

THE LAW FIRM OF  
**HAMADA & MATSUMOTO**

KASUMIGASEKI BUILDING, 25TH FLOOR  
2-5, KASUMIGASEKI 3-CHOME  
CHIYODA-KU, TOKYO 100-6025, JAPAN  
TEL: 03-3580-3377

FAX: 03-3581-4713 - 4715  
03-3592-0912, 0916  
03-5251-7985 (G4)  
TLX: J28844 HYLAW



October 4, 2002

BY AIR COURIER

Securities and Exchange Commission  
Corporation Finance - Office of International Corporate Finance  
450 Fifth Street, N.W.  
Washington, D.C. 20549  
U. S. A.

Re: Sekisui House Ltd. (the "Company")  
Commission File No. 82-5129

SUPPL

02 OCT -9 11:10:50

Dear Sirs:

Enclosed herewith please find one set of Report of Foreign Private Issuer containing English translations of Consolidated and Non-Consolidated Interim Financial Statements, Notice of Resolution of the Meeting of the Board of Directors in regard to the Payment of Interim Dividend and Interim Business Report of the Company, which was manually signed by Mr. Kenichi Moriuchi, Managing Executive Officer of the Company, pursuant to rule 12g3-2(b) under the Securities Exchange Act of 1934.

If there are any questions concerning the above, please contact the undersigned.

Very truly yours,

**PROCESSED**

OCT 23 2002

**THOMSON  
FINANCIAL**

Osamu Nakamoto  
Attorney-at-law

ON:eo  
Encls.

cc: The Bank of New York, Attn.: American Depositary Receipt Administration  
101 Barelay Street, New York, New York 10286, U.S.A.



# SEKISUI HOUSE, LTD.

Tower East, Umeda Sky Building, 1-88,  
Oyodonaka 1-chome Kita-ku, Osaka JAPAN

Exemption No. 82-5129

## SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

### Report of Foreign Private Issuer

Pursuant to Rule 12g3-2(b)  
the Securities Exchange Act of 1934

Report on Disclosure of Information of SEKISUI-HOUSE, LTD.

SEKISUI HOUSE, LTD.

(Translation of registrant's name into English)

Tower East Umeda Sky Building  
1-88 Oyodonaka 1-chome, Kita-ku, Osaka 531-0076, Japan  
(Address of principal executive offices)

[Translation]

REFERENCE

Sep. 24, 2002

**Consolidated interim of fiscal 2002 Financial Statement**

Sekisui House, Ltd.

Phone : 81-6-6440-3111

Date of the meeting of the board of the directors

Sep. 24, 2002

(URL <http://www.sekisuihouse.co.jp/>)

## 1. Business results (Feb.1, 2002~Jul.31, 2002)

## (1) Changes in business results

	Net sales	percentage change	Operating income	percentage change	Recurring income	percentage change
	Million of yen	%	Million of yen	%	Million of yen	%
Jul.2002	649,767	-1.5	33,398	-14.5	31,966	-18.0
Jul.2001	659,571	-	39,046	-	38,982	-
Jan.2002	1,305,468		74,624		73,081	

	Net income	percentage change	EPS	Diluted EPS
	Million of yen	%	yen	yen
Jul.2002	15,961	-	22.50	20.40
Jul.2001	- 20,763	-	- 28.40	-
Jan.2002	- 90,331		- 125.11	-

(Note) Average of number of share issued during the term concerned : Jul.2002 709,302,320 shares Jul.2001 731,097,547shares Jan.2002 722,036,992 shares

## (2) Financial conditions

	Total assets	Shareholders' equity	Shareholders' equity Total assets	Shareholders' equity per share
	Million of yen	Million of yen	%	yen
Jul.2002	1,270,876	639,411	50.3	901.52
Jul.2001	1,445,346	721,050	49.9	986.26
Jan.2002	1,303,821	626,462	48.0	883.16

(Note) Total number of shares issued: Jul.2002 709,259,317 shares Jul.2001 731,098,922 shares Jan.2002 709,340,545 shares

## (3) Cash flows

	Cash flows from operating activities	Cash flows from investing activities	Cash flows from financing activities	Cash and time deposits at end of the year
	Million of yen	Million of yen	Million of yen	Million of yen
Jul.2002	32,273	-35,266	-56,804	182,009
Jul.2001	54,636	-15,911	-48,467	311,390
Jan.2002	54,191	-54,238	-92,081	229,138

(4) The numbers of Consolidated subsidiaries ..... 101 The numbers of Non-consolidated subsidiaries ..... 0

The numbers of Affiliates ..... 2

(5) Consolidated subsidiaries (new) 1 company (exception) 3 companies

Affiliates (new) - (exception) 1 company

## 2. Estimation of fiscal 2002 (Feb.1, 2002~Jan.31, 2003)

	Net sales	Recurring income	Net income
	Million of yen	Million of yen	Million of yen
Jan. 2003	1,300,000	65,000	35,000

Estimation of earning per share : 49.34 yen

Note : The foregoing are forward-looking statements based on a number of assumptions and beliefs in light of the information currently available to management and subject to significant risks and uncertainties. Actual financial results may differ materially depending on a number of factors including, adverse economic conditions, adverse legislative and regulatory developments, delay in new product launches, pricing and product initiatives of competitors, the inability of the Company or its subsidiaries or affiliates to market existing and new products effectively, interruptions in production, infringements of the Company's intellectual property rights of the Company or its subsidiaries or affiliates, currency exchange rate fluctuations and the adverse outcome of material litigation.

[Translation]

## REFERENCE

Sep. 24 2002

**Non-Consolidated interim of fiscal 2002 Financial Statement**

Sekisui House, Ltd.

Phone : 81-6-6440-3111

Date of the meeting of the board of the directors

Sep. 24, 2002

Date of payable cash interim dividends

Sep. 30, 2002

## 1. Business results (Feb.1,2002 ~ Jul.31,2002)

## (1) Changes in business results

	Net sales	percentage change	Operating income	percentage change	Recurring income	percentage change
	Million of yen	%	Million of yen	%	Millions of yen	%
Jul.2002	527,846	-7.3	25,978	-24.5	25,133	-28.8
Jul.2001	569,289	-7.2	34,400	-28.7	35,300	-16.9
Jan.2002	1,118,898		66,106		65,244	

	Net income	percentage change	EPS
	Million of yen	%	Yen
Jul.2002	13,914	-	19.62
Jul.2001	-20,715	-	-28.33
Jan.2002	-91,918		-127.30

(Notes) 1. Average total number of shares Issued during the term concerned :

Jul.2002 709,302,320 shares Jul.2001 731,097,547 shares Jan.2002 722,036,992 shares

## (2) Dividend

	Dividends per share	
	Jul. 31	Year ended
	Yen	Yen
Jul.2002	9.00	-
Jul.2001	9.00	-
Jan.2002	-	18.00

## (3) Financial conditions

	Total assets	Shareholders' equity	Shareholders' equity total assets	Shareholders' equity per share
	Million of yen	Million of yen	%	Yen
Jul.2002	1,130,245	608,664	53.9	858.17
Jul.2001	1,328,842	694,033	52.2	949.30
Jan.2002	1,197,795	597,626	49.9	842.51

(Notes) Total number of shares issued: Jul. 2002 709,259,317 shares Jul. 2001 731,098,922 shares  
Jan. 2002 709,340,545 shares

## 2. Estimation of fiscal 2002( Feb.1, 2002~Jan.31, 2003)

	Net sales	Recurring income	Net income	Dividends per share	
				Jan. 31	
	Million of yen	Million of yen	Million of yen	Yen	Yen
Jan.2003	1,050,000	55,000	33,500	9.0	18.0

Estimation of earning per share : 47.23 yen

Note : The foregoing are forward-looking statements based on a number of assumptions and beliefs in light of the information currently available to management and subject to significant risks and uncertainties. Actual financial results may differ materially depending on a number of factors including, adverse economic conditions, adverse legislative and regulatory developments, delay in new product launches, pricing and product initiatives of competitors, the inability of the Company to market existing and new products effectively, interruptions in production, infringements of the Company's intellectual property rights of the Company, currency exchange rate fluctuations and the adverse outcome of material litigation.

[Translation]

September 25, 2002

To : Shareholders

Sekisui House, Ltd.  
1-88, Oyodonaka, 1-chome,  
Kita-ku, Osaka  
Isami Wada  
President &  
Representative Director

**Notice of Resolution of the Meeting of the Board of Directors  
in regard to the Payment of Interim Dividend for the 52nd period**

We are pleased to advise you that the following was resolved at the meeting of the Board of Directors held on September 24, 2002 in regard to interim dividend for the 52nd period (from February 1, 2002 through January 31, 2003).

In accordance with Article 29 of The Articles of Incorporation, an interim dividend is paid to the shareholders or registered pledges whose names have been entered or recorded in the last Shareholders' Registers as of July 31, 2002.

- |  |                    |
|--|--------------------|
| 1. Interim Dividend Rate:                                | ¥ 9 per share      |
| 2. Date when claim is effective and payment is started : | September 30, 2002 |

Yours truly,

~~~~~  
Notice of Payment by Postal Transfer (or Statement of Interim Dividend if you have chosen transfer to bank account) will be sent to your registered address on September 27, 2002.

[Translation]

THE 52ND FISCAL PERIOD  
INTERIM REPORT  
(FEBRUARY 1, 2002 THROUGH JULY 31, 2002)

1-88, Oyodonaka 1-chome, Kita-ku, Osaka

**Sekisui House, Ltd.**

## To Our Shareholders

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We are pleased to hereunder present the synopsis of our business activities and report on the interim closing of accounts for the first half (February 1, 2002 - July 31, 2002) of our fiscal 2002.

During the first half of the business term, certain economic indices showed improved figures and the Japanese government came to reveal a bright prospect for recovery of the economy. However, there remains substantial uncertainty about the future of the economy, due largely to a rapid rise in the value of the Yen and a drop in stock prices. The Japanese economy has been, in fact, sluggish, along with worsening employment conditions, the recovery of which is unforeseen at the moment, and lowering consumption trends.

In the housing market, the construction of rental houses, which used to be sluggish due to a general deterioration in owners' inclination to build after the burst of the bubble economy, increased at a favorable pace. Such an increase is attributable to the fact that, in addition to the existing countermeasure to reduce inheritance tax through incurring debts for the construction, the building of rental housing is recognized as a useful means of surplus asset management for owners in this age of low interest rates in markets, and with the planned commencement of a pay-off system. On the other hand, the construction of owned houses and tract houses built for sale did not recover, and severe conditions have continued to affect the market as a whole.

Under these circumstances, the Company has given first and foremost priority to the expansion of orders received. To achieve this goal, the Company has not only encouraged sales staff and strengthened product developing capabilities, but also carried out united sales activities across the board. Furthermore, the Company has made efforts to embody the idea of sales activities with consultation, and improve a system that can offer more careful and gentle proposals to clients by installing the "Sumai-no Yumekojo", a display of houses and facilities enabling customers to learn about the living space and building materials, etc. by experience, in the major five factories and the "Nattoku Kobo Studio" in the Comprehensive Housing R&D Institute.

For the first half of the business term under review, the Company's new products were "We's Dyne", employing a dyne concrete exterior wall panel of a bright color to the "Dyne" series of houses, a significant feature of which is an exterior design with depth. Also, "GIO-TRISTAGE II", a response to the demand of rebuilding houses in urban areas, was launched in order to strengthen the product lineups for three-story houses. Similarly, prior to these new products, the Company marketed a terrace-type house called "DIAS PALMO", which proved to be a popular building among clients in the rental house market. The recovery of the rental housing market has been remarkable, and thus the Company put its energies into the expansion of its marketshare in high-grade renting and leasing houses. These new products enjoy popularity with more orders received than the initial sales target, making large contributions to the business results hereafter of the Company possible.

In addition, as a measure to improve customer satisfaction ("CS"), a foundation of the Company, it increased the number of full-time sales staff to aggressively make plans and proposals for remodeling houses, and developed a variety of technologies to be used for remodeling thereby reinforcing the house remodeling promotion activities.

At the same time, the Company promoted a reduction in costs by revising selling expenses through integration and abolition of housing pavilions to stress efficiency, aimed at improving the strength of corporate structure

For environmental actions, the Company commenced a zero-emission project over a half year earlier than the original schedule in all factories and accomplished it in May 2002. Various business activities to comply with environmental issues have been also implemented.

In terms of financing, the proposal for the acquisition of treasury stock in the maximum number of 70,000,000 shares was approved at the ordinary general meeting of shareholders held in April 2002. In addition, the Company introduced a new clearance system using the Internet in May 2002 with certain business partners, which has eliminated the need for the clearance through physical drafts. As a result, the Company can expect to operate efficient asset management and reduce the total assets. Upon arrival of the maturity of the 3rd series unsecured convertible bonds, the Company redeemed ¥49.2 billion. Also, interest-bearing liabilities has been reduced at a steady pace.

In spite of these aggressive management activities, business results for the first half of the business term ended with a decrease, with an adverse effect caused by a decrease in the number of orders received of the previous business term. Consolidated net sales decreased by 1.5% to ¥649,767 million.

With respect to income, although profit ratio of the real estate business increased, gross profit ratio of net sales decreased due to the deteriorated efficiency of the production and execution division. This was due to the decline in the number of orders received for contract, the core of the Company's business, during the previous business term. Consolidated operating income amounted to ¥33,398 million, a decrease of 14.5% compared with the previous business term, and consolidated recurring income amounted to ¥31,966 million, a decrease of 18.0% compared with the previous business term. Consolidated net income, on the other hand, amounted to ¥15,961 million, owing to the amount resulting from tax effect adjustments.

It is also reported that, in July 2002, the Company acquired shares of Sekiwa Real Estate Kansai, Ltd., an affiliate for investments in which the equity method of accounting had been carried out. As a result, this company became a subsidiary within the scope of the Company's consolidation.

For future management policies, the Company will promote the strengthening of its sales capabilities in order to raise customer satisfaction in the face of a shrinking housing market. Furthermore, the Company will, without falling into easy pricing competition, devote itself to maintain the high-grade line thereby improving income, as well as put its energy into peripheral businesses, such as remodeling and exterior businesses.

We are pleased to add that we have decided to pay ¥9 a share for the interim dividend, the same per-share amount as last year. We appreciate the confidence placed in us by you, our shareholders, and your continued support will be much appreciated.

September, 2002

Isami Wada  
President & Representative Director

## Change in Achievements

### The Principal Indexes of Consolidated Financial Statement

| Item                                                         | Business term | 48 th<br>ending Jan.1999 | 49 th<br>ending Jan.2000 | 50 th<br>ending Jan.2001 | 51 st<br>ending Jan.2002 | 52 nd<br>first half<br>ending Jul.2002 |
|--------------------------------------------------------------|---------------|--------------------------|--------------------------|--------------------------|--------------------------|----------------------------------------|
| Net sales                                                    | (million yen) | 1,314,696                | 1,330,284                | 1,364,800                | 1,305,468                | 649,767                                |
| Operating income                                             | (million yen) | 59,250                   | 76,137                   | 96,085                   | 74,624                   | 33,398                                 |
| Recurring income                                             | (million yen) | 56,123                   | 70,104                   | 88,513                   | 73,081                   | 31,966                                 |
| Net income                                                   | (million yen) | 22,854                   | -94,810                  | 25,167                   | -90,331                  | 15,961                                 |
| Total assets<br>at end of business term                      | (million yen) | 1,571,784                | 1,453,547                | 1,459,490                | 1,303,821                | 1,270,876                              |
| Shareholders' equity<br>at end of business term              | (million yen) | 826,033                  | 723,860                  | 741,215                  | 626,462                  | 639,411                                |
| Shareholders' equity<br>per share<br>at end of business term | (yen)         | 1,155.74                 | 1,012.78                 | 1,027.71                 | 883.16                   | 901.52                                 |
| EPS                                                          | (yen)         | 31.99                    | -132.65                  | 35.03                    | -125.11                  | 20.40                                  |

N.B. EPS is calculated based on the average number of shares issued during each business term.

## The Principal Indexes of Non-consolidated Financial Statement

| Item                                                         | Business term | 48 th<br>ending Jan.1999 | 49 th<br>ending Jan.2000 | 50 th<br>ending Jan.2001 | 51 st<br>ending Jan.2002 | 52 nd<br>first half<br>ending Jul.2002 |
|--------------------------------------------------------------|---------------|--------------------------|--------------------------|--------------------------|--------------------------|----------------------------------------|
| Orders awarded                                               | (million yen) | 1,125,984                | 1,253,807                | 1,063,214                | 1,018,313                | 647,643                                |
| Net sales                                                    | (million yen) | 1,226,755                | 1,228,441                | 1,184,186                | 1,118,898                | 527,846                                |
| Operating income                                             | (million yen) | 54,246                   | 68,768                   | 85,453                   | 66,106                   | 25,978                                 |
| Recurring income                                             | (million yen) | 51,418                   | 63,294                   | 78,187                   | 65,244                   | 25,133                                 |
| Net income                                                   | (million yen) | 20,565                   | -97,040                  | 22,777                   | -91,918                  | 13,914                                 |
| Total assets<br>at end of business term                      | (million yen) | 1,491,803                | 1,368,425                | 1,335,453                | 1,197,795                | 1,130,245                              |
| Shareholders' equity<br>at end of business term              | (million yen) | 796,216                  | 691,373                  | 707,376                  | 597,626                  | 608,664                                |
| Shareholders' equity<br>per share<br>at end of business term | (yen)         | 1,114.01                 | 967.31                   | 980.78                   | 842.51                   | 858.17                                 |
| EPS                                                          | (yen)         | 28.79                    | -135.77                  | 31.70                    | -127.30                  | 19.62                                  |
| Dividends per<br>Share                                       | (yen)         | 18.00                    | 18.00                    | 20.00                    | 18.00                    | 9.00                                   |
| Pay-out ratio                                                | (%)           | 62.56                    | -13.26                   | 63.33                    | -14.10                   | 45.88                                  |

N.B. EPS is calculated based on the average number of shares issued during each business term.

## Financial Statements (Consolidated)

### Interim Balance Sheet (Summary)

(Million Yen)

| Item                                       | Business term | 51st First Half<br>as of Jul. 31.2001 | 52nd First Half<br>as of Jul. 31.2002 |
|--------------------------------------------|---------------|---------------------------------------|---------------------------------------|
| <b>(Assets)</b>                            |               |                                       |                                       |
| <b>Current Assets</b>                      |               | <b>920,830</b>                        | <b>760,478</b>                        |
| Cash and deposits                          |               | 214,182                               | 182,009                               |
| Notes and accounts receivable              |               | 93,947                                | 89,266                                |
| Marketable securities                      |               | 137,568                               | 53,668                                |
| Inventories                                |               | 351,225                               | 300,283                               |
| Deferred income taxes                      |               | 70,118                                | 111,530                               |
| Other current assets                       |               | 56,108                                | 25,378                                |
| Less allowance for doubtful accounts       |               | -2,320                                | -1,657                                |
| <b>Fixed Assets</b>                        |               | <b>524,515</b>                        | <b>510,397</b>                        |
| Tangible fixed assets                      |               | 300,352                               | 250,414                               |
| Buildings and structures                   |               | 205,288                               | 191,696                               |
| Machinery equipment and delivery equipment |               | 54,456                                | 55,315                                |
| Machinery and equipment                    |               | 26,647                                | 26,824                                |
| Land                                       |               | 149,883                               | 115,997                               |
| Construction in progress                   |               | 945                                   | 762                                   |
| Less accumulated depreciation              |               | -136,870                              | -140,180                              |
| Intangible fixed assets                    |               | 9,216                                 | 10,055                                |
| Investments and other assets               |               | 214,947                               | 249,927                               |
| Investment in securities                   |               | 71,653                                | 111,131                               |
| Long-term loans receivable                 |               | 69,343                                | 61,960                                |
| Deferred income taxes                      |               | 39,713                                | 32,521                                |
| Other investments and other assets         |               | 35,511                                | 45,783                                |
| Less allowance for doubtful accounts       |               | -1,274                                | -1,470                                |
| <b>Total Assets</b>                        |               | <b>1,445,346</b>                      | <b>1,270,876</b>                      |

(Million Yen)

| Item                                                                 | Business term | 51st First Half<br>as of Jul. 31.2001 | 52nd First Half<br>as of Jul. 31.2002 |
|----------------------------------------------------------------------|---------------|---------------------------------------|---------------------------------------|
| <b>(Liabilities)</b>                                                 |               |                                       |                                       |
| <b>Current Liabilities</b>                                           |               | <b>402,997</b>                        | <b>404,228</b>                        |
| Notes and accounts payable                                           |               | 196,361                               | 161,467                               |
| Current portion of long-term debt and notes                          |               | 60,982                                | 102,821                               |
| Corporate tax payable                                                |               | 8,897                                 | 4,063                                 |
| Advances received                                                    |               | 85,651                                | 89,859                                |
| Reserve for bonuses                                                  |               | 14,780                                | 12,273                                |
| Other current liabilities                                            |               | 36,322                                | 33,741                                |
| <b>Fixed Liabilities</b>                                             |               | <b>309,565</b>                        | <b>208,000</b>                        |
| Notes                                                                |               | 40,000                                | 40,000                                |
| Convertible bonds                                                    |               | 102,819                               | -                                     |
| Long-term debt                                                       |               | 34,684                                | 30,186                                |
| Accrued retirement benefits                                          |               | 82,011                                | 76,506                                |
| Other fixed liabilities                                              |               | 50,050                                | 61,305                                |
| <b>Total Liabilities</b>                                             |               | <b>712,563</b>                        | <b>612,228</b>                        |
| <b>(Minority interest)</b>                                           |               | <b>11,732</b>                         | <b>19,236</b>                         |
| <b>(Shareholders' Equity)</b>                                        |               |                                       |                                       |
| Paid-in capital                                                      |               | 186,551                               | 186,554                               |
| Capital reserve                                                      |               | 259,015                               | 237,522                               |
| Retained earnings                                                    |               | 278,763                               | 212,022                               |
| Unrealized holding loss on securities                                |               | - 2,869                               | 3,677                                 |
| Foreign currency translation adjustment                              |               | - 405                                 | - 249                                 |
| Less treasury common stock, at cost                                  |               | - 4                                   | - 116                                 |
| <b>Total Shareholders' Equity</b>                                    |               | <b>721,050</b>                        | <b>639,411</b>                        |
| <b>Total Liabilities, Minority interest and Shareholders' Equity</b> |               | <b>1,445,346</b>                      | <b>1,270,876</b>                      |

## Interim Income Statement (Summary)

(Million Yen)

| Item                                                                         | Business term | 51st First Half<br>Feb. 1, 2001<br>through Jul. 31, 2001 | 52nd First Half<br>Feb. 1, 2002<br>through Jul. 31, 2002 |
|------------------------------------------------------------------------------|---------------|----------------------------------------------------------|----------------------------------------------------------|
| <b>Net sales</b>                                                             |               | <b>659,571</b>                                           | <b>649,767</b>                                           |
| Cost of sales                                                                |               | 520,604                                                  | 519,443                                                  |
| <b>Gross profit</b>                                                          |               | <b>138,966</b>                                           | <b>130,323</b>                                           |
| Selling, general and administrative expenses                                 |               | 99,920                                                   | 96,924                                                   |
| <b>Operating income</b>                                                      |               | <b>39,046</b>                                            | <b>33,398</b>                                            |
| Non-operating income                                                         |               | 4,550                                                    | 2,851                                                    |
| Non-operating loss                                                           |               | 4,614                                                    | 4,284                                                    |
| <b>Recurring income</b>                                                      |               | <b>38,982</b>                                            | <b>31,966</b>                                            |
| Extraordinary income                                                         |               | 397                                                      | -                                                        |
| Extraordinary loss                                                           |               | 73,997                                                   | 759                                                      |
| Income (Loss) before income taxes, minority interests and equity in earnings |               | - 34,617                                                 | 31,206                                                   |
| Current income taxes                                                         |               | 8,970                                                    | 3,798                                                    |
| Deferred income taxes                                                        |               | - 22,770                                                 | 10,084                                                   |
| Minority interests in income of consolidated subsidiaries (loss)             |               | - 54                                                     | 1,363                                                    |
| <b>Net income (loss)</b>                                                     |               | <b>- 20,763</b>                                          | <b>15,961</b>                                            |

## Interim Cash-flow Statement (Summary)

(Million Yen)

| Item                                                                                       | Business term | 51st first half<br>Feb. 1, 2001<br>through Jul. 31, 2001 | 52nd first half<br>Feb. 1, 2002<br>through Jul. 31, 2002 |
|--------------------------------------------------------------------------------------------|---------------|----------------------------------------------------------|----------------------------------------------------------|
| Cash flows from operating activities                                                       |               | 54,636                                                   | 32,273                                                   |
| Cash flows from investing activities                                                       |               | - 15,911                                                 | - 35,266                                                 |
| Cash flows from financing activities                                                       |               | - 48,467                                                 | - 56,804                                                 |
| Effect of exchange rate changes on cash and cash equivalents                               |               | 155                                                      | 21                                                       |
| Net increase in cash and cash equivalents                                                  |               | - 9,588                                                  | - 59,775                                                 |
| Cash and cash equivalents at beginning of year                                             |               | 311,022                                                  | 229,138                                                  |
| Increase in cash and cash equivalents resulting from merger                                |               | 9,954                                                    | -                                                        |
| Increase in cash and cash equivalents resulting from initial consolidation of subsidiaries |               | -                                                        | 12,645                                                   |
| Cash and cash equivalents at end of year                                                   |               | 311,390                                                  | 182,009                                                  |

## Financial Statements (Non-consolidated)

### Interim Balance Sheet (Summary)

(Million Yen)

| Item                                                | Business term | 51st First Half<br>as of Jul. 31, 2001 | 52nd First Half<br>as of Jul. 31, 2002 |
|-----------------------------------------------------|---------------|----------------------------------------|----------------------------------------|
| <b>(Assets)</b>                                     |               |                                        |                                        |
| <b>Current Assets</b>                               |               | <b>816,895</b>                         | <b>656,864</b>                         |
| Cash on hand and deposits with banks                |               | 170,961                                | 117,541                                |
| Notes receivable-trade                              |               | 1,496                                  | 873                                    |
| Accounts receivable-construction                    |               | 87,515                                 | 78,801                                 |
| Accounts receivable-real estate                     |               | 2,572                                  | 7,401                                  |
| Securities                                          |               | 129,628                                | 50,032                                 |
| Prepaid expenses for construction in progress       |               | 57,232                                 | 57,873                                 |
| Buildings for sale                                  |               | 34,144                                 | 30,006                                 |
| Land for sale                                       |               | 189,094                                | 169,821                                |
| Land for sale in process                            |               | 18,309                                 | 20,275                                 |
| Other inventory                                     |               | 3,924                                  | 4,050                                  |
| Advance payments                                    |               | 31,474                                 | 1,115                                  |
| Accounts receivable-other                           |               | 16,604                                 | 15,087                                 |
| Deferred income taxes                               |               | 68,835                                 | 97,452                                 |
| Other current assets                                |               | 7,052                                  | 7,843                                  |
| Allowance for doubtful accounts                     |               | -1,952                                 | -1,312                                 |
| <b>Fixed Assets</b>                                 |               | <b>511,947</b>                         | <b>473,381</b>                         |
| Tangible fixed assets                               |               | 263,615                                | 206,348                                |
| Intangible fixed assets                             |               | 7,719                                  | 8,483                                  |
| Investments, etc.                                   |               | 255,656                                | 285,768                                |
| Reserve for losses from investments in subsidiaries |               | -682                                   | -682                                   |
| Allowance for doubtful accounts                     |               | -14,362                                | -26,537                                |
| <b>Total Assets</b>                                 |               | <b>1,328,842</b>                       | <b>1,130,245</b>                       |

(Million Yen)

| Item                                              | Business term | 51st First Half<br>as of Jul. 31, 2001 | 52nd First Half<br>as of Jul. 31, 2002 |
|---------------------------------------------------|---------------|----------------------------------------|----------------------------------------|
| <b>(Liabilities)</b>                              |               |                                        |                                        |
| <b>Current Liabilities</b>                        |               | <b>382,689</b>                         | <b>379,904</b>                         |
| Notes payable-trade                               |               | 121,433                                | 80,211                                 |
| Accounts payable-trade                            |               | 22,401                                 | 31,244                                 |
| Accounts payable-construction                     |               | 47,459                                 | 46,646                                 |
| Current portion of convertible bonds              |               | 60,478                                 | 102,819                                |
| Current portion of long-term loans                |               | 504                                    | 2                                      |
| Advances received-construction                    |               | 68,430                                 | 68,197                                 |
| Advances received-other                           |               | 4,773                                  | 4,392                                  |
| Other current liabilities                         |               | 57,208                                 | 46,389                                 |
| <b>Fixed Liabilities</b>                          |               | <b>252,119</b>                         | <b>141,677</b>                         |
| Straight bonds                                    |               | 40,000                                 | 40,000                                 |
| Convertible bonds                                 |               | 102,819                                | -                                      |
| Long-term loans payable                           |               | 20,008                                 | 20,004                                 |
| Accrued pension and severance costs               |               | 77,014                                 | 69,742                                 |
| Other fixed liabilities                           |               | 12,278                                 | 11,930                                 |
| <b>Total Liabilities</b>                          |               | <b>634,809</b>                         | <b>521,581</b>                         |
| <b>(Shareholders' Equity)</b>                     |               |                                        |                                        |
| Paid-in Capital                                   |               | 186,551                                | 186,554                                |
| Capital reserve                                   |               | 259,015                                | 237,522                                |
| Retained earnings                                 |               | 251,284                                | 181,031                                |
| (Net income (loss))                               |               | (-20,715)                              | (13,914)                               |
| Less treasury stock, at cost                      |               | -                                      | -116                                   |
| Net unrealized gain on securities                 |               | -2,818                                 | 3,672                                  |
| <b>Total Shareholders' Equity</b>                 |               | <b>694,033</b>                         | <b>608,664</b>                         |
| <b>Total Liabilities and Shareholders' Equity</b> |               | <b>1,328,842</b>                       | <b>1,130,245</b>                       |

- N.B. 1. Short-term pecuniary claims to subsidiaries ..... ¥1,183 million  
2. Long-term pecuniary claims to subsidiaries ..... ¥39,599 million  
3. Short-term pecuniary debts to subsidiaries ..... ¥23,926 million  
4. Accumulated amount of depreciation of Tangible fixed assets ..... ¥125,836 million  
5. Net loss per share (calculated based on the average number of shares issued during the current business term) ..... ¥19.62

## Interim Statement (Summary)

(Million Yen)

| Item                                                               | Business term | 51st First Half<br>Feb. 1, 2001<br>through Jul. 31, 2001 | 52nd First Half<br>Feb. 1, 2002<br>through Jul. 31, 2002 |
|--------------------------------------------------------------------|---------------|----------------------------------------------------------|----------------------------------------------------------|
| <b>Net sales</b>                                                   |               | <b>569,289</b>                                           | <b>527,846</b>                                           |
| Cost of sales                                                      |               | 446,786                                                  | 419,300                                                  |
| <b>Gross profit on sales</b>                                       |               | <b>122,502</b>                                           | <b>108,545</b>                                           |
| Selling, general and administrative expenses                       |               | 88,102                                                   | 82,566                                                   |
| <b>Operating income</b>                                            |               | <b>34,400</b>                                            | <b>25,978</b>                                            |
| Non-operating income                                               |               | 5,176                                                    | 3,178                                                    |
| Non-operating loss                                                 |               | 4,276                                                    | 4,023                                                    |
| <b>Recurring income</b>                                            |               | <b>35,300</b>                                            | <b>25,133</b>                                            |
| Extraordinary income                                               |               | 397                                                      | -                                                        |
| Extraordinary loss                                                 |               | 70,641                                                   | 718                                                      |
| Income (loss) before taxes                                         |               | - 34,943                                                 | 24,415                                                   |
| Income taxes (except enterprise tax)                               |               | 6,409                                                    | 220                                                      |
| Deferred income taxes                                              |               | - 20,637                                                 | 10,281                                                   |
| <b>Net income (loss)</b>                                           |               | <b>- 20,715</b>                                          | <b>13,914</b>                                            |
| Retained earnings brought forward from the preceding business term |               | 8,729                                                    | 7,689                                                    |
| <b>Unappropriated retained earnings</b>                            |               | <b>- 11,985</b>                                          | <b>21,603</b>                                            |

## N.B. Transaction to subsidiaries

|                                              |                  |
|----------------------------------------------|------------------|
| Sales to subsidiaries .....                  | ¥485 million     |
| Purchases from subsidiaries .....            | ¥103,244 million |
| Non-operating profit from subsidiaries ..... | ¥99 million      |

## Matters Related to Shares (as of July 31, 2002)

### Total number of shares

|                                                                |               |
|----------------------------------------------------------------|---------------|
| Total number of shares that the company is authorized to issue | 1,978,281,000 |
| Total number of shares issued                                  | 709,385,078   |
| Number of shareholders at end of period                        | 35,880        |
| Number of shares held per person                               | 19,771        |

### Principal shareholders (top ten shareholders)

|                                                    |                   |         |
|----------------------------------------------------|-------------------|---------|
| Sekisui Chemical Co., Ltd.                         | 156,518,727shares | 22.06 % |
| Japan Trustee Services Bank, Ltd. (Trust account ) | 20,142,000        | 2.83    |
| The Chase Manhattan Bank, N.A. London              | 19,996,796        | 2.81    |
| Nomura Securities Co., Ltd.                        | 19,296,000        | 2.72    |
| UFJ Bank, Limited                                  | 18,853,949        | 2.65    |
| The Master Trust Bank of Japan,Ltd.(Trust account) | 18,367,000        | 2.58    |
| The Daiwa Bank, Limited                            | 17,812,807        | 2.51    |
| Sumitomo Mitsui Banking Corporation                | 16,617,906        | 2.34    |
| The Dai-ichi Mutual Life Insurance Company         | 16,021,000        | 2.25    |
| BNP PARIBAS Securities (Japan) Limited             | 14,751,000        | 2.07    |

### Distribution of shares by possession number

|               |                  |            |                    |        |
|---------------|------------------|------------|--------------------|--------|
| Not less than | 1,000,000 shares | 82 holders | 566,458,990 shares | 79.85% |
| Not less than | 100,000 shares   | 241        | 70,857,284         | 9.99   |
| Not less than | 10,000 shares    | 1,036      | 26,651,418         | 3.76   |
| Not less than | 5,000 shares     | 1,456      | 8,893,787          | 1.25   |
| Not less than | 1,000 shares     | 20,873     | 33,968,987         | 4.79   |
| Less than     | 1,000 shares     | 12,192     | 2,554,612          | 0.36   |
| Total         |                  | 35,880     | 709,385,078        | 100.00 |

## By-holder distribution of shares

|                         |             |                    |         |
|-------------------------|-------------|--------------------|---------|
| Financial institutions  | 221 holders | 269,841,693 shares | 38.04 % |
| Stock exchange agencies | 41          | 21,579,496         | 3.04    |
| Other corporations      | 870         | 173,534,386        | 24.46   |
| Foreigners              | 405         | 174,795,316        | 24.64   |
| Individuals and others  | 34,343      | 69,634,187         | 9.82    |
| Total                   | 35,880      | 709,385,078        | 100.00  |

## By-district distribution of shares

|          |          |             |                |
|----------|----------|-------------|----------------|
| Japan    | Hokkaido | 365 holders | 668,948 shares |
|          | Tohoku   | 674         | 2,204,981      |
|          | Kanto    | 11,671      | 298,963,470    |
|          | Chubu    | 6,120       | 31,098,183     |
|          | Kinki    | 12,490      | 223,416,908    |
|          | Chugoku  | 1,763       | 3,638,263      |
|          | Shikoku  | 1,104       | 3,072,811      |
|          | Kyushu   | 1,301       | 2,355,469      |
| Overseas | 392      | 143,966,045 |                |
| Total    | 35,880   | 709,385,078 |                |

## Principal Business Locations

|                                                        |                                                                                          |
|--------------------------------------------------------|------------------------------------------------------------------------------------------|
| Tokyo Administration Office                            | Shinjuku Maynds Tower<br>2-1-1, Yoyogi, Shibuya-ku, Tokyo                                |
| Tohoku Sales Administration Headquarters               | Lunar Sendai<br>2-15-1, Hon-cho, Aoba-ku, Sendai, Miyagi                                 |
| Tokyo Sales Administration Headquarters                | Shinjuku Maynds Tower<br>2-1-1, Yoyogi, Shibuya-ku, Tokyo                                |
| Kanagawa Sales Administration Headquarters             | SS Building<br>85-3, Kawakami-cho, Totsuka-ku,<br>Yokohama, Kanagawa                     |
| Saitama Sales Administration Headquarters              | Sonic City Building<br>1-7-5, Sakuragi-cho, Saitama, Saitama                             |
| Kanto Daiichi Sales Administration Headquarters        | Sen City Tower<br>1000, Shinmachi, Chuo-ku, Chiba, Chiba                                 |
| Kanto Daini Sales Administration Headquarters          | MEIJISEIMEI Utsunomiya Odori Building<br>2-1-5, Odori, Utsunomiya, Tochigi               |
| Chubu Daiichi Sales Administration Headquarters        | Nadya Park Business Center Building<br>3-18-1, Sakae, Naka-ku, Nagoya, Aichi             |
| Chubu Daini Sales Administration Headquarters          | Southpot Shizuoka<br>18-1, Minami-cho, Shizuoka, Shizuoka                                |
| Hokuriku Sales Administration Headquarters             | Porte Kanazawa<br>2-15-1, Honmachi, Kanazawa, Ishikawa                                   |
| Kansai Daiichi Sales Administration Headquarters       | Umeda Sky Building Garden Six<br>1-1-93, Oyodonaka, Kita-ku, Osaka                       |
| Kansai Daini Sales Administration Headquarters         | Urbanex Oike Building West<br>358, Umeya-cho, Karasuma-Oike,<br>Nakagyo-ku, Kyoto, Kyoto |
| Chugoku Sales Administration Headquarters              | TAKEDA YAKUHIN Hiroshima Building,<br>1-25, Komachi, Naka-ku, Hiroshima,<br>Hiroshima    |
| Shikoku Sales Administration Headquarters              | 1019-10, Muroshinmachi, Takamatsu,<br>Kagawa                                             |
| Kyushu Sales Administration Headquarters               | Hakata Ekimae Business Center<br>3-25-21, Hakata Ekimae, Hakata-ku,<br>Fukuoka, Fukuoka  |
| Tokken Building Projects Headquarters                  | Umeda Sky Building Tower East<br>1-1-88, Oyodonaka, Kita-ku, Osaka, Osaka                |
| Condominium Headquarters                               | Umeda Sky Building Tower East<br>1-1-88, Oyodonaka, Kita-ku, Osaka, Osaka                |
| Rokko-Island-City&Nishinomiya Development Headquarters | Umeda Sky Building Tower East<br>1-1-88, Oyodonaka, Kita-ku, Osaka, Osaka                |
| Development Department                                 | Umeda Sky Building Tower East<br>1-1-88, Oyodonaka, Kita-ku, Osaka, Osaka                |

## For the Shareholders' Reference

|                                                             |                                                                                                                                              |
|-------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Closing date of fiscal period                               | January 31                                                                                                                                   |
| Month when Ordinary General Meeting of Shareholders is held | April                                                                                                                                        |
| Record date                                                 | Dividend January 31<br>Interim Dividend July 31                                                                                              |
| Administrative Transfer Agent                               | Transfer Agent Department,<br>Osaka Branch Office,<br>UFJ Trust Bank Limited<br>6-3, Fushimimachi 3-chome,<br>Chuo-ku, Osaka 541-8502, Japan |
| Newspaper in which public notice is made                    | The Nihon Keizai Shimbun                                                                                                                     |
| Stock Exchange Listing                                      | 1st section of Tokyo, Osaka and Nagoya Stock Exchange Markets                                                                                |



# SEKISUI HOUSE, LTD.

Tower East, Umeda Sky Building, 1-88,  
Oyodonaka 1-chome Kita-ku, Osaka JAPAN

## SIGNATURE

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

Sekisui House Ltd.

(Registrant)

September 27, 2002

By:

A handwritten signature in cursive script, appearing to read "K. Moriuchi", written over a horizontal line.

Kenichi Moriuchi

Managing Executive Officer &

General Manager of Legal Department