

Summary of Financial Statements

~ For the nine months ended December 31, 2009 ~



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Estimates and forecasts of the business results described in this document were prepared by us based on the latest available data, and potentially include risks and uncertainties. Accordingly, please note that actual business results may be at variance with the forecasts due to changes in various factors.

Summary of Consolidated Income Statements



	Billions of Yen				*Special Income(Losses)	Billions of Yen	
	09/3 1Q-3Q	10/3 1Q-3Q	Difference	10/3 Forecast		09/3 1Q-3Q	10/3 1Q-3Q
Net Sales	366.5	303.5	(63.0)	470.0	Special Income;		
Construction contracts	273.5	190.2	(83.3)	302.0	Gain on sale of fixed assets	0.0	1.8
Design and supervision	4.9	2.8	(2.1)	5.0	Reversal of doubtful account	-	1.1
Leasing and management	45.5	49.2	3.7	66.0	Gain on acquisition of proprietary interest	-	1.1
Real estate sale	39.4	58.2	18.9	92.0	Other	0.0	0.1
Other	3.2	2.9	(0.2)	5.0		0.0	4.1
Gross Profit	32.9	33.2	0.3	48.0	Special Loss;		
Construction contracts	29.3	21.6	(7.6)	29.5	Loss on disposal of fixed assets	0.0	0.0
[Profit ratio of construction contracts]	[10.7%]	[11.4%]	(+0.7pnt.)	[9.8%]	Impairment loss on fixed asset	0.1	0.7
Design and supervision	2.6	1.0	(1.6)	2.5	Valuation loss on investment securities	1.3	-
Leasing and management	6.0	8.0	2.0	10.5	Provision for doubtful account	7.4	0.6
Real estate sales	(5.3)	2.3	7.6	4.5	Warranty reserved	-	0.6
Other	0.4	0.3	(0.0)	1.0	Provision for improvement of TV reception interference	-	0.4
SG&A	20.9	21.1	0.2	29.0	Other	0.1	0.1
Operating Income	12.0	12.1	0.1	19.0		8.8	2.4
[Operating income ratio]	[3.3%]	[4.0%]	(+0.7pnt.)	[4.0%]			
Interest income (expense), net	(2.0)	(1.7)	0.2	(4.4)			
Other income(expense), net	(0.4)	0.6	1.1	(1.1)			
Ordinary Income	9.6	11.0	1.4	13.5			
[Ordinary income ratio]	[2.6%]	[3.6%]	(+1.0pnt.)	[2.9%]			
Special Income(Losses), net	(8.8)	1.8	10.6	-			
Net Income before income taxes	0.9	12.8	12.0	13.5			
Income taxes	4.2	6.5	2.3	6.5			
Net Income	(3.3)	6.3	9.6	7.0			

Summary of Non-Consolidated Income Statements



	09/3 1Q-3Q	10/3 1Q-3Q	Difference	Billions of Yen 10/3 Forecast
Net Sales	275.2	230.6	(44.6)	340.0
Construction contracts	236.5	174.3	(62.2)	260.0
Commissioned work	4.4	2.9	(1.5)	6.0
Design and supervision	5.1	2.8	(2.3)	5.0
Lease rentals of buildings	3.4	4.1	0.6	5.0
Real estate sale	25.7	46.5	20.8	64.0
Gross Profit	23.3	21.4	(1.9)	28.6
Construction contracts	23.4	17.4	(5.9)	22.0
Commissioned work	2.7	1.5	(1.3)	2.5
[Profit ratio of construction works]	[10.8%]	[10.7%]	(-0.1pnt.)	[9.2%]
Design and supervision	2.7	1.0	(1.7)	2.5
Lease rentals of buildings	0.7	1.2	0.5	1.0
Real estate sale	(6.2)	0.3	6.5	0.6
SG&A	13.4	11.8	(1.6)	16.6
Operating Income	9.9	9.6	(0.3)	12.0
[Operating income ratio]	[3.6%]	[4.2%]	(+0.6pnt.)	[3.5%]
Interest income(expense),net	1.4	2.1	0.8	(0.4)
Other income(expense),net	(0.4)	0.4	0.8	(0.6)
Ordinary Income	10.9	12.2	1.3	11.0
[Ordinary income ratio]	[4.0%]	[5.3%]	(+1.3pnt.)	[3.2%]
Special income(loss),net	(8.4)	1.9	10.4	-
Net income before income taxes	2.5	14.1	11.6	11.0
Income taxes	3.2	4.2	0.9	4.0
Net Income	(0.8)	9.9	10.7	7.0

Summary of Consolidated Balance Sheets



Assets

	3/31/2009	12/31/2009	Difference
Current assets:			
Cash and bank deposits	55.5	56.2	0.6
Notes and accounts receivable, trade	70.2	55.8	(14.4)
Costs incurred on uncompleted contracts	14.9	11.9	(3.0)
Inventories *1	152.7	157.7	5.0
Deferred tax assets	11.7	8.3	(3.4)
Other current assets	9.5	11.6	2.1
Allowance for doubtful accounts	(1.2)	(1.0)	0.3
Total current assets	<u>313.3</u>	<u>300.5</u>	<u>(12.8)</u>
Fixed assets:			
Property and Equipment, Leasehold rights *1	106.2	118.8	12.6
Investment securities	7.0	5.9	(1.1)
Long-term loans	2.8	1.5	(1.3)
Long-term deferred tax assets	32.5	30.3	(2.2)
Other assets	34.6	29.9	(4.7)
Allowance for doubtful accounts	(10.5)	(7.5)	3.0
Total fixed assets	<u>172.5</u>	<u>178.9</u>	<u>6.4</u>
Total Assets	<u><u>485.8</u></u>	<u><u>479.4</u></u>	<u><u>(6.4)</u></u>

Liabilities and Net Assets

	Billions of Yen		
	3/31/2009	12/31/2009	Difference
Current Liabilities:			
Notes and accounts payable	100.8	90.6	(10.3)
Short-term borrowings *2	84.9	78.3	(6.6)
Current portion of long-term debt	57.7	69.4	11.7
Advances received on uncompleted contracts	20.9	14.6	(6.4)
Other current liabilities	46.4	25.3	(21.1)
Total current liabilities	<u>310.8</u>	<u>278.1</u>	<u>(32.7)</u>
Long-term Liabilities:			
Bonds with stock acquisition rights	-	6.0	6.0
Long-term debt *2	93.3	98.7	5.4
Other long-term liabilities	10.5	11.2	0.7
Total long-term liabilities	<u>103.8</u>	<u>115.9</u>	<u>12.1</u>
Total liabilities	<u>414.6</u>	<u>394.0</u>	<u>(20.6)</u>
Net Assets:			
Shareholders' Equity:			
Capital stock	50.0	54.5	4.5
Additional paid in capital	-	4.5	4.5
Retained earnings	32.6	37.7	5.1
Treasury stock	(0.1)	(0.1)	(0.0)
Total shareholders' equity	<u>82.5</u>	<u>96.6</u>	<u>14.1</u>
Valuation Translation Adjustments and Others:			
Net unrealized gain on other securities	0.0	0.5	0.5
Cumulative translation adjustments	(11.5)	(12.0)	(0.5)
Total Valuation Adjustments and Others	<u>(11.5)</u>	<u>(11.4)</u>	<u>0.0</u>
Minority Interests:			
	0.1	0.1	0.0
Total Net Assets	<u>71.2</u>	<u>85.3</u>	<u>14.1</u>
Total Liabilities and Net Assets	<u><u>485.8</u></u>	<u><u>479.4</u></u>	<u><u>(6.4)</u></u>

Summary of Consolidated Balance Sheets



*1.Real Estate Balance

	Billions of Yen		
	3/31/2009	12/31/2009	Difference
Real estate for sale	47.3	35.7	(11.6)
Costs and advances for real estate operations	58.0	59.5	1.4
Real estate for development projects	43.5	43.6	0.1
PFI projects	3.8	19.0	15.2
Inventories	152.7	157.7	5.0
Property and equipment, Lease hold rights	106.2	118.8	12.6
	258.9	276.6	17.7

*2.Interest-bearing Debt Balance

	Billions of Yen		
	3/31/2009	12/31/2009	Difference
Interest-bearing debt	232.4	234.0	1.5
PFI project finance loan	3.5	12.4	8.9
	235.9	246.4	10.5

Cash Flows

	Billions of Yen	
	09/3	10/3
	Annual	1Q-3Q
Cash Flows from operating activities	(47.3)	(17.3)
Cash Flows from investing activities	(4.0)	0.3
Cash Flows from financing activities	44.8	16.6
Cash and cash equivalents	55.1	54.7

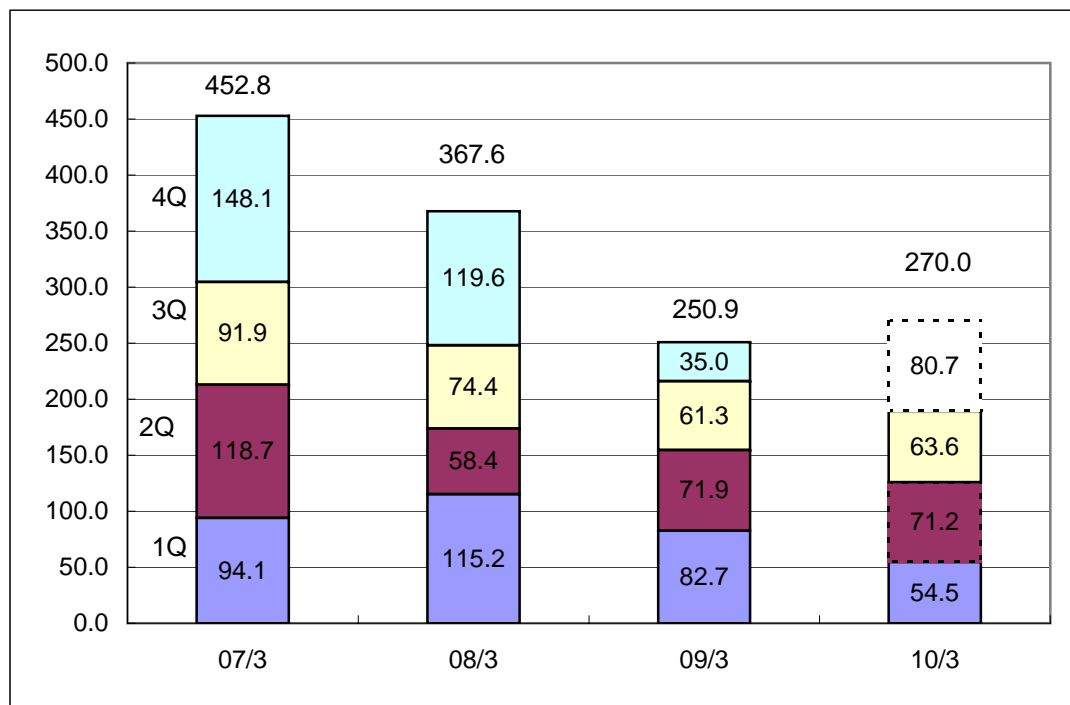
Non-consolidated Orders Received



Orders

(Billions of yen)

	09/3	10/3	YOY	10/3
	1Q-3Q	1Q-3Q		Annual forecast
Orders	215.9	189.3	(26.6)	270.0
Construction business	211.2	187.6	(23.6)	264.0
Private-sector condominiums	155.1	162.8	7.7	207.5
General construction	50.0	22.3	(27.7)	48.0
Civil engineering	2.1	1.3	(0.7)	2.5
Consulting contracts	4.0	1.2	(2.9)	6.0
Design/supervision business	4.8	1.7	(3.0)	6.0



Order by Size Private-sector condominiums

(Billions of yen)

	09/3		10/3		YOY
	1Q-3Q	Share	1Q-3Q	Share	
Under 200 units	51.8	33.1%	64.5	39.8%	12.7
200-399 units	73.1	46.7%	41.7	25.7%	(31.4)
400 units or more	31.6	20.2%	56.0	34.5%	24.4
Total	156.6	100%	162.2	100%	5.6

* Excluding additional construction orders

Order by Region

(Billions of yen)

	09/3		10/3		YOY
	1Q-3Q	Share	1Q-3Q	Share	
Tokyo Metropolitan Area	167.2	77.5%	127.0	67.1%	(40.2)
Kinki Region	37.8	17.5%	56.4	29.8%	18.5
Tokai Area	10.9	5.0%	5.9	3.1%	(4.9)
Total	215.9	100%	189.3	100%	(26.6)

Haseko Designated Orders and Construction with Design orders

	09/3	10/3
	Annual	1Q-3Q
Ratio of Haseko Designated Orders	91.9%	80.9%
Ratio of Construction with Design Orders	93.3%	82.1%

Consolidated Subsidiaries

(Haseko Urbest, Haseko Community and Haseko Livenet)



HASEKO URBEST

Units

		09/3	10/3	10/3
		1Q-3Q	1Q-3Q	Annual Forecast
Consignment sales	Number of transactions	4,026	4,553	6,200
	Value of transactions	¥140.4B	¥155.2B	¥201.0B
Brokerage	Number of transactions	1,174	1,440	1,930
	Value of transactions	¥35.5B	¥40.8B	¥58.0B
Total	Number of transactions	5,200	5,993	8,130
	Value of transactions	¥175.9B	¥196.0B	¥259.0B

HASEKO COMMUNITY

Units

		09/3	10/3	10/3
		As of 3/31/09	As of 12/31/09	As of 3/31/10 (Forecast)
Managing condominium units		205,364	211,247	213,900

The total number that added up the number of managing condominium with Haseko Nikken Community, Haseko Smile Community and Haseko Community Kyushu is 259,286 units as of the end of December 2009.

HASEKO LIVENET

Units

		09/3	10/3	10/3
		As of 3/31/09	As of 12/31/09	As of 3/31/10 (Forecast)
Sublease		8,951	8,743	8,400
Commissioned property management		44,468	42,452	51,200
Company housing management agency		22,571	22,184	25,600
Total number of dwellings managed		75,990	73,379	85,200

Billions of Yen

		09/3	10/3	10/3
		1Q-3Q	1Q-3Q	Annual Forecast
Net sales		6.3	6.7	9.6
Gross profit		(0.1)	1.2	2.1
SG&A		1.2	1.1	1.4
Operating income		(1.3)	0.2	0.7
Ordinary income		(1.2)	0.2	0.7
Net income		(0.7)	0.2	0.5

Billions of Yen

		09/3	10/3	10/3
		1Q-3Q	1Q-3Q	Annual Forecast
Net sales		30.6	34.7	47.1
Gross profit		2.7	3.3	4.4
SG&A		1.2	1.2	1.6
Operating income		1.5	2.1	2.7
Ordinary income		1.5	2.2	2.8
Net income		0.9	1.3	1.7

Billions of Yen

		09/3	10/3	10/3
		1Q-3Q	1Q-3Q	Annual Forecast
Net sales		15.8	16.8	22.3
Gross profit		3.7	4.1	5.8
SG&A		2.7	2.8	3.8
Operating income		1.0	1.4	2.0
Ordinary income		1.0	1.4	2.1
Net income		0.6	0.9	1.2

Consolidated Subsidiaries



Billions of Yen

Name		09/3 1Q-3Q	10/3 1Q-3Q	Diferrence	10/3 Forecast
HASEKO Anesis Corporation	Net Sales	0.8	0.9	0.1	1.2
	Ordinary Income	2.9	4.2	1.3	4.2
	Net Income	3.0	4.2	1.3	4.2
HASEKO Community Inc.	Net Sales	30.6	34.7	4.1	47.1
	Ordinary Income	1.5	2.2	0.7	2.8
	Net Income	0.9	1.3	0.4	1.7
HASEKO Nikken Community Co., Ltd.	Net Sales	-	2.3	-	3.7
	Ordinary Income	-	0.1	-	0.2
	Net Income	-	0.3	-	0.3
HASEKO Smile Community Co., Ltd.	Net Sales	-	3.8	-	5.5
	Ordinary Income	-	0.2	-	0.3
	Net Income	-	0.5	-	0.6
HASEKO Community Kyushu Inc.	Net Sales	-	0.7	-	1.5
	Ordinary Income	-	(0.0)	-	(0.0)
	Net Income	-	0.1	-	(0.0)
HASEKO Livenet Inc.	Net Sales	15.8	16.8	1.0	22.3
	Ordinary Income	1.0	1.4	0.4	2.1
	Net Income	0.6	0.9	0.3	1.2
Century Life Co., Ltd.	Net Sales	1.2	1.4	0.2	1.9
	Ordinary Income	(0.1)	(0.1)	0.0	(0.2)
	Net Income	(0.1)	(0.0)	0.0	(0.2)
HASEKO Systems Inc.	Net Sales	3.1	2.5	(0.6)	3.6
	Ordinary Income	0.6	0.3	(0.2)	0.6
	Net Income	0.3	0.2	(0.1)	0.3
HASEKO Intec Inc.	Net Sales	5.6	4.2	(1.4)	8.2
	Ordinary Income	(0.1)	(0.2)	(0.2)	0.1
	Net Income	(0.0)	(0.1)	(0.1)	0.1

Billions of Yen

Name		09/3 1Q-3Q	10/3 1Q-3Q	Diferrence	10/3 Forecast
Haseko Urbest Inc.	Net Sales	6.3	6.7	0.4	9.6
	Ordinary Income	(1.2)	0.2	1.4	0.7
	Net Income	(0.7)	0.2	1.0	0.5
Brigton Corporation	Net Sales	8.8	7.9	(0.9)	10.6
	Ordinary Income	(0.2)	(0.3)	(0.2)	(0.4)
	Net Income	(0.2)	(0.2)	(0.0)	(0.2)
Hasec Inc.	Net Sales	45.6	38.2	(7.4)	50.9
	Ordinary Income	0.1	0.2	0.1	0.1
	Net Income	(0.1)	0.1	0.2	0.1
Foris Corporation	Net Sales	5.2	3.4	(1.9)	6.6
	Ordinary Income	0.1	0.1	0.0	0.1
	Net Income	0.0	0.1	0.1	0.1
FUJI Kensetsu Co., Ltd.	Net Sales	14.0	15.3	1.3	20.1
	Ordinary Income	0.2	0.7	0.5	0.5
	Net Income	0.1	0.4	0.3	0.3
HASEKO America Inc. and 14 subsidiaries	Net Sales	7.2	3.8	(3.5)	6.5
	Ordinary Income	0.2	(0.7)	(0.8)	(1.0)
	Net Income	(0.1)	(0.8)	(0.8)	(1.2)

Condo New Supplied and Construction Share

Unit

	2008			2009		
	Total	Construction	Share	Total	Construction	Share
	Supplied	by Haseko		Supplied	by Haseko	
Tokyo Metropolitan Area	43,733	9,061	20.7%	36,376	7,087	19.5%
Kinki Area	22,744	4,286	18.8%	19,784	3,630	18.3%

Stock Information



Preferred Stock

	Amount	Initial Conversion Price	Ceiling and Floor of Conversion Price	Conversion requesting period	Mandatory redemption period
Class B I	45.0 ¥Billion	Market price 1 year before conversion start date (however, not below@72 yen)	Ceiling: 300% of initial conversion price Floor: 50% of initial conversion price	From October 1,2015 to September 30,2032	From April 1,2009 to September 30,2014

Bond with stock acquisition rights

	Amount	Initial Conversion Price	Ceiling and Floor of Conversion Price	Conversion requesting period
MSCB II	15.0 ¥Billion	¥121	Ceiling: Non Floor: ¥60.5	From September 29,2009 to September 27,2012

Conversion Status as of 12/31/2009

Converted amount	Conversion price	Shares issued	Amount increase of capital	Amount increase of additional paid in capital
¥9.0 billion	¥63.80	141,164,979 shares	¥4.5 billion	¥4.5 billion

Outstanding	Conversion price	Potential dilution
¥6.0 billion	¥60.50	99,173,553 shares

*Conversion has completed at 1/18/2010. The following is a result.

Converted amount	Average conversion price	Shares issued	Amount increase of capital	Amount increase of additional paid in capital
¥15.0 billion	¥63.00	238,070,366 shares	¥7.5 billion	¥7.5 billion

Common Stock

As of 12/31/2009

Common Stock Issued: 1,407,066,602 shares
Treasury Stock: 712,802 shares

As of 1/31/2010

Common Stock Issued: 1,503,971,989 shares
Treasury Stock: 745,414 shares

