

MORI HAMADA & MATSUMOTO



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OFFICE OF INTERNATIONAL  
CORPORATE FINANCE

Marunouchi Kitaguchi Building  
1-6-5 Marunouchi, Chiyoda-ku  
Tokyo 100-8222, Japan  
tel 81 3 5223 7777  
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November 21, 2005

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

Dear Sirs:

Enclosed herewith please find one set of Report of Foreign Private Issuer containing English translation of the three News Releases regarding the Company's subsidiaries, 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

NOV 29 2005

SEKISUI HOUSE

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.

Dec 4/29



# 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)



News Release

Sekisui House, Ltd.

**Sekisui Deutschland BAU (Subsidiary) to Be Dissolved**

**November 17, 2005** – The board of directors of Sekisui House, Ltd. ("Sekisui House") passed a resolution today authorizing the company to dissolve its subsidiary, Sekisui Deutschland BAU GmbH ("Sekisui Deutschland BAU").

**1. Background**

Sekisui Deutschland BAU was established primarily with the aim of selling buildings in then West Germany; however, it subsequently withdrew from this business in 1982, and is now focused on the real estate leasing business. The decision to dissolve Sekisui Deutschland BAU is based on the fact that the company will terminate this real estate leasing business.

**2. Profile of Company**

Trading name: SEKISUI DEUTSCHLAND BAU GmbH

Established: July 15, 1975

Headquarters address: Gleueler Strasse 273, 50935 Köln, Bundesrepublik Deutschland

Representative: Toru Suetake, President

Capitalization: 4,090,335 Euro

Shareholder: Sekisui House, Ltd. (100% ownership)

**3. Implications and plans**

In accordance with the liquidation procedures in German law, Sekisui House plans to hold a shareholders' meeting to approve the dissolution by the end of January 2006, and complete the liquidation procedures by the end of March 2007.

The company expects to post approximately 137 million yen of loss on the liquidation of Sekisui Deutschland BAU, but it will have little impact on Sekisui House's business results or consolidated financial position.

\* \* \*

**For further information, please contact:**

Mr. Hidehiro Yamaguchi

Head of Public Relations Department

Sekisui House, Ltd.

Tel: 06-6440-3021 Fax: 06-6440-3331

Email: [info-ir@qz.sekisuihouse.co.jp](mailto:info-ir@qz.sekisuihouse.co.jp)



News Release

**Sekisui House, Ltd.**

**Sekisui House Writes Off Debt of Nishinomiya Marina City Development (Subsidiary)**

**November 17, 2005** – The board of directors of Sekisui House, Ltd. ("Sekisui House") voted today to authorize the company to write off all loans to its subsidiary, Nishinomiya Marina City Development Co., Ltd. ("Nishinomiya Marina City Development")

**1. Profile of Company**

Trading name: Nishinomiya Marina City Development Co., Ltd.

Established: April 18, 1991

Headquarters address: 4-14-3, Nishinomiya-hama, Nishinomiya City, Hyogo

Representative: Isami Wada, President & Representative Director

Capitalization: 400 million yen

Primary activities: Sale of condominiums and land developed for detached houses in Hyogo Prefecture's Nishinomiya Marina City development project

**2. Amount and type of debt of Nishinomiya Marina City Development to Sekisui House**

Loans: Approximately 13.6 billion yen

**3. Background and implications**

With the liquidation of Nishinomiya Marina City Development, Sekisui House has decided to write off the debt owed to it by the former. The amount involved was already covered by Sekisui House's loan-loss provision recorded in the first six months of the year ended January 31, 2002, and, consequently, the move will have no impact on the company's business results or consolidated financial position.

\* \* \*

**For further information, please contact:**

Mr. Hidehiro Yamaguchi

Head of Public Relations Department

Sekisui House, Ltd.

Tel: 06-6440-3021 Fax: 06-6440-3331

Email: [info-ir@qz.sekisuihouse.co.jp](mailto:info-ir@qz.sekisuihouse.co.jp)



News Release

**Sekisui House, Ltd.**

**Nishinomiya Marina City Development (Subsidiary) to Be Dissolved**

**November 17, 2005** – The board of directors of Sekisui House, Ltd. ("Sekisui House") passed a resolution today authorizing the company to dissolve its subsidiary, Nishinomiya Marina City Development Co., Ltd. ("Nishinomiya Marina City Development").

**1. Background**

Now that the purpose of establishing the company has been fulfilled with the completion of the Nishinomiya Marina City Development Project, Hyogo, it was decided to dissolve Nishinomiya Marina City Development.

**2. Profile of Company**

Trading name: Nishinomiya Marina City Development Co., Ltd.  
Established: April 18, 1991  
Headquarters address: 4-14-3, Nishinomiya-hama, Nishinomiya City, Hyogo  
Representative: Isami Wada, President & Representative Director  
Capitalization: 400 million yen  
Shareholder: Sekisui House, Ltd. (100% ownership)

**3. Implications and plans**

This move forms part of the final phase of the urban development project in Nishinomiya Marina Park City, and will have no impact on Sekisui House's business results or consolidated financial position.

The company plans to hold an extraordinary shareholders' meeting to approve the dissolution around the end of December 2005 and apply for registration of completion of liquidation around mid September 2006.

\* \* \*

**For further information, please contact:**

Mr. Hidehiro Yamaguchi  
Head of Public Relations Department  
Sekisui House, Ltd.  
Tel: 06-6440-3021 Fax: 06-6440-3331  
Email: [info-ir@qz.sekisuihouse.co.jp](mailto:info-ir@qz.sekisuihouse.co.jp)



# 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)

November 17, 2005

By:

A handwritten signature in cursive script, appearing to read "K. Moriuchi".

Kenichi Moriuchi  
Managing Executive Officer &  
General Manager of Legal Department