

**Sekisui House Announces Stock Repurchase Program  
(Repurchase on the Nagoya Stock Exchange in Accordance with the Exchange's  
Treasury Stock Off-floor Transaction System)**

**Osaka, April 8, 2004** – Sekisui House, Ltd. announced detail of a share buyback, pursuant to Article 210 of the Japanese Commercial Code that it will carry out through the Nagoya Stock Exchange in Accordance with the Exchange's Treasury Stock Off-floor Transaction System trading as a part of a previously announced buyback plan.

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1. Class of shares to be repurchased	Sekisui House ordinary shares
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2. Number of shares to be repurchased	9,900,000 shares
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3. Date of repurchase	April 9, 2004
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4. Repurchase price per share	¥ 1,212
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5. Repurchase method: Repurchase on the Nagoya Stock Exchange in accordance with the Exchange's Treasury Stock Off-floor Transaction System	
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6. Disclosure of results of the repurchase operation: April 9, 2004 (after the close of trading)	
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Note: if the number of shares offered falls short of the number of shares authorized for repurchase, the number of shares offered will be considered to be the number of shares to be repurchased.

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For reference

1. Detail of share repurchased plan agreed at general shareholders' meeting on April 25,2003

Class of shares to be acquired:	Sekisui House ordinary shares
Maximum number of shares to be acquired:	70,000,000 shares
Maximum total value of shares to be acquired:	¥70 billion

2. Progress of share repurchase program as of April 8, 2004

Number of shares	13,236,000 shares
Purchase amount	¥11,953,978,000

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