

Consolidated Financial Statements Summary
for the First Quarter of FY2015 (February 1, 2015 through April 30, 2015)
(Japanese Standard)

June 4, 2015

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Filing date of quarterly securities report : June 10, 2015
Date of scheduled payment of dividends : -
Quarterly earnings supplementary explanatory documents : Yes
Quarterly earnings results briefing : Yes (for institutional investors and analysts, in Japanese)

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

1. Consolidated Results for the Three Months Ended April 30, 2015 (February 1, 2015 through April 30, 2015)

(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, 2015	401,813	(11.0)	25,017	(31.1)	28,141	(24.8)	11,616	(45.0)
Three months ended Apr. 30, 2014	451,528	26.2	36,328	130.4	37,445	109.8	21,117	103.1

(Note) Comprehensive income:

Three months ended Apr. 30, 2015: ¥15,769 million (94.7%) Three months ended Apr. 30, 2014: ¥8,100 million (-79.7%)

	Net income per share	Fully diluted net income per share
	¥	¥
Three months ended Apr. 30, 2015	16.54	16.32
Three months ended Apr. 30, 2014	30.82	29.23

(2) Consolidated Financial Position

	Total assets	Net assets	Shareholders' equity ratio
	¥ million	¥ million	%
As of April 30, 2015	1,936,800	1,070,489	54.7
As of January 31, 2015	1,929,409	1,079,064	55.4

(Reference) Shareholders' equity As of April 30, 2015: ¥1,060,202 million As of January 31, 2015: ¥1,068,423 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, 2015	-	25.00	-	25.00	50.00
Year ending Jan. 31, 2016	-				
Year ending Jan. 31, 2016 (forecast)		27.00	-	27.00	54.00

(Note) Revised dividend forecast for the quarter under review: None

3. Consolidated Results Forecast for FY2015 (February 1, 2015 through January 31, 2016)

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

	Net sales		Operating income		Ordinary income		Net income		Net income per share
	¥ millions	%	¥ millions	%	¥ millions	%	¥ millions	%	¥
Six months ending July 31, 2015	921,000	1.2	72,000	0.4	76,000	1.1	42,500	0.8	60.82
Year ending January 31, 2016	1,930,000	0.9	153,000	4.4	159,000	1.6	93,000	3.1	133.08

(Note) Revised forecast for the quarter under review: Yes

At the Board of Directors meeting held on March 5, 2015, Sekisui House, Ltd. resolved to acquire its own shares under the provisions of Article 156 of the Companies Act, as applied pursuant to Article 165 (3) of the Companies Act. As a result, the “net income per share” in the forecasts of consolidated results for the fiscal year ending January 31, 2016 is presented, factoring in the acquisition of its own shares.

Notes

(1) Changes in significant subsidiaries (changes in specific subsidiaries that caused a change in scope of consolidation): None

(2) Application of accounting treatment specific to the preparations for consolidated quarterly financial statements: None

(3) Changes in accounting policies, accounting estimates and restatements

(a) Changes in accounting policies due to amendment of accounting standards: Applicable

(b) Changes in accounting policies due other than (a): Not applicable

(c) Changes in accounting estimates: Not applicable

(d) Restatements: Not applicable

(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, 2015: 708,866,197 shares

As of Jan. 31, 2015: 699,845,934 shares

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

As of Apr. 30, 2015: 399,073 shares

As of Jan. 31, 2015: 396,443 shares

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

Three months ended Apr. 30, 2015: 702,360,739 shares

Three months ended Apr. 30, 2014: 685,228,202 shares

*** Implementation Status of Quarterly Review Processes**

At the time of disclosure of this report, the procedures for review of quarterly consolidated financial statements, pursuant to the Financial Products and Exchange Law, have not been completed.

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

Descriptions regarding forward-looking statements, etc. contained in these materials are based on information currently available to the Company and certain assumptions judged reasonable. The Company makes no warranty as to the feasibility of its projections. Future results may differ materially from projections due to various factors. For the assumptions underlying the earnings forecast, please see “(3) Qualitative Information Regarding Consolidated Results Forecast” in “1. Qualitative Information Regarding Consolidated Results for the Three Months under Review” of the “Attached Material” on page 6.

(Obtaining supplementary explanatory documents)

The Company plans to hold a briefing for institutional investors and analysts on June 4, 2015. Relevant financial explanatory documents to be handed out at the briefing will be posted on our official website on the same day.

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1. Qualitative Information Regarding the Consolidated Results for the Three Months under Review

(1) Qualitative Information Regarding Consolidated Business Results

During the first quarter of the consolidated fiscal year under review, the Japanese economy was expected to see a recovery in consumer confidence backed by improved income and an increase in corporate capital spending, which was attributable to the mild recovery trend in corporate earnings and the robust stock market.

In the housing market, interest in purchasing housing increased, thanks to government measures supporting home purchasing, such as an expansion in tax exemptions for gifts for the purpose of purchasing residential housing, a broader application of preferential interest rates for the Flat 35S, and the implementation of the point program for energy-saving homes, in addition to an improved employment rate and income environment as a result of the economic recovery. Demand remained strong in the rental housing market, mainly in urban areas, reflecting asset utilization in response to the revision of inheritance taxes enforced in January 2015.

Under these circumstances, the Company developed its business and expanded the housing and residential-related businesses as a group, while seeking to develop new markets, in accordance with its medium-term management plan formulated in November 2014, the brand vision “SLOW & SMART” and the Group’s basic direction of “Strengthening synergies in the Group and taking on new challenges in the ‘residential’-related business.” The Company also held sales promotion events nationwide, including *Sumai no sankan-bi* (visits to model houses) and Sha Maison Festa, and worked to win orders.

The municipal authorities of Higashi Matsushima City, Miyagi Prefecture and the Company promoted initiatives on a smart town called Higashi Matsushima Smart Disaster Prevention Eco-Town to which electricity is provided from micro grids that connect disaster recovery public housing and peripheral hospitals, public facilities, etc. The smart town will be the first smart grid in Japan where mutual accommodation of energy among detached houses and across premises will contribute to improving local disaster response capabilities and disaster prevention capabilities.

In the first quarter of the consolidated fiscal year under review, net sales amounted to ¥401,813 million (down 11.0% year-on-year). Operating income amounted to ¥25,017 million (down 31.1% year-on-year), ordinary income to ¥28,141 million (down 24.8% year-on-year) and net income to ¥11,616 million (down 45.0% year-on-year).

Business results by segments are as follows.

(Custom Detached Houses Business)

Aiming to achieve an “improved environment for residents” and “break even in energy” through energy saving and creation, the Company promoted the sale of zero energy houses (ZEH), the Green First Zero of Sekisui House, Ltd., to capture the trend of comfortable living in 2020 in advance and three- to four-story houses in response to the need for multi-family homes in urban areas. In the steel-frame detached house segment, the Company endeavored to expand sales of luxury homes under the IS SERIES, which celebrated the 30th anniversary of its launch last year, while in the wood-framed SHAWOOD-HOME house segment, it made efforts to expand sales of the lineup of its original BELLBURN earthenware exterior wall.

As a result of these business promotions, orders were favorable.

Sales in the Custom Detached Houses Business amounted to ¥84,119 million, down 22.2% year-on-year, and operating income to ¥6,664 million, down 44.3% year-on-year.

(Rental Housing Business)

In the Rental Housing Business, there is continuously high demand, reflecting increased demand in urban areas and the need to respond to revised inheritance taxes. As a result, sales of the Company's three- and four-story rental houses that enable multi-purpose uses and adapt flexibly to customer needs made satisfactory progress. In addition, the Company positively promoted the Platinum Business for the purpose of offering a comfortable and prosperous living environment to elderly people. As part of this business, the construction of MAST CLERIEN KAGURAZAKA with 71 rental houses for families and 45 houses for households of active elderly residents with living support services was completed for block leasing by Sekiwa Grand Mast, Ltd., a wholly-owned subsidiary of Sekisui House, Ltd.

As a result of these business promotions, orders were favorable.

Sales in the Rental Housing Business amounted to ¥87,778 million, down 5.2% year-on-year, and operating income to ¥9,199 million, down 0.8% year-on-year.

(Remodeling Business)

In the Remodeling Business, the Company proactively promoted the renovation business that enhances the value of houses through large scale renovation works to suit new lifestyles and purposes.

In addition, as an energy-saving and energy-creation initiative, the Company made proposals for renovations of houses produced for increased comfort, such as the "under-floor heat shield," which can be installed without disassembling the floor, and a solar power generation system. It also promoted remodeling proposals for Sha Maison low-rise rental apartments, the number of which under management is steadily increasing.

As a result of these business promotions, orders were favorable.

Sales in the Remodeling Business amounted to ¥28,171 million, down 23.7% year-on-year, and operating income to ¥2,411 million, down 53.7% year-on-year.

(Real Estate Management Fees Business)

In the Real Estate Management Fees Business, the number of units of Sha Maison low-rise rental apartments for block leasing and management by Sekiwa Real Estate companies enjoyed steady growth, attributable to steady progress in their supply in the Rental Housing Business. In addition, occupancy rates remained high, reflecting increased demand in urban areas, enhanced cooperation in the Group to encourage occupancy, and efforts to advance penetration of the Sha Maison brand.

Sales in the Real Estate Management Fees Business amounted to ¥112,057 million, up 4.7% year-on-year, and operating income to ¥7,931 million, up 13.5% year-on-year.

(Houses for Sale Business)

In the Housing for Sale Business, the Company is promoting community development to create quality social stock that will become more attractive over time based on the concept of "beauty that blooms with time." In Common Life Musashi Fujisawa Ekimae, launched in April 2015 in Iruma City, Saitama Prefecture, core facilities and public spaces were established to create communities in which multi-generation residents can be involved in child-rearing and exchange events are held to promote mutual aid in child care. It also held *Machinami sankan-bi* promotional events nationwide and worked to expand sales.

Sales in the Houses for Sale Business amounted to ¥29,471 million, up 12.5% year-on-year, and operating income to ¥2,312 million, up 27.7% year-on-year.

(Condominiums Business)

In the Condominiums Business, the Grande Maison Kakuozan Okauecho (Chikusa-ku, Nagoya City) and other new properties sold well, and inquiries about Grande Maison Sengawa (Chofu City, Tokyo) and other properties for sale also remained at a high level. In Naka-ku, Nagoya City, the development of a complex comprising the new MISONOZA Theater that inherits the performing arts and culture of Nagoya, commercial facilities and 304 condominiums for sale started.

Sales in the Condominiums Business amounted to ¥12,423 million, down 52.4% year-on-year, and operating income to ¥1,559 million, down 57.9% year-on-year.

(Urban Redevelopment Business)

In the Urban Redevelopment Business, occupancy rates of the office buildings and commercial facilities developed by the Company and Sekisui House Group's rental properties, such as its Prime Maison series rental apartments, remained firm. The Company decided to sell part of the Hommachi Garden City that it owned to Sekisui House Reit, Inc.

Sales in the Urban Redevelopment Business amounted to ¥14,993 million, up 26.8% year-on-year, and operating income to ¥2,867 million, up 9.0% year-on-year.

(Overseas Business)

In the United States, the sales of subdivisions, including Cinco Ranch in Texas, were strong, and the Company sold an office building it had developed in Westlake Steps in Seattle. In Australia, although the delivery of condominium units showed seasonal weakness, the conclusion of contracts for Royal Shores now being offered for sale in the suburbs of Sydney progressed at a healthy pace. In China, construction is progressing towards completion by the end of the current fiscal year. In Singapore, a high contract rate for all the properties handled, as well as the posting of equity holding income in accordance with construction in progress, contributed to the increase in ordinary income.

Sales in the Overseas Business amounted to ¥12,846 million, down 33.2% year-on-year, and operating loss to ¥610 million.

(Other Businesses)

In the Exterior Business, the Company proactively made proposals for planting plans, as a comprehensive gardening scheme for detached and rental housing and outdoor facilities in consideration of the neighboring townscape and even the link between human daily life and nature, such as the "Gohon no ki" landscaping concept, in which garden trees are selected from trees native to each area and domestic species.

Sales in the Other Businesses amounted to ¥19,950 million, down 14.9% year-on-year, and operating income to ¥335 million, down 63.4% year-on-year.

(2) Qualitative Information Regarding Consolidated Financial Conditions

Total assets grew ¥7,390 million to ¥1,936,800 million at the end of the first quarter of the consolidated fiscal year under review, primarily attributable to an increase in real estate for sale. Liabilities increased ¥15,965 million, to ¥866,310 million, mainly due to the issue of short-term bonds payable and an increase in short-term loans payable. Net asset, despite posting net income, decreased ¥8,575 million to ¥1,070,489 million, mainly due to payments of dividends and a decrease in retained earnings at the beginning of the fiscal year as a result of the revision of the accounting standard for retirement benefits.

(3) Qualitative Information Regarding Consolidated Results Forecast

For the first half of the fiscal year ending January 31, 2016, given such factors as the progress in the sale of properties in the Urban Redevelopment Business, the Company revises the forecasts of consolidated results announced on March 5,

2015 to net sales of ¥921,000 million (up 1.2% year-on-year), operating income of ¥72,000 million (up 0.4%), ordinary income of ¥76,000 million (up 1.1%), and net income of ¥42,500 million (up 0.8%). The consolidated full-year results forecast for the fiscal year ending January 31, 2016 remains unchanged.

2. Matters Regarding Summary Information (Notes)

(1) Changes in Significant Subsidiaries (changes in specific subsidiaries that caused a change in scope of consolidation):

Not applicable

(2) Application of Accounting Treatment Specific to the Preparations for Consolidated Quarterly Financial Statements:

Not applicable

(3) Changes in Accounting Policies, Accounting Estimates and Restatements:

Changes in Accounting Policies

(Application of Accounting Standard for Retirement Benefits)

The “Accounting Standard for Retirement Benefits” (ASBJ Statement No.26 of May 17, 2012, hereinafter called the “Retirement Benefits Accounting Standard”) and “Guidance on Accounting Standard for Retirement Benefits” (ASBJ Guidance No. 25 of May 17, 2012, hereinafter called the “Retirement Benefits Application Guidance”) were applied from the first quarter of the current consolidated financial year under review, in accordance with the provisions of Article 35 of Retirement Benefits Accounting Standard and Article 67 of Retirement Benefits Application Guidance. As a result, the methods for calculating retirement benefit obligations and service costs have been revised, and accordingly, the method for attributing projected benefits to periods was changed from the straight-line basis to the benefit formula basis, and the method of determining the discount rate was changed to a single weighted average discount rate, reflecting the estimated period of the payment of retirement benefits as well as the amount thereof in the estimated period.

In conjunction with the application of the Retirement Benefits Accounting Standard, pursuant to transitional accounting as stipulated in Article 37 of the Retirement Benefits Accounting Standard, the effect of changes in accounting policies arising from the change in the calculation of retirement benefit obligations and service costs is reflected in retained earnings at the beginning of the first quarter of the consolidated fiscal year under review.

As a result, at the beginning of the first quarter of the consolidated fiscal year under review, net defined benefit liability increased ¥968 million, while net defined benefit asset and retained earnings decreased ¥21,463 million and ¥15,236 million, respectively. However, the effect of this change on income and loss for the cumulative first quarter of the consolidated fiscal year under review is immaterial.

(4) Additional Information:

(Effects due to Changes in Corporate Tax Rates)

According to the promulgation of the “Act on Partial Revision of the Income Tax Act (Law No.9 of 2015)” and the “Act on Partial Revision of the Local Tax Act (Law No.2 of 2015)” on March 31, 2015, corporate taxes were reduced, effective for the consolidated fiscal year starting on April 1, 2015 or after. As a result, the effective legal tax rates used for calculating deferred tax assets and deferred tax liabilities were changed from 35.4% to 32.8%, pertaining to temporary differences that are expected to be eliminated in the consolidated fiscal year starting from February 1, 2016, and to 32.1%, pertaining to temporary differences that are expected to be eliminated in a consolidated fiscal year starting from February 1, 2017, respectively.

As a result of the change in tax rates, deferred tax assets (the amount after deducting deferred tax liabilities), income taxes-deferred, valuation difference on available-for-sale securities, and remeasurements of retirement benefits increased by ¥166 million, ¥3,242 million, ¥1,655 million, and ¥1,752 million, respectively.

3. Consolidated Quarterly Financial Statements

(1) Consolidated Quarterly Balance Sheets

(¥ million)

	As of January 31, 2015	As of April 30, 2015
Assets		
Current assets		
Cash and deposits	195,989	145,089
Notes receivable, accounts receivable from completed construction contracts	53,943	46,802
Short-term investment securities	439	279
Costs on uncompleted construction contracts	8,647	13,180
Buildings for sale	232,567	260,559
Land for sale in lots	457,693	527,170
Undeveloped land for sale	78,703	75,816
Other inventories	9,742	10,216
Deferred tax assets	35,272	29,594
Other	57,525	60,938
Allowance for doubtful accounts	(1,257)	(1,213)
Total current assets	1,129,266	1,168,435
Noncurrent assets		
Property, plant and equipment		
Buildings and structures, net	214,498	198,188
Machinery, equipment and vehicles, net	14,065	13,341
Land	301,088	286,583
Construction in progress	7,807	11,556
Other, net	6,251	6,043
Total property, plant and equipment	543,711	515,713
Intangible assets	16,123	15,884
Investments and other assets		
Investment securities	109,428	124,252
Long-term loans receivable	57,578	57,761
Net defined benefit asset	28,780	8,526
Deferred tax assets	2,327	2,937
Other	42,783	43,878
Allowance for doubtful accounts	(591)	(589)
Total investments and other assets	240,307	236,766
Total noncurrent assets	800,143	768,364
Total assets	1,929,409	1,936,800

(¥ million)

	As of January 31, 2015	As of April 30, 2015
Liabilities		
Current liabilities		
Notes payable, accounts payable for construction contracts	103,191	84,548
Electronically recorded obligations-operating	57,638	52,136
Short-term bonds payable	20,000	80,000
Short-term loans payable	67,975	126,775
Current portion of bonds payable	70,000	-
Current portion of long-term loans payable	11,035	13,603
Income taxes payable	23,390	4,222
Advances received on uncompleted construction contracts	102,324	112,198
Provision for bonuses	25,460	18,566
Provision for directors' bonuses	1,054	-
Provision for warranties for completed construction	3,244	2,810
Other	76,919	61,523
Total current liabilities	562,235	556,385
Noncurrent liabilities		
Bonds payable	60,000	90,000
Bonds with subscription rights to shares	12,300	3,360
Long-term loans payable	106,726	106,990
Long-term lease and guarantee deposited	59,908	60,066
Deferred tax liabilities	12,915	8,509
Provision for directors' retirement benefits	1,056	1,016
Net defined benefit liability	17,550	18,525
Other	17,651	21,455
Total noncurrent liabilities	288,109	309,925
Total liabilities	850,345	866,310
Net assets		
Shareholders' equity		
Capital stock	197,716	202,186
Capital surplus	248,684	253,154
Retained earnings	466,950	445,837
Treasury stock	(500)	(505)
Total shareholders' equity	912,850	900,673
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	28,202	38,418
Deferred gains or losses on hedges	0	(37)
Foreign currency translation adjustment	91,168	85,079
Remeasurements of defined benefit plans	36,202	36,068
Total accumulated other comprehensive income	155,573	159,529
Subscription rights to shares	536	555
Minority interests	10,104	9,731
Total net assets	1,079,064	1,070,489
Total liabilities and net assets	1,929,409	1,936,800

**(2) Consolidated Quarterly Statements of Income and Consolidated Quarterly Statements of Comprehensive Income
(Consolidated Quarterly Statements of Income)**

For the three months ended April 30, 2014 and 2015

(¥ million)

	Feb. 1, 2014– Apr. 30, 2014	Feb. 1, 2015 – Apr. 30, 2015
Net sales	451,528	401,813
Cost of sales	361,049	322,815
Gross profit	90,478	78,997
Selling, general and administrative expenses	54,150	53,979
Operating income	36,328	25,017
Non-operating income		
Interest income	375	559
Dividends income	10	16
Foreign exchange gains	488	1,544
Equity in earnings of affiliates	698	1,244
Other	574	885
Total non-operating income	2,147	4,250
Non-operating expenses		
Interest expenses	252	231
Other	779	896
Total non-operating expenses	1,031	1,127
Ordinary income	37,445	28,141
Extraordinary loss		
Impairment loss	28	3,683
Loss on sales and retirement of noncurrent assets	234	157
Total extraordinary losses	262	3,840
Income before income taxes and minority interests	37,182	24,300
Income taxes-current	7,602	4,489
Income taxes-deferred	8,079	7,998
Total income taxes	15,681	12,488
Income before minority interests	21,500	11,811
Minority interests in income	383	195
Net income	21,117	11,616

(Consolidated Quarterly Statements of Comprehensive Income)**For the three months ended April 30, 2013 and 2014**

	Feb. 1, 2014 – Apr. 30, 2014	Feb. 1, 2015 – Apr. 30, 2015
Income before minority interests	21,500	11,811
Other comprehensive income		
Valuation difference on available-for-sale securities	(5,809)	10,211
Deferred gains or losses on hedges	(6)	(37)
Foreign currency translation adjustment	(7,501)	(5,775)
Remeasurements of defined benefit plans	-	(133)
Share of other comprehensive income of associates accounted for using equity method	(83)	(308)
Total other comprehensive income	(13,400)	3,957
Comprehensive income	8,100	15,769
Comprehensive income attributable to		
Comprehensive income attributable to owners of the parent	7,784	15,573
Comprehensive income attributable to minority interests	315	195

(3) Notes to Consolidated Quarterly Financial Statements**(Notes Regarding Assumption of a Going Concern)**

Not applicable

(Notes on significant changes in the amount of shareholders' equity)

Not applicable

(Segment Information, etc.)**[Segment Information]**

I. Three months ended April 30, 2014 (February 1, 2014 through April 30, 2014)

1. Sales and operating income by reportable business segment

(¥ million)

	Reportable Business Segments						
	Custom detached houses	Rental housing	Remodeling	Real estate management fees	Houses for sale	Condominiums	Urban redevelopment
Sales							
(1) Sales to third parties	108,070	92,631	36,932	107,059	26,205	26,112	11,827
(2) Inter-group sales and transfers	-	556	156	818	-	-	33
Net sales	108,070	93,187	37,089	107,878	26,205	26,112	11,860
Operating income	11,965	9,274	5,212	6,984	1,811	3,705	2,630

	Reportable Business Segments		Other Businesses (Note: 1)	Total	Adjustments (Note: 2)	Amounts on the consolidated financial statements (Note: 3)
	Overseas business	Total				
Sales						
(1) Sales to third parties	19,235	428,076	23,452	451,528	-	451,528
(2) Inter-group sales and transfers	-	1,565	1,797	3,363	(3,363)	-
Net sales	19,235	429,641	25,249	454,891	(3,363)	451,528
Operating income	1,212	42,797	918	43,715	(7,387)	36,328

Notes:

1. Other Businesses principally include the exterior business.
2. An adjustment of ¥7,387 million for segment income includes an elimination of inter-segment transactions of ¥1,052 million and corporate expenses of ¥6,334 million that have not been allocated to each segment. Corporate expenses mainly include selling, general and administration expenses and experiment and research expenses that do not belong to any reportable segments.
3. Operating income by business segment is adjusted to correspond to operating income in the consolidated quarterly statements of income.

II. Three months ended April 30, 2015 (February 1, 2015 through April 30, 2015)

1. Sales and operating income (loss) by reportable business segment

(¥ million)

	Reportable Business Segments						
	Custom detached houses	Rental housing	Remodeling	Real estate management fees	Houses for sale	Condominiums	Urban redevelopment
Sales							
(1) Sales to third parties	84,119	87,778	28,171	112,057	29,471	12,423	14,993
(2) Inter-group sales and transfers	-	397	75	867	-	-	30
Net sales	84,119	88,176	28,247	112,925	29,471	12,423	15,024
Operating income (loss)	6,664	9,199	2,411	7,931	2,312	1,559	2,867

	Reportable Business Segments		Other Businesses (Note: 1)	Total	Adjustments (Note:2)	Amounts on the consolidated financial statements (Note: 3)
	Overseas business	Total				
Sales						
(1) Sales to third parties	12,846	381,863	19,950	401,813	-	401,813
(2) Inter-group sales and transfers	-	1,371	1,051	2,423	(2,423)	-
Net sales	12,846	383,235	21,001	404,237	(2,423)	401,813
Operating income (loss)	(610)	32,334	335	32,670	(7,652)	25,017

Notes:

1. Other Businesses principally include the exterior business.
2. An adjustment of ¥7,652 million for segment income (loss) includes an elimination of inter-segment transactions of ¥848 million and corporate expenses of ¥6,803 million that have not been allocated to each segment. Corporate expenses mainly include selling, general and administration expenses and experiment and research expenses that do not belong to any reportable segments.
3. Operating income (loss) by business segment is adjusted to correspond to operating income in the consolidated quarterly statements of income.

2. Information on impairment losses of fixed assets or goodwill by reported segment

(Important impairment losses pertaining to fixed assets)

An impairment loss on noncurrent assets was recognized in the Urban Redevelopment Business. The recognized amount of the impairment loss is ¥3,683 million yen for the cumulative first quarter of the consolidated fiscal year under review.

4. Supplemental Information

The State of Orders

[Consolidated]

(¥ million)

	Three months ended April 30, 2014		Three months ended April 30, 2015		Year ended January 31, 2015	
	Orders	Accumulated Orders	Orders	Accumulated Orders	Orders	Accumulated Orders
Custom detached houses	90,767	237,068	99,761	231,618	388,648	215,976
Rental housing	94,776	315,121	100,770	336,009	408,525	323,018
Remodeling	30,585	24,448	33,096	27,200	125,647	22,275
Real estate management fees	107,059	-	112,057	-	428,227	-
Houses for sale	25,000	34,156	33,235	42,654	122,260	38,890
Condominiums	18,898	53,775	21,447	79,085	65,771	70,061
Urban redevelopment	15,112	5,515	53,593	38,600	176,114	-
Overseas business	18,324	60,129	32,109	95,007	94,539	75,745
Other Businesses	18,437	50,329	16,891	43,978	82,884	47,037
Total	418,964	780,544	502,962	894,155	1,892,619	793,006