

Consolidated Financial Results for the First Quarter of FY2010 (February 1, 2010 through April 30, 2010)

June 10, 2010

Company name : **Sekisui House, Ltd.** (URL <http://www.sekisuihouse.co.jp>)
 Listed exchanges : Tokyo(first section), Osaka(first section), Nagoya(first section)
 Stock code : 1928
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 Filing date of quarterly securities report : June 11, 2010
 Date of scheduled payment of dividends : --

(Amounts are rounded down to the nearest million yen.)

1. Consolidated Results for the Three Months Ended April 30, 2010 (February 1, 2010 through April 30, 2010)

(1) Consolidated Financial Results (% figures represent changes from the same period of the previous year.)

	Net sales		Operating income		Ordinary income		Net income	
	¥ million	%	¥ million	%	¥ million	%	¥ million	%
Three months ended Apr. 30, 2010	326,237	23.6	4,243	-	4,523	-	1,846	-
Three months ended Apr. 30, 2009	263,963	-	(12,021)	-	(12,225)	-	(8,456)	-

	Net income per share	Fully diluted net income per share
	¥	¥
Three months ended Apr. 30, 2010	2.73	2.73
Three months ended Apr. 30, 2009	(12.51)	-

(2) Consolidated Financial Position

	Total assets	Net assets	Shareholders' equity ratio	Net assets per share
	¥ million	¥ million	%	¥
As of April 30, 2010	1,406,619	722,301	51.3	1,067.79
As of January 31, 2010	1,353,946	716,295	52.9	1,059.18

(Reference) Shareholders' equity As of April 30, 2010: ¥721,530 million As of Jan. 31, 2010: ¥715,737 million

2. Cash Dividends

	Cash dividends per share (¥)				
	End of first quarter	End of second quarter	End of third quarter	Year-end	Annual
Year ended Jan. 31, 2010	-	10.00	-	0.00	10.00
Year ending Jan. 31, 2011	-				
Year ending Jan. 31, 2011 (Forecast)		13.00	-	8.00	21.00

(Note) Revisions to the forecast of cash dividends in the current quarter: None

Breakdown of cash dividends forecast for 2Q FY2010: Ordinary dividends: ¥8.00, 50th anniversary commemorative dividends: ¥5.00

3. Consolidated Results Forecast for FY2010 (February 1, 2010 through January 31, 2011)

(% figures represent changes from the same period of the previous year.)

	Net sales		Operating income		Recurring income		Net income		Net income per share
	¥ million	%	¥ million	%	¥ million	%	¥ million	%	¥
Six months ending July 31, 2010	712,000	6.6	23,000	667.9	22,300	740.6	11,500	-	17.02
Year ending January 31, 2011	1,440,000	6.4	51,000	-	50,000	-	27,000	-	39.96

(Note) Revisions to the consolidated results forecast in the current quarter: None

4. Others

(1) Changes in significant subsidiaries during the period (changes in specified subsidiaries that caused a change in scope of consolidation): None

(2) Adoption of simplified accounting methods and special accounting practices for consolidated quarterly financial statements: Adopted
(Note) For more details, please see “4. Others” in [Qualitative Information, Financial Statements, and Other Information] in page 5.

(3) Changes in accounting principles, procedures, and presentation for consolidated quarterly financial statements (matters to be included in the section, Changes in Basic Important Matters for Preparation of Consolidated Quarterly Financial Statements)

(i) Changes caused by revisions of accounting standards etc.: Yes

(ii) Changes other than (i): None

(Note) For more details, please see “4. Others” in [Qualitative Information, Financial Statements, and Other Information] in page 5.

(4) Number of shares outstanding (common stock)

(i) Number of shares outstanding at the end of each period (including treasury stock):

As of Apr. 30, 2010: 676,885,078 shares

As of Jan. 31, 2010: 676,885,078 shares

(ii) Number of treasury stock at the end of each period:

As of Apr. 30, 2010: 1,159,145 shares

As of Jan. 31, 2010: 1,137,664 shares

(iii) Average number of shares outstanding in each period (cumulative quarterly consolidated accounting period):

Three months ended Apr. 30, 2010: 675,736,153 shares

Three months ended Apr. 30, 2009: 675,790,457 shares

*** Notes Regarding the Appropriate Use of Results Forecasts and Other Important Matters**

This document contains forward-looking statements based on judgments and estimates derived from information available to the Company at the time of this release, and is therefore subject to risks and uncertainties. Actual future results may differ materially from any projections presented here due to a variety of factors, including economic conditions surrounding the business domain of the Company and Group companies, as well as market trends.

For details of results forecast, please refer to “3. Qualitative Information Regarding Consolidated Results Forecast for FY2010” in [Qualitative Information, Financial Statements, and Other Information] in page 5.

[Qualitative Information, Financial Statements, and Other Information]**1. Qualitative Information Regarding Consolidated Business Results**

In the first quarter of the fiscal year ending January 31, 2011, a recovery in exports and the effects of domestic stimulus policies coupled with a weaker yen and economic growth in emerging markets aided improved production activity and a gentle recovery in corporate earnings. Furthermore, improvements in the business environment mainly among exporters highlighted signs of a bottom in capital expenditures and employment conditions. That said, downward pressure on corporate earnings, such as rising prices for crude oil and raw materials and prolonged deflation, have left much uncertainty about the economic outlook.

The housing market environment remains harsh due to falling land prices and lack of clarity about whether personal income is improving. However, owner-occupied homes are starting to recover, helped by government policies targeting home-buying and remodeling, including tax measures such as historically high tax breaks on mortgages, continued subsidies promoting eco-friendly housing and the housing eco-point system and expansion of the tax exemption on the *inter vivos* gifting when acquiring a house.

Under such an environment, Sekisui House has aggressively pursued business initiatives set forth in our mid-term management plan (announced January 2010), which include strengthening our core businesses, expanding our business portfolio and deploying our Green First Strategy as a driver of business growth in eco-friendly housing. Meanwhile, we strived to build a solid sales base by raising customer satisfaction with events for owners of Sekisui homes across the nation to commemorate our 50th anniversary. Additionally, new initiatives we implemented included targeting stimulating new demand by opening Dear One, a site where potential buyers can see first-hand how to live comfortably with a pet.

Under our Urban Redevelopment Business, we began construction in March at Osaka Station North District Phase 1 Development Area Project (Umeda Kita-Yard).

To expand our business portfolio, we participated in a joint acquisition of all shares in Joint REIT's asset management firm (presently Sekisui House SI Asset Management, Ltd.). We acquired a 75% stake, while our partner in the acquisition Spring Investment Co., Ltd. acquired the balance. By doing so, we have crystallized our full-fledged entry into the residential REIT business. Additionally, to expand business opportunities across all aspects of real estate, we have forged a business alliance with KOWA REAL ESTATE CO., LTD., with whom we will jointly pursue a wide variety of businesses, from development to leasing and more.

Looking at business performance, orders recovered steadily, due to a marketing push under our Green First Strategy coupled with tailwinds from government policies. Net sales in our first quarter were ¥326,237 million, up 23.6% year-on-year. Operating income was ¥4,243 million, ordinary income ¥4,523 million, and net income ¥1,846 million.

Built to Order Housing Business

In our Built to Order Detached Housing Business, we aggressively pursued our Green First Strategy, one of the core pillars under our mid-term management plan. Green First models have accounted for approximately 70% of our order bookings, showing steady sales growth.

In our Sha-Maison low-rise apartments business, we aggressively promoted our eco-friendly apartment product Sha-Maison Ecostyle and proposed Sha-Maison Gardens, which create new value in a townscape provided with five

premium environmental features that harmonize with the landscape and minimize environmental load. We enhanced product lineup to enable our sales force to make more valuable propositions.

As a result, the recovery in detached housing orders gained momentum while, despite an environment that remains harsh, rental apartment orders recovered moderately.

Net sales in the Built to Order Housing Business increased by 65.9% from the previous comparable period to ¥146,149 million and operating income totaled ¥9,822 million.

Real Estate for Sale Business

In the Built for Sale Housing Business, we held the sales promotion event *Machinami Sankan-bi* (visits to existing subdivisions with superior living environments) to stimulate sales. We leveraged our brand power to actively promote our Green First Strategy. Furthermore, we held community-building events together with owners of Sekisui homes as part of our efforts to raise customer satisfaction, enhance asset value formation and promote sales. However, the fall in land prices and other factors dampened orders.

In our Condominium Business, we promoted sales by emphasizing the property attractiveness, product concept and added value of condominiums currently available for sale, including our Grande Maison series. Similar to our detached housing business, we held events targeting owners of Sekisui House's condominiums to raise customer satisfaction. Business in the Tokyo Metropolitan Area fared well, thanks to demand for condominiums mainly in Tokyo and additions to our sales force.

Phase 1 of condominiums at Wentworth Point in the suburbs of Sydney, Australia, a business we began last year, is progressing solidly with 90% of units under contract. We began selling Phase 2 in April.

In our Urban Redevelopment Business, the office floors of Hommachi Garden City (Osaka) will come online in July. We are preparing for the grand opening of the St. Regis Hotel in October. And construction is progressing steadily at our Gotenyama Project (Shinagawa, Tokyo) and Hommachi Minami Garden City (Osaka).

For the Real Estate for Sale Business, net sales decreased by 7.4% to ¥49,618 million, and operating loss came to ¥2,458 million.

Real Estate for Leasing Business

In the Real Estate for Leasing Business, the number of units of Sha-Maison low-rise apartments for block leasing and management by Sekiwa Real Estate companies showed a steady increase. While occupancy rates stagnate nationwide, we pushed forward with marketing activities as an integrated group, actively proposing renovations aimed at maintaining and enhancing owner's asset value and strengthened ties with exclusive agents of Sekiwa Real Estate companies. As a result, we were able to maintain high occupancy rates mainly in Tokyo, Osaka and other urban areas. Furthermore, we worked to grow earnings in the Real Estate for Leasing Business by introducing new supply based on pinpointed area marketing to propose Sha-Maison Town etc.

Net sales in the Real Estate for Leasing Business grew by 1.0% year-on-year to ¥94,956 million, while operating income declined by 23.8% to ¥4,260 million.

Other Business

Our Remodeling Business as part of our Green First Strategy, fared well as we actively marketed remodeling proposals aimed at energy conservation with the installation of photovoltaic power generation systems and high-efficiency hot

water supply systems. Aside from environmental features, we proposed remodeling ideas to support comfort in living tailored to diversifying lifestyles.

Orders and inquiries for the *Sekiwa no Ki no Ie*, a second brand from the Sekiwa Construction Group, were strong due to housing designs tailored to regional characteristics and the trustworthiness of the Sekisui House Group.

For this segment, net sales rose 25.8% to ¥35,512 million and operating income amounted to ¥1,178 million.

2. Qualitative Information Regarding Consolidated Financial Conditions

Total assets increased by ¥52,673 million to ¥1,406,619 million from the end of the previous fiscal year ended January 2010, primarily owing to an increase in cash following the issuance of straight corporate bonds. Liabilities increased by ¥46,667 million to ¥684,317 million, mainly due to the issuance of straight bonds for repayment of loans and the increase in commercial paper. Net assets increased by ¥6,006 million to ¥722,301 million, chiefly due to increases in the net unrealized gain on securities and net income.

Operating cash decreased by ¥40,543 million from the end of the previous fiscal year (an increase by ¥26,229 from the previous comparable period), primarily due to the decrease in notes and accounts payable and the increase in notes and accounts receivable.

Net cash provided by investing activities decreased by ¥7,034 million from the end of the previous fiscal year (a drop by ¥869 million from the previous period), mainly due to purchases of leasing properties and investments in securities.

Net cash provided by financing activities increased by ¥76,945 million from the end of the previous fiscal year and rose by ¥55,069 from the previous comparable period. This was primarily owing to the issuance of bonds payable and short-term bonds payable.

3. Qualitative Information Regarding Consolidated Results Forecasts

We have not made any revisions to our consolidated business results forecast for the year ending January 31, 2011, which was announced on March 1, 2010, as we expect orders for detached houses and other lines to recover strongly.

4. Others

(1) Changes in significant subsidiaries during the period (changes in specified subsidiaries that caused a change in scope of consolidation): Not applicable

(2) Adoption of simplified accounting methods and special accounting practices for consolidated quarterly financial statements:

1. Simplified accounting methods

① Method for valuation of inventories

With respect to the valuation of inventories, where inventories are deemed to have declined materially in value, the book value of such inventory is marked down to reflect the estimated net realizable amounts.

② Method for calculating deferred tax assets and liabilities

The recoverability of deferred tax assets is calculated on the results forecast in the consolidated financial results for the previous fiscal year, since it is deemed that the business environment and situation with regard to the occurrence of temporary differences have not undergone any material change since the end of the previous fiscal year.

2. Special accounting practices for consolidated quarterly financial statements: Not applicable

(3) Changes in accounting principles, procedures, and presentation for consolidated quarterly financial statements:

Changes in the basis for accounting for net sales and cost of sales of completed construction contracts

Previously, the Company used the completed-contract method to account for its income from contract construction, but it adopts the “Accounting Standard for Construction Contracts” (ASBJ Statement No. 15, December 27, 2007) and “Guidance on Accounting Standard for Construction Contracts” (ASBJ Guidance No. 18, December 27, 2007) from this quarterly period. Accordingly, beginning with construction contracts that commenced during this quarterly period (excluding those whose construction period is very short), the percentage-of-completion method shall be applied to construction activities whose outcome for the portion completed at the end of the quarterly period is deemed certain (the percentage of completion shall be estimated based on the percentage of the cost incurred to the estimated total cost). The completed-contract method shall be applied to other construction activities.

As a result of this change, net sales increased by ¥57,397 million, while operating income, ordinary income and income before taxes and minority interests has increased by ¥11,141 million each.

The effects of this change on each business segment are indicated in the relevant sections.

5. Consolidated Quarterly Financial Statements

(1) Consolidated Quarterly Balance Sheets

(¥ million)

	As of April 30, 2010	As of January 31, 2010
Assets		
Current assets		
Cash and deposits	178,408	149,330
Notes receivable, accounts receivable from completed construction contracts	32,611	11,391
Short-term investment securities	1,276	1,274
Costs on uncompleted construction contracts	32,807	47,540
Buildings for sale	123,321	115,643
Land for sale in lots	352,419	357,321
Undeveloped land for sale	72,547	71,089
Other inventories	7,270	5,848
Deferred tax assets	66,519	65,787
Other	30,552	27,844
Allowance for doubtful accounts	(2,297)	(2,137)
Total current assets	895,436	850,933
Noncurrent assets		
Property, plant and equipment		
Buildings and structures	133,548	131,828
Machinery, equipment and vehicles	10,284	10,587
Land	189,661	189,361
Construction in progress	5,282	6,160
Other	4,171	4,294
Total property, plant and equipment	342,948	342,233
Intangible assets	9,519	9,070
Investments and other assets		
Investment securities	75,467	67,410
Long-term loans receivable	32,456	32,791
Deferred tax assets	15,907	17,274
Other	36,360	35,715
Allowance for doubtful accounts	(1,477)	(1,483)
Total investments and other assets	158,714	151,708
Total noncurrent assets	511,182	503,012
Total assets	1,406,619	1,353,946

(¥ million)

	As of April 30, 2010	As of January 31, 2010
Liabilities		
Current liabilities		
Notes payable, accounts payable for construction contracts	111,799	135,658
Electronically recorded obligations - operating	3,048	-
Short-term bonds payable	10,000	-
Current portion of long-term loans payable	170,000	172,901
Income taxes payable	3,641	4,810
Advances received on uncompleted construction contracts	85,144	90,425
Provision for bonuses	14,326	6,177
Provision for warranties for completed construction	2,858	2,390
Other	33,603	48,102
Total current liabilities	434,423	460,466
Noncurrent liabilities		
Bonds payable	129,987	59,986
Long-term loans payable	29,282	28,778
Long-term lease and guarantee deposited	54,681	54,439
Provision for retirement benefits	31,504	29,347
Provision for directors' retirement benefits	880	1,125
Other	3,557	3,507
Total noncurrent liabilities	249,894	177,184
Total liabilities	684,317	637,650
Net assets		
Shareholders' equity		
Capital stock	186,554	186,554
Capital surplus	237,522	237,522
Retained earnings	289,584	287,738
Treasury stock	(1,404)	(1,385)
Total shareholders' equity	712,256	710,429
Valuation and translation adjustments		
Valuation difference on available-for-sale securities	6,401	3,152
Deferred gains or losses on hedges	4	4
Foreign currency translation adjustment	2,868	2,151
Total valuation and translation adjustments	9,273	5,308
Subscription rights to shares	247	232
Minority interests	523	325
Total net assets	722,301	716,295
Total liabilities and net assets	1,406,619	1,353,946

(2) Consolidated Quarterly Statements of Income

(¥ million)

	Feb. 1, 2009 – Apr. 30, 2009	Feb. 1, 2010 – Apr. 30, 2010
Net sales	263,963	326,237
Cost of sales	226,841	273,159
Gross profit	37,122	53,077
Selling, general and administrative expenses	49,144	48,834
Operating income (loss)	(12,021)	4,243
Non-operating income		
Interest income	273	253
Dividends income	12	11
Insurance agency commission	336	347
Equity in earnings of affiliates	-	156
Other	756	923
Total non-operating income	1,379	1,692
Non-operating expenses		
Interest expenses	778	680
Equity in losses of affiliates	5	-
Other	797	732
Total non-operating expenses	1,582	1,412
Ordinary income (loss)	(12,225)	4,523
Extraordinary loss		
Loss on sales and retirement of noncurrent assets	592	398
Cost of business structure improvement	1,011	-
Total extraordinary losses	1,603	398
Income (loss) before income taxes and minority interests	(13,828)	4,124
Income taxes-current	2,292	3,376
Income taxes-deferred	(7,659)	(1,098)
Total income taxes	(5,367)	2,278
Minority interests in loss	(5)	(0)
Net income (loss)	(8,456)	1,846

(3) Consolidated Quarterly Statements of Cash Flows

(¥ million)

	Feb. 1, 2009 – Apr. 30, 2009	Feb. 1, 2010 – Apr. 30, 2010
Net cash provided by (used in) operating activities		
Income (loss) before income taxes and minority interests	(13,828)	4,124
Depreciation and amortization	3,980	3,823
Increase (decrease) in provision for retirement benefits	(192)	2,157
Decrease (increase) in prepaid pension costs	3,435	-
Interest and dividends income	(285)	(265)
Interest expenses	778	680
Equity in (earnings) losses of affiliates	5	(156)
Decrease (increase) in notes and accounts receivable-trade	6,125	(21,091)
Decrease (increase) in inventories	(31,129)	10,032
Increase (decrease) in notes and accounts payable-trade	(40,308)	(22,056)
Increase (decrease) in advances received on uncompleted construction contracts	20,495	(5,281)
Other, net	(13,462)	(7,493)
Subtotal	(64,385)	(35,525)
Interest and dividends income received	354	238
Interest expenses paid	(885)	(779)
Income taxes paid	(5,810)	(4,477)
Income taxes refund	3,954	-
Net cash provided by (used in) operating activities	(66,772)	(40,543)
Net cash provided by (used in) investing activities		
Proceeds from sales of short-term investment securities	2,000	-
Purchase of property, plant and equipment	(5,208)	(4,589)
Proceeds from sales of property, plant and equipment	57	114
Purchase of investment securities	(2,575)	(2,773)
Proceeds from sales of investment securities	-	8
Payments of loans receivable	(890)	(360)
Collection of loans receivable	1,524	952
Other, net	(1,073)	(386)
Net cash provided by (used in) investing activities	(6,165)	(7,034)
Net cash provided by (used in) financing activities		
Net increase (decrease) in short-term bonds payable	30,000	10,000
Repayment of long-term loans payable	-	(3,007)
Proceeds from issuance of bonds	-	70,000
Purchase of treasury stock	(17)	(20)
Cash dividends paid	(8,111)	-
Other, net	5	(26)
Net cash provided by (used in) financing activities	21,876	76,945
Effect of exchange rate change on cash and cash equivalents	522	210
Net increase (decrease) in cash and cash equivalents	(50,538)	29,578
Cash and cash equivalents at beginning of period	124,517	148,630
Cash and cash equivalents at end of period	73,979	178,208

(4) Notes Regarding Assumption of a Going Concern

Not applicable

(5) Segment Information

[Segment Information by Each Business]

Three months ended April 30, 2009 (February 1, 2009 through April 30, 2009)

(¥ million)

	Built to Order Housing	Real Estate for Sale	Real Estate for Leasing	Other Business	Total	Eliminations and back office	Consolidated
Sales							
(1) Sales to third parties	88,115	53,559	94,050	28,238	263,963	-	263,963
(2) Inter-group sales and transfers	2,410	135	544	767	3,858	(3,858)	-
Net sales	90,525	53,694	94,595	29,006	267,821	(3,858)	263,963
Operating income (loss)	(3,903)	(4,129)	5,587	(685)	(3,131)	(8,890)	(12,021)

Three months ended April 30, 2010 (February 1, 2010 through April 30, 2010)

(¥ million)

	Built to Order Housing	Real Estate for Sale	Real Estate for Leasing	Other Business	Total	Eliminations and back office	Consolidated
Sales							
(1) Sales to third parties	146,149	49,618	94,956	35,512	326,237	-	326,237
(2) Inter-group sales and transfers	2,269	-	433	791	3,494	(3,494)	-
Net sales	148,419	49,618	95,390	36,303	329,731	(3,494)	326,237
Operating income (loss)	9,822	(2,458)	4,260	1,178	12,803	(8,560)	4,243

Notes

1. Business Classification

The Company classifies its operations according to type and the nature of business based on the currently used sales categories.

2. Main details of each business segment:

Built to Order Housing: Designing, constructing, and contracting for sale housing using the Company's prefabricated materials

Real Estate for Sale: Selling houses and real estate, designing, constructing, and contracting for sale housing on estate land, conducting urban redevelopment projects and commercial buildings transactions

Real Estate for Leasing: Renting and managing properties

Other Business: Designing, constructing, and contracting for condominiums and commercial buildings and providing home remodeling, landscaping, and exterior construction

3. Changes in Accounting Standards

Three months ended April 30, 2010 (February 1, 2010 through April 30, 2010)

As stated in the "Changes in accounting principles, procedures, and presentation for consolidated quarterly financial statements", the Company adopts the "Accounting Standard for Construction Contracts" (ASBJ Statement No. 15, December 27, 2007) and "Guidance on Accounting Standard for Construction Contracts" (ASBJ Guidance No. 18, December 27, 2007) from this quarterly period. Accordingly, net sales for the Built to Order Housing Business and Other Businesses increased by ¥51,309 million and ¥1,920 million, respectively, compared with the previous

accounting method. Operating income for the Built to Order Housing Business and Other Businesses increased by ¥10,183 million and ¥56 million respectively, compared with the previous accounting method. In the Real Estate for Sale Business, net sales increased by ¥4,167 million, while operating loss decreased by ¥901 million.

[Geographical Segment Information]

Japanese operations accounted for more than 90% of sales in all segments for the three months ended April 30, 2009 (February 1, 2009 through April 30, 2009) and April 30, 2010 (February 1, 2010 through April 30, 2010), so the Company has not presented geographical segment information.

[Overseas Sales]

There are no applicable overseas sales for the three months ended April 30, 2009 (February 1, 2009 through April 30, 2009) and April 30, 2010 (February 1, 2010 through April 30, 2010).

(6) Notes Regarding Significant Changes in the Amount of Shareholders' Equity

Not applicable

6. Other Information

(For reference: the State of Orders)

[Consolidated]

(¥ million)

	Three months ended April 30, 2009		Three months ended April 30, 2010		Year ended January 31, 2010	
	Orders	Accumulated Orders	Orders	Accumulated Orders	Orders	Accumulated Orders
Built to Order Housing	137,044	388,631	171,565	386,293	611,551	360,877
Real Estate for Sale	67,519	85,061	66,415	68,040	233,713	51,242
Real Estate for Leasing	94,050	-	94,956	-	364,217	-
Other Business	29,080	93,268	37,154	101,315	152,266	99,674
Total	327,695	566,962	370,092	555,649	1,361,750	511,794

[Non-Consolidated]

(¥ million)

	Three months ended April 30, 2009		Three months ended April 30, 2010		Year ended January 31, 2010	
	Orders	Accumulated Orders	Orders	Accumulated Orders	Orders	Accumulated Orders
Built to Order Housing	137,578	391,991	171,991	389,292	615,110	364,771
Real Estate for Sale	61,159	79,460	59,003	58,159	212,099	45,322
Real Estate for Leasing	2,484	-	2,706	-	10,101	-
Other Business	14,890	103,258	15,505	97,702	80,462	102,926
Total	216,113	574,709	249,207	545,153	917,774	513,020