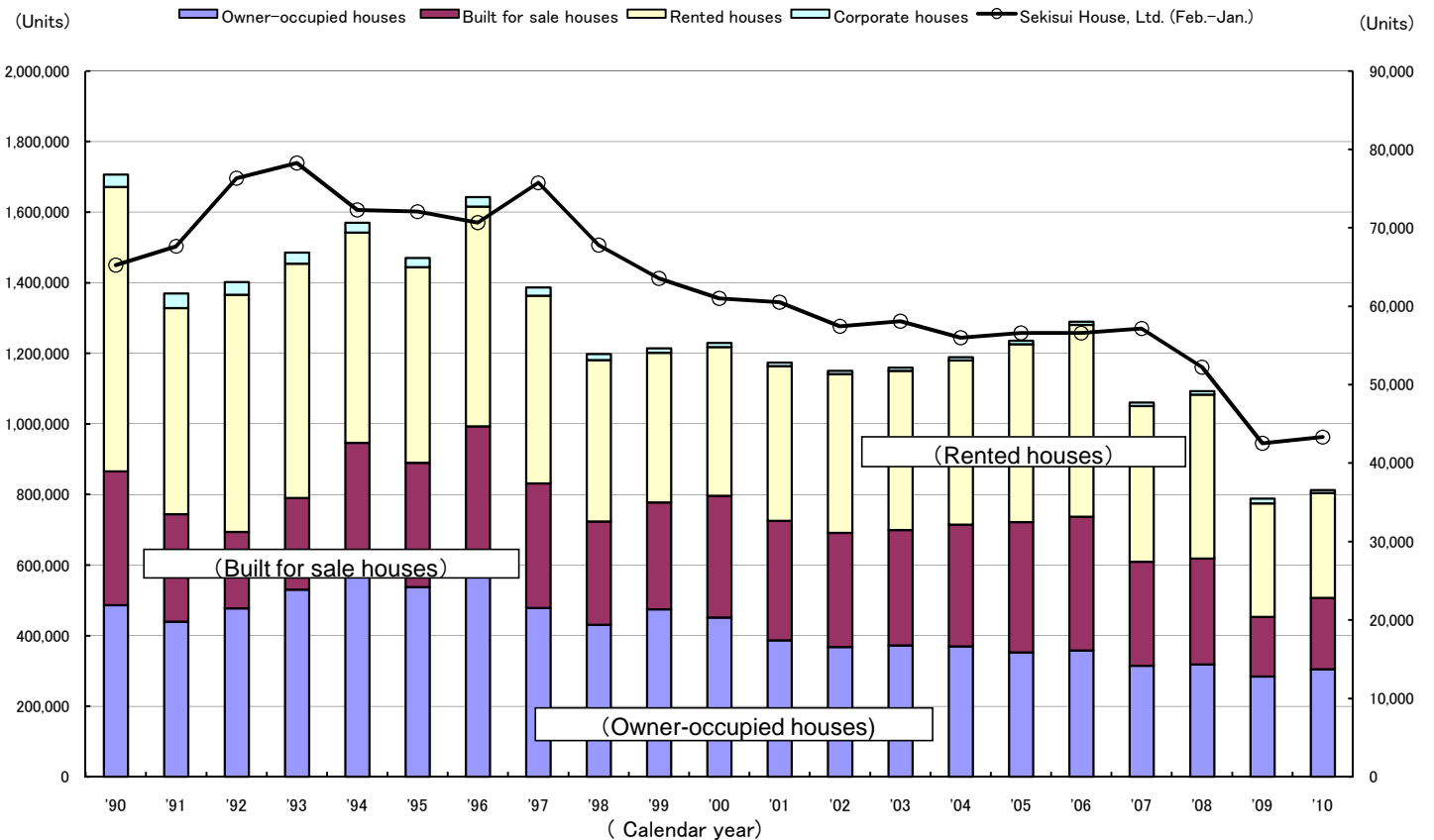
Profile of Sekisui House, Ltd. *Fiscal 2010*

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

(Calendar year) (Units)

	'90	'91	'92	'93	'94	'95	'96	'97	'98	'99	'00	'01	'02	'03	'04	'05	'06	'07	'08	'09	'10
Owner-occupied houses	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	284,631	305,221
Built for sale houses	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	168,836	201,888
Rented houses	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	321,470	298,014
Corporate houses	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	13,473	8,003
Total	1,707,109	1,370,126	1,402,590	1,485,684	1,570,252	1,470,330	1,643,266	1,387,014	1,198,295	1,214,601	1,229,843	1,173,858	1,151,016	1,160,083	1,189,049	1,236,122	1,290,391	1,060,741	1,093,485	788,410	813,126
Sekisui House, Ltd. (Feb.-Jan.)	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	42,512	43,317
Sekisui's market share in Japan	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%	5.4%	5.3%

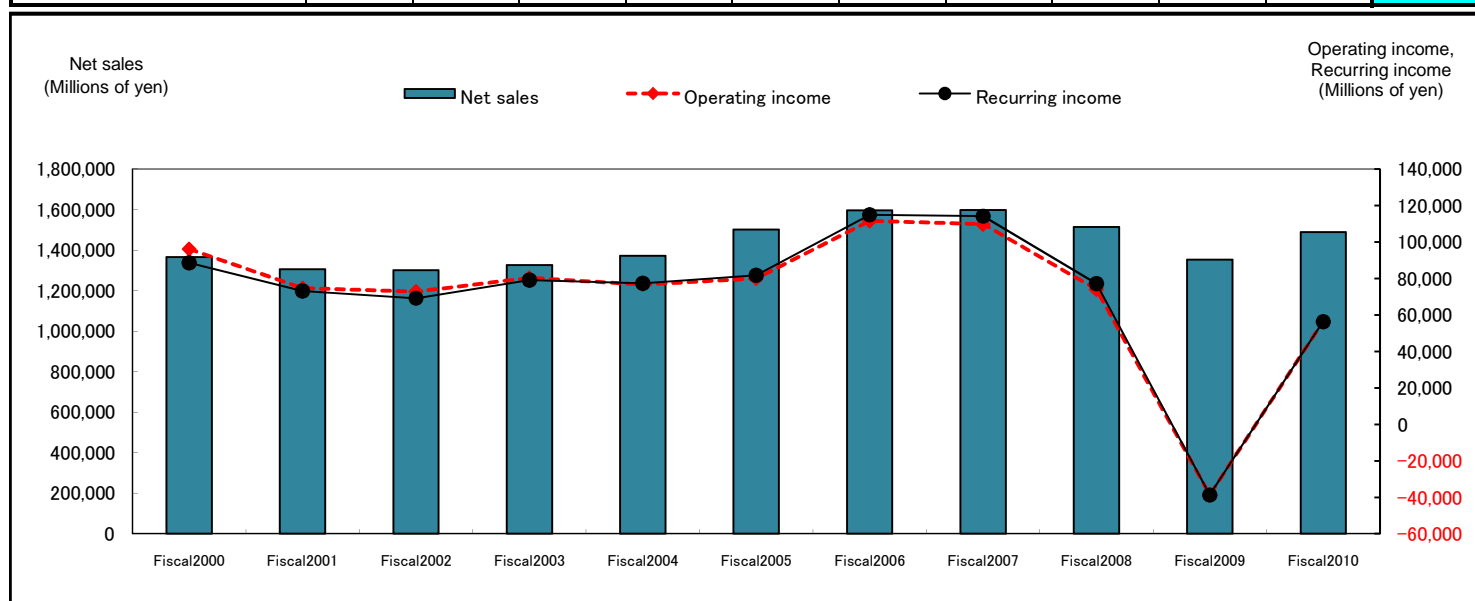


Changes in business results

(Consolidated)

(Millions of yen)

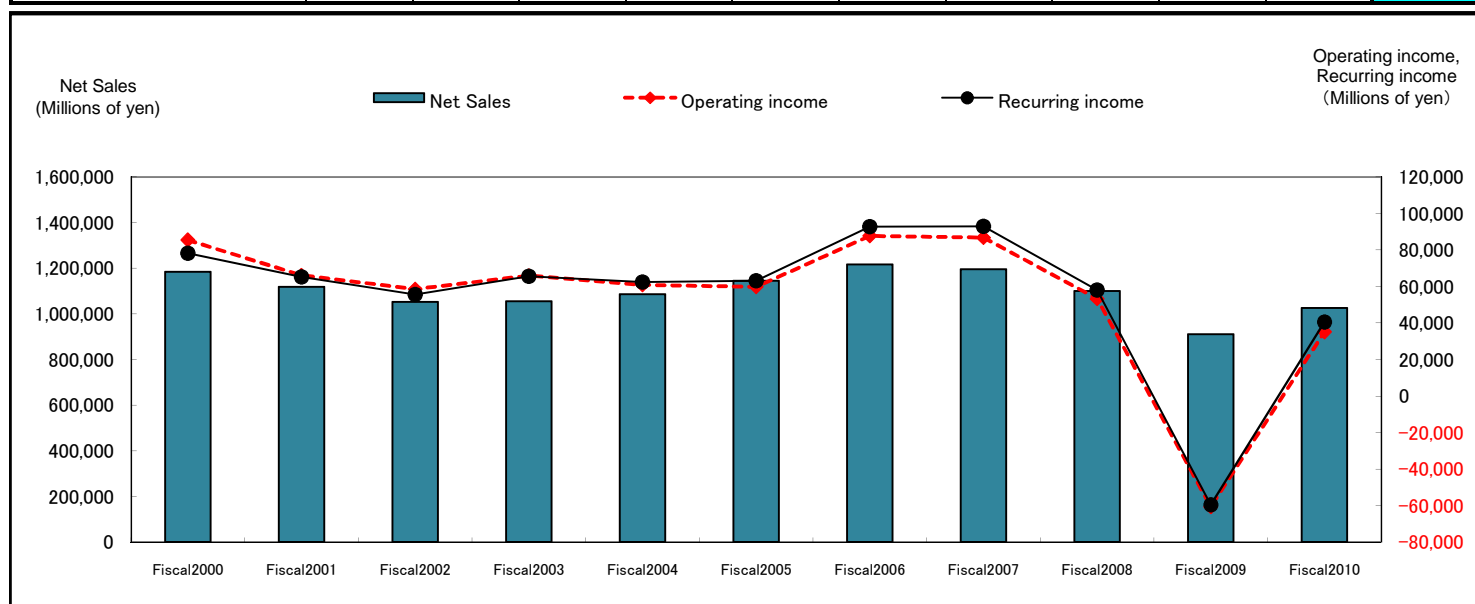
	Fiscal2000	Fiscal2001	Fiscal2002	Fiscal2003	Fiscal2004	Fiscal2005	Fiscal2006	Fiscal2007	Fiscal2008	Fiscal2009	Fiscal2010
Net sales	1,364,800	1,305,468	1,300,237	1,326,039	1,372,243	1,501,857	1,596,183	1,597,807	1,514,172	1,353,186	1,488,369
Operating income	96,085	74,624	72,737	80,333	76,638	79,980	111,570	109,727	73,960	-38,754	56,354
Recurring income	88,513	73,081	69,146	79,062	77,316	81,699	114,822	114,086	77,072	-38,758	56,271
Net income	25,167	-90,331	34,546	37,761	23,659	43,029	62,663	60,352	11,516	-29,277	30,421



(Non-Consolidated)

(Millions of yen)

	Fiscal2000	Fiscal2001	Fiscal2002	Fiscal2003	Fiscal2004	Fiscal2005	Fiscal2006	Fiscal2007	Fiscal2008	Fiscal2009	Fiscal2010
Net Sales	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	910,353	1,025,341
Operating income	85,453	66,106	58,564	65,868	60,889	59,864	87,678	86,745	53,286	-60,624	35,167
Recurring income	78,187	65,244	55,564	65,554	62,439	63,146	92,720	92,982	58,071	-59,604	40,542
Net income	22,777	-91,918	30,196	33,580	19,492	33,003	51,781	50,179	1,780	-39,811	25,027



Financial analysis

(Consolidated)

	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009	Fiscal 2010
(Operating income + Interest received) / Total assets	9.61%	8.56%	5.60%	-2.69%	4.34%
Operating income / Total assets	9.39%	8.35%	5.41%	-2.83%	4.18%
Net income / Total assets	5.27%	4.59%	0.84%	-2.14%	2.26%
ROE (Net income / Shareholders' equity)	8.45%	7.69%	1.51%	-3.98%	4.19%
Gross profit / Sales	20.56%	20.56%	19.23%	11.55%	17.28%
Operating income / Sales	6.99%	6.87%	4.88%	-2.86%	3.79%
Recurring income / Sales	7.19%	7.14%	5.09%	-2.86%	3.78%
Sales / Total assets (times)	1.34 回	1.22 回	1.11 回	0.99回	1.10回
Shareholders' equity / Total assets	62.41%	57.11%	54.33%	52.86%	54.94%
Shareholders' equity / Shares (yen)	1,125.75円	1,139.63円	1,115.20円	1059.18円	1090.67円
Net income / Shares (yen)	89.26円	87.70円	17.04円	-43.32円	45.02円
Stock price at the end of year / Net income per share (times)	18.96倍	13.44倍	45.13倍	-	17.75倍
Stock price at the end of year / Shareholders' Equity per share (times)	1.50倍	1.03倍	0.69倍	0.81倍	0.73倍
Pay-out ratio	24.65%	27.37%	140.85%	-	46.65%

(Non-Consolidated)

	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009	Fiscal 2010
(Operating income + Interest received) / Total assets	8.62%	7.63%	4.65%	-4.65%	3.56%
Operating income / Total assets	8.15%	7.19%	4.27%	-4.93%	2.96%
Net income / Total assets	4.82%	4.16%	0.14%	-3.24%	2.10%
ROE (Net income / Shareholders' equity)	7.55%	6.99%	0.26%	-6.15%	3.97%
Gross profit / Sales	21.44%	21.80%	20.32%	9.86%	17.93%
Operating income / Sales	7.21%	7.26%	4.84%	-6.66%	3.43%
Recurring income / Sales	7.62%	7.78%	5.28%	-6.55%	3.95%
Sales / Total assets (times)	1.13回	0.99回	0.88回	0.74回	0.86回
Shareholders' equity / Total assets	62.79%	56.46%	53.55%	51.62%	54.36%
Pay-out ratio	29.83%	32.92%	912.55%	-	56.71%
Net income / Shares (yen)	73.75円	72.90円	2.63円	-58.90円	37.03円
Shareholders' equity / Shares (yen)	1,039.16円	1,033.87円	995.11円	920.26円	943.90円
Stock price at the end of year / Net income per share (times)	22.94倍	16.17倍	292.40倍	-	21.58倍
Stock price at the end of year / Shareholders' Equity per share (times)	1.63倍	1.14倍	0.77倍	0.93倍	0.84倍

Segment Breakdown (Consolidated)

1. Orders

(Millions of yen)

	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009	Fiscal 2010
Built to Order Housing	705,462	697,963	669,897	611,551	710,103
Real Estate for Sale	442,058	387,233	299,651	233,713	253,947
Real Estate for Leasing	310,211	334,530	357,075	364,217	377,667
Other Business	153,127	157,360	146,362	152,266	186,644
Consolidated	1,610,859	1,577,087	1,472,987	1,361,750	1,528,362

2. Accumulated Orders

	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009	Fiscal 2010
Built to Order Housing	359,210	352,666	339,702	360,877	373,593
Real Estate for Sale	104,578	88,728	71,101	51,242	75,706
Real Estate for Leasing	—	—	—	—	—
Other Business	101,346	103,020	92,427	99,674	102,487
Consolidated	565,135	544,416	503,230	511,794	551,787

3. Sales

	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009	Fiscal 2010
Built to Order Housing	717,677	704,506	682,862	590,376	697,388
Real Estate for Sale	421,019	403,083	317,278	253,572	229,483
Real Estate for Leasing	310,211	334,530	357,075	364,217	377,667
Other Business	147,274	155,686	156,955	145,019	183,831
Consolidated	1,596,183	1,597,807	1,514,172	1,353,186	1,488,369

4. Operating Profit Margin

	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009	Fiscal 2010
Built to Order Housing	11.0%	10.3%	8.5%	8.1%	10.1%
Real Estate for Sale	12.6%	14.3%	10.5%	-28.8%	-1.4%
Real Estate for Leasing	4.5%	4.5%	5.2%	3.9%	3.7%
Other Business	2.4%	2.4%	1.8%	4.1%	5.1%
Consolidated	7.0%	6.9%	4.9%	-2.9%	3.8%

The state of orders(Non-consolidated)

(Millions of yen)

	Fiscal 2006		Fiscal 2007		Fiscal 2008		Fiscal 2009		Fiscal 2010	
	Buildings	Amount	Buildings	Amount	Buildings	Amount	Buildings	Amount	Buildings	Amount
Built to Order Housing										
Steel frame	11,661	365,497	10,681	345,266	9,483	307,496	9,699	298,661	10,381	343,302
Wood frame	3,117	100,694	2,916	95,043	3,031	100,224	2,946	98,088	3,682	124,827
Subtotal	14,778	466,191	13,597	440,310	12,514	407,721	12,645	396,750	14,063	468,129
Low-rise apartments	5,859	240,646	6,025	263,197	5,537	268,642	4,253	218,359	4,496	242,988
Subtotal	20,637	706,838	19,622	703,507	18,051	676,363	16,898	615,110	18,559	711,118
Real Estate for Sale										
Steel frame	4,571	128,909	3,783	107,257	3,137	85,930	3,135	86,393	2,441	68,342
Wood frame	786	23,955	626	18,207	573	16,920	597	16,882	555	15,608
Subtotal	5,357	152,864	4,409	125,466	3,710	102,851	3,732	103,275	2,996	83,950
Land		101,717		88,110		68,295		65,253		51,738
Subtotal	5,357	254,582	4,409	213,576	3,710	171,147	3,732	168,528	2,996	135,688
Condominiums		48,180		45,785		24,500		25,193		37,103
Land		35,664		34,769		16,882		18,377		29,462
Subtotal		83,845		80,554		41,383		43,571		66,566
Urban redevelopment		74,069		75,313		61,656		—		18,441
Subtotal	5,357	412,496	4,409	369,444	3,710	274,187	3,732	212,099	2,996	220,696
Real Estate for Leasing		8,012		9,181		10,880		10,101		10,350
Other Business										
RC contracts	235	44,969	123	49,982	66	43,042	100	32,801	71	30,134
Exteriors		51,015		51,914		47,933		42,642		50,148
Other		5,402		5,129		4,739		5,019		5,672
Subtotal	235	101,387	123	107,026	66	95,715	100	80,462	71	85,955
Total	26,229	1,228,735	24,154	1,189,159	21,827	1,057,147	20,730	917,774	21,626	1,028,120

The state of accumulated orders (Non-consolidated)

(Millions of yen)

	Fiscal 2006		Fiscal 2007		Fiscal 2008		Fiscal 2009		Fiscal 2010	
	Buildings	Amount	Buildings	Amount	Buildings	Amount	Buildings	Amount	Buildings	Amount
Built to Order Housing										
Steel frame	5,279	172,009	4,879	167,472	4,142	145,697	4,659	155,300	5,138	156,055
Wood frame	1,499	50,414	1,480	49,951	1,403	48,674	1,576	54,962	2,188	65,405
Subtotal	6,778	222,423	6,359	217,423	5,545	194,371	6,235	210,262	7,326	221,460
Low-rise apartments	3,347	138,274	3,050	138,735	2,924	149,552	3,006	154,509	3,338	154,752
Subtotal	10,125	360,698	9,409	356,158	8,469	343,923	9,241	364,771	10,664	376,212
Real Estate for Sale										
Steel frame	1,135	31,069	769	22,527	624	17,242	661	18,498	694	17,324
Wood frame	194	6,060	176	5,182	142	4,157	139	4,038	192	5,031
Subtotal	1,329	37,129	945	27,709	766	21,399	800	22,536	886	22,355
Land		10,260		10,463		11,545		8,223		7,936
Subtotal	1,329	47,389	945	38,173	766	32,944	800	30,759	886	30,291
Condominiums		26,749		27,051		15,145		9,020		3,684
Land		19,748		21,069		8,178		5,543		2,462
Subtotal		46,497		48,120		23,323		14,563		6,146
Urban redevelopment						1,725		—		13,200
Subtotal	1,329	93,887	945	86,293	766	57,993	800	45,322	886	49,637
Real Estate for Leasing										
Other Business										
RC contracts	417	72,115	374	77,075	304	81,407	298	80,602	271	63,966
Exteriors		28,141		29,329		22,031		21,918		25,731
Other		198		96		244		405		252
Subtotal	417	100,454	374	106,501	304	103,683	298	102,926	271	89,949
Total	11,871	555,040	10,728	548,953	9,539	505,600	10,339	513,020	11,821	515,799

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

	Fiscal 2005	Fiscal 2007	Fiscal 2008	Fiscal 2009	Fiscal 2010
Total	56,600 Units	57,162 Units	52,221 Units	42,512 Units	43,317 Units
	27,202 Buildings	25,323 Buildings	23,052 Buildings	19,951 Buildings	20,173 Buildings
	1,145,540 ¥mil.	1,195,245 ¥mil.	1,100,500 ¥mil.	910,353 ¥mil.	1,025,341 ¥mil.

Built to Order Housing

Built to Order Detached Houses	16,193 Units	14,095 Units	13,427 Units	12,018 Units	13,079 Units
	15,898 Buildings	14,016 Buildings	13,328 Buildings	11,955 Buildings	12,972 Buildings
	2,296,782 m ²	2,041,606 m ²	1,927,882 m ²	1,679,586 m ²	1,778,483 m ²
	477,301 ¥mil.	445,310 ¥mil.	430,773 ¥mil.	380,858 ¥mil.	456,932 ¥mil.
D.H. (Steel-Frame)	13,344 Units	11,151 Units	10,305 Units	9,236 Units	9,994 Units
	13,064 Buildings	11,081 Buildings	10,220 Buildings	9,182 Buildings	9,902 Buildings
	1,877,498 m ²	1,611,724 m ²	1,480,873 m ²	1,282,451 m ²	1,351,297 m ²
	387,485 ¥mil.	349,803 ¥mil.	329,272 ¥mil.	289,057 ¥mil.	342,547 ¥mil.
D.H. (Wood-Frame)	2,849 Units	2,944 Units	3,122 Units	2,782 Units	3,085 Units
	2,834 Buildings	2,935 Buildings	3,108 Buildings	2,773 Buildings	3,070 Buildings
	419,284 m ²	429,881 m ²	447,009 m ²	397,134 m ²	427,185 m ²
	89,816 ¥mil.	95,506 ¥mil.	101,501 ¥mil.	91,800 ¥mil.	114,384 ¥mil.
Low-rise Apartments	31,645 Units	32,850 Units	30,747 Units	23,743 Units	22,922 Units
	6,442 Buildings	6,322 Buildings	5,663 Buildings	4,171 Buildings	4,164 Buildings
	1,505,723 m ²	1,612,982 m ²	1,529,378 m ²	1,222,523 m ²	1,230,939 m ²
	241,890 ¥mil.	262,736 ¥mil.	257,825 ¥mil.	213,403 ¥mil.	242,745 ¥mil.
Built to Order Housing	719,192 ¥mil.	708,047 ¥mil.	688,599 ¥mil.	594,261 ¥mil.	699,677 ¥mil.

Other Business

RC. Construction (Residence)	1,917 Units	3,227 Units	2,497 Units	1,731 Units	2,365 Units
	100 Buildings	126 Buildings	107 Buildings	60 Buildings	60 Buildings
	122,811 m ²	206,016 m ²	142,379 m ²	123,445 m ²	150,457 m ²
	22,407 ¥mil.	38,866 ¥mil.	30,498 ¥mil.	25,644 ¥mil.	37,617 ¥mil.
RC. Construction (Non-residence)	42 Buildings	40 Buildings	29 Buildings	46 Buildings	38 Buildings
	66,795 m ²	36,578 m ²	38,948 m ²	51,347 m ²	42,735 m ²
	8,440 ¥mil.	6,156 ¥mil.	8,211 ¥mil.	7,962 ¥mil.	9,152 ¥mil.
Exterior	49,960 ¥mil.	50,726 ¥mil.	55,231 ¥mil.	42,755 ¥mil.	46,335 ¥mil.
Remodeling and etc.	6,257 ¥mil.	5,231 ¥mil.	4,591 ¥mil.	4,858 ¥mil.	5,825 ¥mil.
Other Business	87,067 ¥mil.	100,980 ¥mil.	98,533 ¥mil.	81,219 ¥mil.	98,932 ¥mil.

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

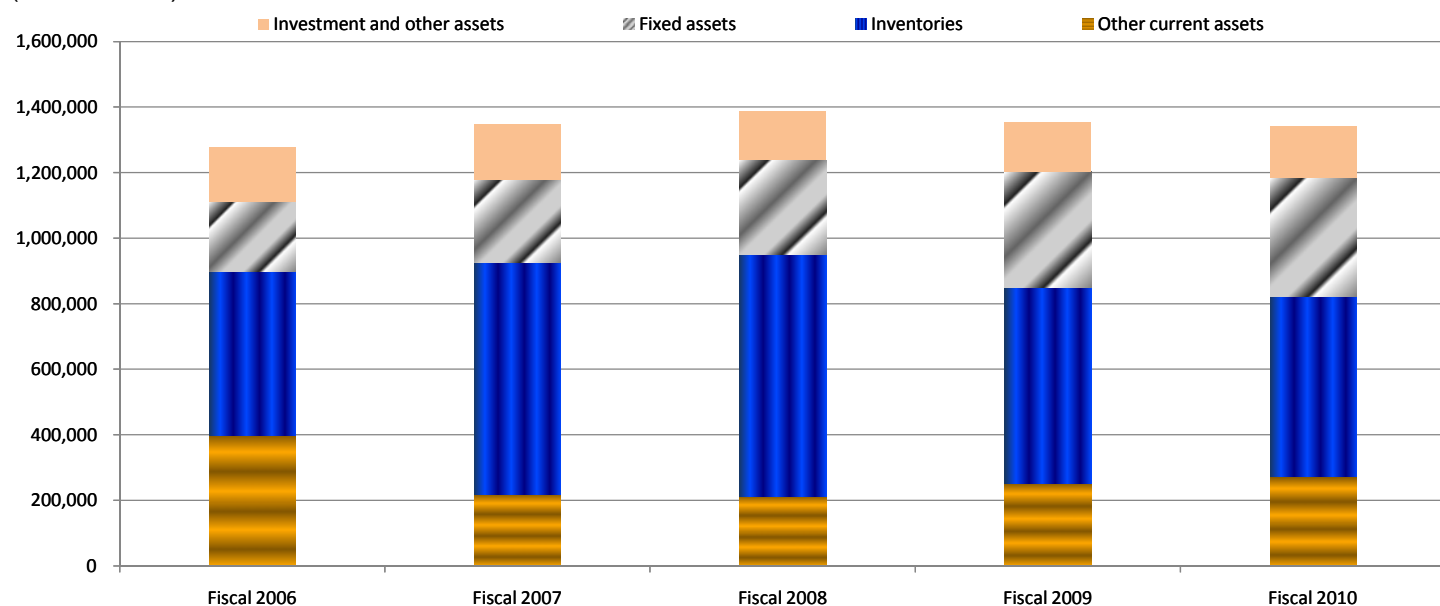
Real Estate for Sale

	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009	Fiscal 2010
Detached Houses for Sale	5,673 Units	4,911 Units	3,962 Units	3,766 Units	2,942 Units
	5,483 Buildings	4,793 Buildings	3,889 Buildings	3,698 Buildings	2,910 Buildings
	718,353 m ²	621,376 m ²	499,391 m ²	469,341 m ²	409,160 m ²
	154,897 ¥mil.	134,885 ¥mil.	109,161 ¥mil.	102,138 ¥mil.	84,131 ¥mil.
D.H. (Steel-Frame) for Sale	4,839 Units	4,267 Units	3,355 Units	3,165 Units	2,440 Units
	4,649 Buildings	4,149 Buildings	3,282 Buildings	3,098 Buildings	2,408 Buildings
	608,983 m ²	537,308 m ²	421,193 m ²	393,515 m ²	338,220 m ²
	129,880 ¥mil.	115,800 ¥mil.	91,216 ¥mil.	85,137 ¥mil.	69,516 ¥mil.
D.H. (Wood-Frame) for Sale	834 Units	644 Units	607 Units	601 Units	502 Units
	834 Buildings	644 Buildings	607 Buildings	600 Buildings	502 Buildings
	109,370 m ²	84,068 m ²	78,198 m ²	75,825 m ²	70,939 m ²
	25,016 ¥mil.	19,085 ¥mil.	17,945 ¥mil.	17,001 ¥mil.	14,615 ¥mil.
Land For Detached Houses	5,519 Lots	4,694 Lots	3,836 Lots	3,908 Lots	3,243 Lots
	102,545 ¥mil.	87,906 ¥mil.	67,214 ¥mil.	68,575 ¥mil.	52,025 ¥mil.
Condominiums for Sale	1,969 Units	2,079 Units	1,588 Units	1,254 Units	2,009 Units
	28 Buildings	26 Buildings	36 Buildings	21 Buildings	29 Buildings
	123,677 m ²	151,200 m ²	109,406 m ²	95,673 m ²	143,415 m ²
	35,855 ¥mil.	45,483 ¥mil.	36,406 ¥mil.	31,318 ¥mil.	42,439 ¥mil.
Land for Condominiums	24,090 ¥mil.	33,447 ¥mil.	29,774 ¥mil.	21,013 ¥mil.	32,543 ¥mil.
Urban redevelopment	79,288 ¥mil.	75,313 ¥mil.	59,931 ¥mil.	1,725 ¥mil.	5,241 ¥mil.
Real Estate for Sale	396,678 ¥mil.	377,037 ¥mil.	302,487 ¥mil.	224,770 ¥mil.	216,380 ¥mil.

Real Estate for Leasing	8,012 ¥mil.	9,181 ¥mil.	10,880 ¥mil.	10,101 ¥mil.	10,350 ¥mil.
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Trend in assets(Consolidated)

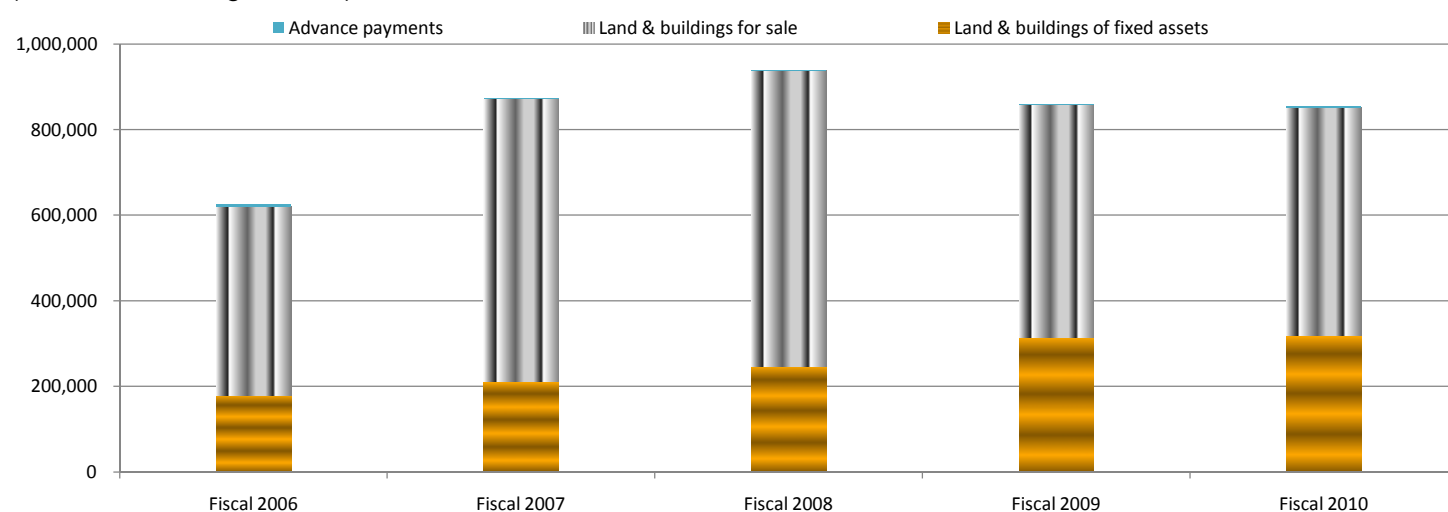
(Total assets)



(Millions of yen)

	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009	Fiscal 2010
Investment and other assets	164,799	169,373	149,046	151,708	156,837
Fixed assets	214,913	252,604	286,990	351,303	361,940
Inventories	499,226	709,184	737,871	597,443	550,435
Other current assets	399,830	218,279	213,329	253,490	272,094
Total	1,278,770	1,349,441	1,387,237	1,353,946	1,341,308

(Land and buildings assets)



(Millions of yen)

	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009	Fiscal 2010
Land & buildings of fixed assets	179,736	211,458	247,996	315,108	318,872
Land & buildings for sale	441,147	659,999	689,259	544,054	532,060
Advance payments	6,279	810	1,816	723	2,976

Segments of Sekisui House Group

Assets

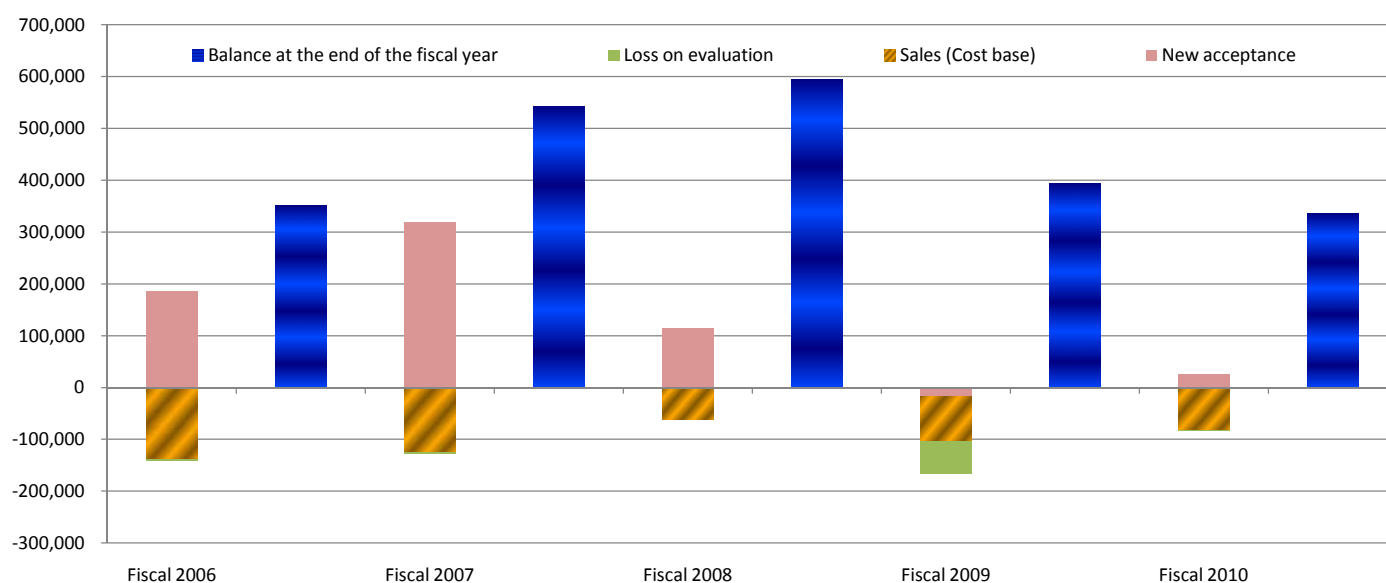
(Millions of yen)

	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009	Fiscal 2010
Built to Order Housing	192,986	194,031	147,776	140,042	135,353
Real Estate for Sale	518,008	723,747	737,291	614,067	606,631
Real Estate for Leasing	199,765	227,962	264,745	339,886	346,561
Other Business	29,730	33,428	19,384	22,576	18,152
Back Office	338,279	170,271	218,039	237,374	234,609
Total	1,278,770	1,349,441	1,387,237	1,353,946	1,341,308

Employee

	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009	Fiscal 2010
Built to Order Housing and Real Estate for Sales	16,849	17,087	16,884	16,407	15,885
Real Estate for Leasing	1,195	1,399	1,478	1,603	1,500
Other Business	2,149	2,346	2,300	2,419	2,809
Back Office	1,343	1,477	1,592	1,316	1,227
Total	21,536	22,309	22,254	21,745	21,421

Trend in land for sale (Non-Consolidated)



(millions of yen)

	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009	Fiscal 2010
New acceptance	187,384	318,496	151,779	-17,553	25,345
Sales (Cost base)	138,709	123,866	100,027	86,262	81,854
Loss on evaluation	2,781	3,277	32,202	63,649	1,996
Balance at the end of the fiscal year	351,442	542,794	562,343	394,878	336,372

Capital expenditure

(Millions of yen)

内 容	Fiscal 2005	Fiscal 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009	Fiscal 2010
Non-Consolidated						
Factories	3,427	4,404	6,245	2,329	1,784	5,811
Real estate for rent	32,265	8,894	26,402	30,838	64,396	10,461
Others	6,572	7,866	10,887	9,989	5,497	6,228
Total	42,264	21,164	43,534	43,156	71,677	22,501
R & D expenditure	6,190	6,114	6,252	6,124	5,033	4,619
Depreciation expense	8,557	9,650	11,368	12,252	13,161	12,809
Consolidated						
Capital expenditure	46,817	26,691	54,413	57,432	82,145	32,690
Depreciation expense	11,117	12,231	14,157	15,392	16,579	16,383

Trend in Housing Constructed by Sekisui House

(Thousands of yen)

		Fiscal2006	Fiscal2007	Fiscal2008	Fiscal2009	Fiscal2010
* Built to Order Detached Houses	Sales per detached house	30,375	31,058	31,641	31,158	31,720
	Floor area per detached house	143.69 m ²	143.87 m ²	143.00 m ²	138.91 m ²	138.81 m ²
	Sales per 3.3m ² of detached house	698	713	731	741	755
* Built for Sale Houses without Land	Sales per built for sale house	25,556	25,672	25,145	24,610	25,780
	Floor area per built for sale house	124.7 m ²	123.75 m ²	123.65 m ²	123.71 m ²	122.33 m ²
Low-rise apartments	Sales per built for sale house	39,852	41,565	45,528	51,163	51,385
	Floor area per built for sale house	246.51 m ²	255.12 m ²	270.06 m ²	293.10 m ²	295.61 m ²
	Sales per 3.3m ² of detached house	534	538	557	577	574
Land	Sales per land	18,580	18,726	17,135	17,130	16,013
	Area per land	209.57 m ²	217.01 m ²	206.13 m ²	205.38 m ²	207.50 m ²

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 2006	Fiscal 2007	Fiscal 2008	Fiscal 2009	Fiscal 2010
Occupancy ratio of Sha Maison properties	95.0%	95.5%	94.6%	94.5%	95.0%
Management	386,016	410,176	434,074	454,751	472,570

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			
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%
09.8 - 10.01	44.6%	32.6%	21.7%	33.1%	43.5%	56.4%	721	56.7%
10.2 - 10.7	44.8%	31.6%	20.1%	29.6%	39.1%	60.8%	733	57.9%
10.8 - 11.01	41.1%	33.8%	21.0%	27.8%	38.8%	63.2%	739	56.6%

Sales offices of Sekisui House

	Branch	Remodeling Sales Office	Customers Center	Display home	SHAWOOD display home	Total
05. 7	74	*36	67	413	141	554
06. 1	73	*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
10.01	126	*38	65	340	135	475
10.07	124	*39	65	316	125	441
11.01	123	*39	32	310	126	436
11.02	124	*40	31	308	124	432

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

Summary of major development projects

(Large-scale projects)

Future positioning	Project name	Location	Notes	Area (approx.)	Floor space (approx.)	Completion period
Plan to sell	Daiba Garden City Building	Minato,Tokyo	Office building	2,900㎡	18,700㎡	Completed
Exit strategy Sell 3-5 years after development if real estate environment permits	Hommachi Garden City	Osaka	Office building、Hotel、etc	3,700㎡	50,000㎡	Completed
	Hommachi Minami Garden City	Osaka	Office building	3,700㎡	47,000㎡	2011年
	A・C Gotenyama Project	Shinagawa,Tokyo	Office	22,700㎡	84,000㎡	2011年
Hold strategy Transfer to fixed assets. Hold as high value-added assets.	B・D Gotenyama Project	Shinagawa,Tokyo	Condos	5,300㎡	9,700㎡	2011年
	Umeda Kita-Yard	Osaka	Office buildings、Condos、etc	37,900㎡	483,600㎡	2012年
	Kyoto Project	Kyoto	hotel	6,100㎡	Undecided	Undecided

(Condominiums)

	Location	Units	Area	Floor Space	Completion period
GM Itamikejiri Literacity	Itami, Hyogo	368(units)	15,400㎡	42,300㎡	Completed
GM Nishiboridori Tower	Niigata	167(units)	4,400㎡	41,600㎡	Completed
GM Syukugawa Matsuzonocho	Nisinomiya, Hyogo	22(units)	1,400㎡	4,100㎡	Completed
GM Nishiazabu	Minato, Tokyo	92(units)	4,500㎡	7,700㎡	Completed
GM Nishikujo Bio	Osaka	365(units)	14,500㎡	38,500㎡	Completed
GM momochihama Ocean & Forest	Fukuoka	211(units)	5,000㎡	35,000㎡	Completed
GM Atsutanomori	Nagoya	236(units)	10,200㎡	28,800㎡	Completed
Central Garden Residence Shizuoka B	Shizuoka	79(units)	3,900㎡	8,100㎡	Completed
GM Ashiya Midorigaoka	Ashiya, Hyogo	25(units)	1,300㎡	4,000㎡	Completed
The Residence Toyonaka	Toyonaka,Osaka	234(units)	11,700㎡	22,000㎡	Completed
GM Okurayama Terrace	Yokohama	60(units)	3,000㎡	5,600㎡	Completed
GM Sangenchaya	Setagaya, Tokyo	66(units)	1,900㎡	6,000㎡	2011
GM Jiyugaoka Terrace	Nagoya	102(units)	7,600㎡	10,200㎡	2011
Kiribayashi PJ	Nagoya	83(units)	3,000㎡	8,000㎡	2011
GM Iseyama	Yokohama	15(units)	8,600㎡	26,300㎡	2011

Plans and details stated here are subject to change.

The state of share distribution

January 31, 2011

	Fiscal 2010			Second Quarter of Fiscal 2010			Fiscal 2009		
	Shareholders	Shares	Percentage %	Shareholders	Shares	Percentage %	Shareholders	Shares	Percentage %
Government	1	11,000	0.00	1	11,000	0.00	1	11,000	0.00
Financial institutions	162	246,112,376	36.36	162	254,737,376	37.63	161	242,379,276	35.81
Banks	39	33,697,933	4.98	40	33,910,933	5.01	43	34,098,833	5.04
Trust Banks	29	147,354,132	21.77	29	152,565,132	22.54	30	143,907,132	21.26
Life insurance companies	34	42,250,685	6.24	32	45,562,685	6.73	29	41,902,685	6.19
Nonlife insurance companies	4	12,071,432	1.78	4	12,071,432	1.78	4	12,071,432	1.78
Other financial institutions	56	10,738,194	1.59	57	10,627,194	1.57	55	10,399,194	1.54
Securities companies	49	30,392,457	4.49	41	16,829,398	2.49	45	10,306,766	1.52
Foreigners	476	211,929,985	31.31	464	219,515,808	32.43	470	240,679,698	35.56
Companies	463	211,911,064	31.31	455	219,500,977	32.43	459	240,660,867	35.55
Individuals	13	18,921	0.00	9	14,831	0.00	11	18,831	0.00
Other companies	905	107,260,334	15.85	901	106,969,326	15.80	908	107,108,001	15.82
Individuals and others	34,173	80,168,841	11.84	32,554	77,837,259	11.50	32,420	75,440,256	11.15
Treasury stock	1	1,010,085	0.15	1	984,911	0.15	1	960,081	0.14
Total	35,767	676,885,078	100.00	34,124	676,885,078	100.00	34,006	676,885,078	100.00

Total number of shareholders with voting rights

25,173 Shareholders

Total number of voting rights

671,710 Rights

Average number of shares per shareholder

(Jan. 31, 2011)

18,925 Shares

(July 31, 2010)

19,836 Shares

Jan. 31, 2010)

19,905 Shares

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

675,899,278 Shares ※

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

675,721,636 Shares ※

(Repurchase of shares during the term)

75,299 Shares

(Total of 62million yen)

Total number of shares issued (non-consolidated)

675,874,993 Shares ※

Total number of shares issued (consolidated)

675,697,219 Shares ※

*Excluding treasury stock