

2013年3月期

For the year ended March 31,2013

*FACT BOOK*

株式会社 長谷エコーポレーション  
HASEKO Corporation

2013年5月  
May, 2013

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## サマリー情報 Five Years Summary

(単位：百万円 Millions of yen)

		2009/3	2010/3	2011/3	2012/3	2013/3
<b>連結 Consolidated</b>						
売上高	Net Sales	505,500	420,382	440,429	500,929	558,919
営業利益	Operating Income	15,574	17,118	23,327	21,615	24,329
	[営業利益率] [Operating income ratio]	[3.1%]	[4.1%]	[5.3%]	[4.3%]	[4.4%]
経常利益	Ordinary Income	12,444	14,165	19,138	18,199	19,976
	[経常利益率] [Ordinary income ratio]	[2.5%]	[3.4%]	[4.3%]	[3.6%]	[3.6%]
当期純利益	Net Income	△7,596	5,814	10,137	11,242	13,064
純資産	Total Net Assets	71,187	92,125	97,478	101,996	113,805
総資産	Total Assets	485,781	439,273	457,487	467,075	460,864
営業活動によるキャッシュ・フロー	Net cash provided by (used in) Operating activities	△47,255	2,038	28,629	33,711	38,231
投資活動によるキャッシュ・フロー	Net cash provided by (used in) Investing activities	△4,008	10,009	136	2,363	14,843
財務活動によるキャッシュ・フロー	Net cash provided by (used in) Financing activities	44,784	△7,393	△6,848	△28,801	△24,115
現金及び現金同等物の期末残高	Cash and Cash Equivalents at End of The Year	55,130	59,815	81,656	88,885	118,239
従業員数	Number of employees	4,326	4,384	4,505	4,549	4,640

## 単体 Non-Consolidated

売上高	Net Sales	374,351	303,528	298,472	368,044	411,436
営業利益	Operating Income	10,643	12,258	16,796	15,178	16,662
	[営業利益率] [Operating income ratio]	[2.8%]	[4.0%]	[5.6%]	[4.1%]	[4.0%]
経常利益	Ordinary Income	11,057	13,502	16,501	14,644	14,540
	[経常利益率] [Ordinary income ratio]	[3.0%]	[4.4%]	[5.5%]	[4.0%]	[3.5%]
当期純利益	Net Income	△4,799	3,618	9,461	11,078	15,953
純資産	Total Net Assets	63,101	81,312	89,889	95,815	107,248
総資産	Total Assets	417,244	358,839	374,238	390,012	386,035
従業員数	Number of employees	2,089	2,089	1,998	2,017	2,005

# 要約損益計算書（連結） Summary of Consolidated Income Statements

(単位：百万円 Millions of yen)

		2009/3	2010/3	2011/3	2012/3	2013/3
<b>売上高</b>	<b>Net Sales</b>	<b>505,500</b>	<b>420,382</b>	<b>440,429</b>	<b>500,929</b>	<b>558,919</b>
完成工事高	Construction contracts	356,632	252,497	285,766	330,324	338,048
設計監理売上高	Design and supervision	7,146	4,678	6,271	7,841	8,073
賃貸管理収入	Leasing and management	63,355	66,971	65,656	66,362	70,003
不動産売上高	Real estate sale	74,165	92,320	78,610	92,084	138,016
その他の事業収入	Other	4,202	3,917	4,126	4,319	4,779
<b>売上総利益</b>	<b>Gross Profit</b>	<b>44,562</b>	<b>45,447</b>	<b>50,863</b>	<b>49,665</b>	<b>53,459</b>
完成工事総利益	Construction contracts	37,392	29,306	34,694	31,246	30,183
[利益率]	[Profit ratio of Construction contracts]	[10.5%]	[11.6%]	[12.1%]	[9.5%]	[8.9%]
設計監理売上総利益	Design and supervision	3,464	1,722	3,095	4,133	4,630
[利益率]	[Profit ratio of Design and supervision]	[48.5%]	[36.8%]	[49.3%]	[52.7%]	[57.4%]
賃貸管理総利益	Leasing and management	8,751	10,798	9,618	10,461	11,394
不動産売上総利益	Real estate sale	△5,565	3,163	2,721	2,716	6,007
その他の事業総利益	Other	519	457	735	1,110	1,245
<b>販売費及び一般管理費</b>	<b>Selling, General and Administrative Expenses</b>	<b>28,988</b>	<b>28,329</b>	<b>27,537</b>	<b>28,051</b>	<b>29,130</b>
<b>営業利益</b>	<b>Operating Income</b>	<b>15,574</b>	<b>17,118</b>	<b>23,327</b>	<b>21,615</b>	<b>24,329</b>
金融収支	Interest income (expense), net	△3,425	△3,844	△5,136	△4,606	△4,942
[受取利息]	[Interest income]	[330]	[94]	[522]	[511]	[438]
[受取配当金]	[Dividend income]	[98]	[686]	[370]	[274]	[154]
[支払利息]	[Interest expense]	[△3,211]	[△3,179]	[△3,572]	[△3,966]	[△3,579]
[ローン付帯費用]	[Incidental Expenses For Loan]	[△641]	[△1,445]	[△2,456]	[△1,424]	[△1,955]
その他	Other income (expense), net	295	891	947	1,190	589
<b>経常利益</b>	<b>Ordinary Income</b>	<b>12,444</b>	<b>14,165</b>	<b>19,138</b>	<b>18,199</b>	<b>19,976</b>
特別利益	Special income	105	4,436	1,938	807	7
特別損失	Special losses	13,507	6,041	1,461	334	8,280
<b>税金等調整前当期純利益</b>	<b>Net Income before income taxes</b>	<b>△958</b>	<b>12,560</b>	<b>19,615</b>	<b>18,673</b>	<b>11,704</b>
法人税、住民税及び事業税	Current tax	652	1,140	782	887	985
法人税等調整額	Deferred tax	5,970	5,581	8,673	6,539	△2,369
少数株主利益	Minority interests	16	24	22	5	24
<b>当期純利益</b>	<b>Net Income</b>	<b>△7,596</b>	<b>5,814</b>	<b>10,137</b>	<b>11,242</b>	<b>13,064</b>

## 包括利益計算書（連結） Statement of Comprehensive Income

（単位：百万円 Millions of yen）

		2011/3	2012/3	2013/3
少数株主損益調整前当期純利益	Income before minority interests	10,160	11,247	13,088
その他の包括利益	Other comprehensive income	△4,039	△976	4,257
[その他有価証券評価差額金]	[Net unrealized gain (loss) on other securities]	[△108]	[616]	[1,122]
[為替換算調整勘定]	[Cumulative translation adjustments]	[△3,939]	[△1,593]	[3,134]
[持分法適用会社に対する持分相当額]	[Share of other comprehensive income of associates accounted for using equity method]	[8]	[1]	[2]
<b>包括利益</b>	<b>Comprehensive income</b>	<b>6,121</b>	<b>10,271</b>	<b>17,346</b>
(内訳)	<b>Comprehensive income attributable to abstract</b>			
親会社株主に係る包括利益	Comprehensive income attributable to owners of the parent	6,098	10,266	17,322
少数株主に係る包括利益	Comprehensive income attributable to minority interests	22	5	24

## 要約貸借対照表（連結） Summary of Consolidated Balance Sheets

（単位：百万円 Millions of yen）

		2009/3/31	2010/3/31	2011/3/31	2012/3/31	2013/3/31
<b>流動資産</b>	<b>Total current assets</b>	<b>313,253</b>	<b>277,138</b>	<b>314,202</b>	<b>333,297</b>	<b>352,624</b>
現金預金	Cash and bank deposits	55,518	60,272	82,034	89,223	118,589
受取手形・完成工事未収入金等	Notes and accounts receivable, trade	70,182	51,135	83,970	101,669	95,136
未成工事支出金等	Costs incurred on uncompleted contracts	14,890	6,365	7,708	6,525	7,945
営業用不動産(※)	Inventories	152,702	142,122	121,666	116,428	112,742
繰延税金資産	Deferred tax assets	11,693	9,162	9,501	7,176	7,691
その他	Other current assets	9,514	9,186	10,374	12,786	10,823
貸倒引当金	Allowance for doubtful accounts	△1,247	△1,104	△1,052	△509	△302
<b>固定資産</b>	<b>Total fixed assets</b>	<b>172,528</b>	<b>162,136</b>	<b>143,285</b>	<b>133,778</b>	<b>108,241</b>
有形固定資産+借地権	Property and Equipment, Leasehold rights	106,213	104,531	100,583	94,439	67,601
投資有価証券	Investment securities	6,962	5,968	5,990	6,745	8,378
繰延税金資産	Long-term deferred tax assets	32,513	29,119	19,998	15,948	16,656
その他	Other fixed assets	37,318	29,848	18,062	17,759	16,701
貸倒引当金	Allowance for doubtful accounts	△10,478	△7,331	△1,348	△1,112	△1,095
<b>資産合計</b>	<b>Total Assets</b>	<b>485,781</b>	<b>439,273</b>	<b>457,487</b>	<b>467,075</b>	<b>460,864</b>
<b>流動負債</b>	<b>Total current liabilities</b>	<b>310,814</b>	<b>252,958</b>	<b>192,285</b>	<b>211,666</b>	<b>215,044</b>
支払手形・工事未払金等	Notes and accounts payable	100,849	72,920	85,230	112,661	112,888
短期借入金	Short-term borrowings	84,927	50,404	22,350	12,900	10,380
1年内返済予定の長期借入金	Current portion of long-term debt	57,692	90,327	40,591	42,404	47,520
未成工事受入金	Advances received on uncompleted contracts	20,936	10,774	13,154	14,332	12,498
その他	Other current liabilities	46,409	28,533	30,960	29,369	31,758
<b>固定負債</b>	<b>Total long-term liabilities</b>	<b>103,780</b>	<b>94,190</b>	<b>167,725</b>	<b>153,413</b>	<b>132,015</b>
長期借入金	Long-term debt	93,329	83,232	157,090	142,965	123,944
その他	Other long-term liabilities	10,451	10,959	10,634	10,448	8,071
<b>負債合計</b>	<b>Total Liabilities</b>	<b>414,594</b>	<b>347,148</b>	<b>360,009</b>	<b>365,079</b>	<b>347,059</b>

※販売用不動産+不動産事業支出金+開発用不動産等 Real estate for sale + Costs and advances for real estate operations + Real estate for development projects

## 要約貸借対照表（連結） Summary of Consolidated Balance Sheets

(単位：百万円 Millions of yen)

		2009/3/31	2010/3/31	2011/3/31	2012/3/31	2013/3/31
<b>株主資本</b>	<b>Total Shareholders' equity</b>	<b>82,536</b>	<b>102,085</b>	<b>111,460</b>	<b>116,952</b>	<b>124,481</b>
資本金	Capital stock	50,000	57,500	57,500	57,500	57,500
資本剰余金	Additional paid-in capital	-	7,500	7,500	7,500	7,500
利益剰余金	Retained earnings	32,644	37,205	46,582	52,074	59,605
自己株式	Treasury stock	△108	△120	△123	△123	△123
<b>その他の包括利益累計額</b>	<b>Total valuation and translation adjustments</b>	<b>△11,460</b>	<b>△10,090</b>	<b>△14,130</b>	<b>△15,106</b>	<b>△10,848</b>
その他有価証券評価差額金	Net unrealized gain (loss) on other securities	30	585	484	1,101	2,225
為替換算調整勘定	Cumulative translation adjustments	△11,490	△10,675	△14,614	△16,207	△13,073
<b>少数株主持分</b>	<b>Minority interests</b>	<b>112</b>	<b>130</b>	<b>148</b>	<b>150</b>	<b>172</b>
<b>純資産合計</b>	<b>Total Net Assets</b>	<b>71,187</b>	<b>92,125</b>	<b>97,478</b>	<b>101,996</b>	<b>113,805</b>
<b>負債純資産合計</b>	<b>Total Liabilities and Net Assets</b>	<b>485,781</b>	<b>439,273</b>	<b>457,487</b>	<b>467,075</b>	<b>460,864</b>

## 保有不動産残高 Real Estate Balance

(単位：百万円 Millions of yen)

		2009/3/31	2010/3/31	2011/3/31	2012/3/31	2013/3/31
<b>営業用不動産</b>	<b>Inventories</b>	<b>152,702</b>	<b>142,122</b>	<b>121,666</b>	<b>116,428</b>	<b>112,742</b>
販売用不動産	Real estate for sale	47,325	35,965	30,953	36,397	26,522
不動産事業支出金	Costs and advances for real estate operations	61,854	63,004	52,289	44,692	48,620
開発用不動産等	Real estate for development projects	43,523	43,153	38,424	35,339	37,600
<b>有形固定資産＋借地権</b>	<b>Property and Equipment, Leasehold rights</b>	<b>106,213</b>	<b>104,531</b>	<b>100,583</b>	<b>94,439</b>	<b>67,601</b>
<b>合計</b>	<b>Total</b>	<b>258,915</b>	<b>246,653</b>	<b>222,249</b>	<b>210,867</b>	<b>180,343</b>

## 有利子負債残高 Interest-bearing Debt Balance

(単位：百万円 Millions of yen)

		2009/3/31	2010/3/31	2011/3/31	2012/3/31	2013/3/31
<b>短期借入金</b>	<b>Short-term borrowings</b>	<b>84,927</b>	<b>50,404</b>	<b>22,350</b>	<b>12,900</b>	<b>10,380</b>
1年内返済予定の長期借入金	Current portion of long-term debt	57,692	90,327	40,591	42,404	47,520
<b>長期借入金</b>	<b>Long-term debt</b>	<b>93,329</b>	<b>83,232</b>	<b>157,090</b>	<b>142,965</b>	<b>123,944</b>
<b>合計</b>	<b>Total</b>	<b>235,948</b>	<b>223,963</b>	<b>220,031</b>	<b>198,269</b>	<b>181,844</b>

## 主要子会社推移 Major Consolidated Subsidiaries

### ㈱長谷エココミュニティ HASEKO COMMUNITY Inc.

(単位：百万円 Millions of yen)

		2009/3	2010/3	2011/3	2012/3	2013/3
総売上高	Net Sales	44,417	46,709	33,903	31,719	32,636
売上総利益	Gross Profit	4,142	4,461	4,014	3,805	3,670
販売費及び一般管理費	Selling, General and Administrative Expenses	1,577	1,561	1,515	1,472	1,461
営業利益	Operating Income	2,564	2,900	2,499	2,333	2,209
経常利益	Ordinary Income	2,566	3,016	2,652	2,509	2,344

(単位：戸 Units)

		2009/3/31	2010/3/31	2011/3/31	2012/3/31	2013/3/31
マンション管理戸数	Managing condominium units	205,364	214,228	221,135	231,297	238,222

### ㈱長谷エライブネット HASEKO LIVENET Inc.

(単位：百万円 Millions of yen)

		2009/3	2010/3	2011/3	2012/3	2013/3
総売上高	Net Sales	22,213	23,948	22,246	22,647	22,913
売上総利益	Gross Profit	4,802	5,412	5,461	5,915	6,024
販売費及び一般管理費	Selling, General and Administrative Expenses	3,464	3,692	3,791	4,196	4,389
営業利益	Operating Income	1,339	1,719	1,671	1,719	1,636
経常利益	Ordinary Income	1,290	1,786	1,770	1,763	1,629

(単位：戸 Units)

		2009/3/31	2010/3/31	2011/3/31	2012/3/31	2013/3/31
サブリース	Sublease	8,951	8,781	8,822	8,949	8,777
P M受託	Commissioned property management	44,468	40,827	41,160	42,763	44,291
社宅管理代行	Company housing management agency	22,571	23,250	26,900	40,010	40,750
運営戸数合計	Total number of dwellings managed	75,990	72,858	76,882	91,722	93,818



## 主要子会社推移 Major Consolidated Subsidiaries

### ㈱長谷エリフォーム HASEKO REFORM Inc.

(単位：百万円 Millions of yen)

		-	-	2011/3	2012/3	2013/3
総売上高	Net Sales			12,993	18,856	22,549
売上総利益	Gross Profit			1,553	1,987	2,429
販売費及び一般管理費	Selling, General and Administrative Expenses			1,056	1,840	1,975
営業利益	Operating Income			497	147	455
経常利益	Ordinary Income			480	124	429

(単位：億円 Billions of yen)

		-	-	2011/3/31	2012/3/31	2013/3/31
受注高	Order volume			190	192	258

### ㈱長谷エアースト HASEKO URBEST Inc.

(単位：百万円 Millions of yen)

		2009/3	2010/3	2011/3	2012/3	2013/3
総売上高	Net Sales	9,922	9,875	9,454	10,050	7,694
売上総利益	Gross Profit	1,323	2,441	2,276	2,162	2,184
販売費及び一般管理費	Selling, General and Administrative Expenses	1,539	1,561	1,437	1,257	1,160
営業利益	Operating Income	△216	881	839	906	1,024
経常利益	Ordinary Income	△132	919	891	937	1,123

(単位：戸、億円 Units/Billions of yen)

		2009/3	2010/3	2011/3	2012/3	2013/3		
受託販売	Consignment sales	契約戸数	Number of transactions	5,930	6,132	6,822	6,608	6,786
		取扱高	Value of transactions	2,016	2,087	2,376	2,169	2,208

# 要約損益計算書（単体） Summary of Non-Consolidated Income Statements

（単位：百万円 Millions of yen）

		2009/3	2010/3	2011/3	2012/3	2013/3
<b>売上高</b>	<b>Net Sales</b>	<b>374,351</b>	<b>303,528</b>	<b>298,472</b>	<b>368,044</b>	<b>411,436</b>
完成工事高	Construction contracts	301,102	227,128	237,773	278,118	278,334
業務受託売上高	Commissioned works	5,987	3,826	4,499	5,214	5,316
設計監理売上高	Design and supervision	7,575	4,678	6,271	7,853	8,118
貸室営業収入	Lease rentals of buildings	4,802	5,284	3,385	2,888	2,772
不動産売上高	Real estate sale	54,885	62,612	46,544	73,972	116,896
<b>売上総利益</b>	<b>Gross Profit</b>	<b>28,922</b>	<b>28,020</b>	<b>31,065</b>	<b>29,479</b>	<b>30,920</b>
完成工事総利益	Construction contracts	28,484	23,886	26,432	21,792	19,369
[完成工事総利益率]	[Profit ratio of Construction contracts]	[9.5%]	[10.5%]	[11.1%]	[7.8%]	[7.0%]
業務受託売上総利益	Commissioned works	3,650	1,952	2,531	3,051	3,382
[完成工事+業務受託 利益率]	[Profit ratio of Construction contracts + Commissioned works]	[10.5%]	[11.2%]	[12.0%]	[8.8%]	[8.0%]
設計監理売上総利益	Design and supervision	3,666	1,694	3,084	4,144	4,657
貸室営業総利益	Lease rentals of buildings	1,141	1,521	1,132	960	923
不動産売上総利益	Real estate sale	△8,018	△1,033	△2,114	△468	2,589
<b>販売費及び一般管理費</b>	<b>Selling, General and Administrative Expenses</b>	<b>18,279</b>	<b>15,763</b>	<b>14,269</b>	<b>14,300</b>	<b>14,258</b>
<b>営業利益</b>	<b>Operating Income</b>	<b>10,643</b>	<b>12,258</b>	<b>16,796</b>	<b>15,178</b>	<b>16,662</b>
金融収支	Interest income (expense),net	142	725	△820	△1,240	△2,504
[受取利息]	[Interest income]	[990]	[956]	[533]	[568]	[536]
[受取配当金]	[Dividend income]	[3,000]	[3,737]	[4,035]	[2,822]	[1,927]
[支払利息]	[Interest expense]	[△3,216]	[△2,936]	[△2,953]	[△3,225]	[△3,033]
[ローン付帯費用]	[Incidental Expenses For Loan]	[△632]	[△1,032]	[△2,435]	[△1,404]	[△1,935]
その他	Other income (expense),net	272	519	524	705	383
<b>経常利益</b>	<b>Ordinary Income</b>	<b>11,057</b>	<b>13,502</b>	<b>16,501</b>	<b>14,644</b>	<b>14,540</b>
特別利益	Special income	60	4,218	1,781	673	2
特別損失	Special losses	11,850	10,379	1,895	193	3,745
<b>税引前当期純利益</b>	<b>Net Income before income taxes</b>	<b>△732</b>	<b>7,341</b>	<b>16,387</b>	<b>15,124</b>	<b>10,798</b>
法人税、住民税及び事業税	Current tax	△1,212	△1,702	△1,680	△1,827	△2,099
法人税等調整額	Deferred tax	5,279	5,425	8,606	5,873	△3,056
<b>当期純利益</b>	<b>Net Income</b>	<b>△4,799</b>	<b>3,618</b>	<b>9,461</b>	<b>11,078</b>	<b>15,953</b>

## 要約貸借対照表（単体） Summary of Non-Consolidated Balance Sheets

（単位：百万円 Millions of yen）

		2009/3/31	2010/3/31	2011/3/31	2012/3/31	2013/3/31
<b>流動資産</b>	<b>Total current assets</b>	<b>229,225</b>	<b>192,702</b>	<b>222,971</b>	<b>246,797</b>	<b>260,602</b>
現金預金	Cash and bank deposits	27,783	34,452	51,752	66,401	89,729
受取手形・完成工事未収入金	Notes and A/R., construction contracts	51,120	38,876	49,491	66,234	62,556
不動産事業未収入金(※1)	A/R;Real estate and Lease rental of building	4,688	1,840	3,072	3,607	3,355
未成工事支出金	Costs incurred on uncompleted contracts	12,750	6,101	7,197	5,137	5,991
営業用不動産(※2)	Inventories	113,461	96,897	93,079	90,020	82,996
繰延税金資産	Deferred tax assets	11,063	8,355	8,831	6,421	7,090
その他	Other current assets	8,360	6,181	9,549	8,977	8,885
<b>固定資産</b>	<b>Total fixed assets</b>	<b>188,019</b>	<b>166,137</b>	<b>151,266</b>	<b>143,216</b>	<b>125,433</b>
有形固定資産＋借地権	Property and Equipment,Leasehold rights	50,298	26,820	24,762	20,196	20,289
投資有価証券	Investments in securities	1,999	2,685	2,353	2,661	4,324
関係会社株式	Investments in subsidiaries and affiliates	52,388	50,569	50,569	50,667	51,177
その他の関係会社有価証券	Securities of affiliated companies	1,533	11,663	11,660	11,660	12,010
関係会社長期貸付金	Long-term loans to subsidiaries and affiliates	36,872	34,915	37,221	37,027	14,533
繰延税金資産	Long-term deferred tax assets	29,466	26,434	17,430	14,195	16,001
その他	Other fixed assets	25,568	20,285	9,442	9,014	8,171
貸倒引当金	Allowance for doubtful accounts	△10,106	△7,234	△2,171	△2,204	△1,070
<b>資産合計</b>	<b>Total Assets</b>	<b>417,244</b>	<b>358,839</b>	<b>374,238</b>	<b>390,012</b>	<b>386,035</b>
<b>流動負債</b>	<b>Total current liabilities</b>	<b>263,644</b>	<b>208,940</b>	<b>155,280</b>	<b>173,186</b>	<b>170,736</b>
支払手形・工事未払金	Notes and accounts payable	83,787	61,831	74,736	100,822	94,499
短期借入金	Short-term borrowings	82,729	50,104	22,050	12,600	10,080
1年内返済予定の長期借入金	Current portion of long-term debt	57,420	74,260	31,360	32,632	37,832
未成工事受入金	Advances received on uncompleted contracts	18,129	9,449	12,202	13,179	10,742
その他	Other current liabilities	21,579	13,297	14,932	13,953	17,583
<b>固定負債</b>	<b>Total long-term liabilities</b>	<b>90,499</b>	<b>68,587</b>	<b>129,068</b>	<b>121,011</b>	<b>108,051</b>
長期借入金	Long-term debt	88,280	48,220	111,360	105,088	93,256
関係会社長期借入金	Long-term debt from affiliated companies	-	17,800	15,493	13,884	12,441
その他	Other long-term liabilities	2,219	2,567	2,215	2,039	2,354
<b>負債合計</b>	<b>Total Liabilities</b>	<b>354,144</b>	<b>277,527</b>	<b>284,349</b>	<b>294,198</b>	<b>278,787</b>

※1 貸室未収入金＋不動産事業未収入金 A/R;Real estate + Lease rental of building

※2 販売用不動産＋不動産事業支出金＋開発用不動産等 Real estate for sale + Costs and advances for real estate operations + Real estate for development projects

## 要約貸借対照表（単体） Summary of Non-Consolidated Balance Sheets

（単位：百万円 Millions of yen）

		2009/3/31	2010/3/31	2011/3/31	2012/3/31	2013/3/31
<b>株主資本</b>	<b>Total Shareholders' equity</b>	<b>63,103</b>	<b>80,853</b>	<b>89,551</b>	<b>94,879</b>	<b>105,231</b>
<b>資本金</b>	Capital stock	50,000	57,500	57,500	57,500	57,500
<b>資本剰余金</b>	Additional paid-in capital	-	7,500	7,500	7,500	7,500
<b>利益剰余金</b>	Retained earnings	13,211	15,973	24,674	30,001	40,355
<b>自己株式</b>	Treasury stock	△108	△120	△123	△123	△123
<b>評価・換算差額等</b>	<b>Total valuation and translation adjustments</b>	<b>△2</b>	<b>459</b>	<b>338</b>	<b>936</b>	<b>2,017</b>
<b>その他有価証券評価差額金</b>	Net unrealized gain (loss) on other securities	△2	459	338	936	2,017
<b>純資産合計</b>	<b>Total Net Assets</b>	<b>63,101</b>	<b>81,312</b>	<b>89,889</b>	<b>95,815</b>	<b>107,248</b>
<b>負債純資産合計</b>	<b>Total Liabilities and Net Assets</b>	<b>417,244</b>	<b>358,839</b>	<b>374,238</b>	<b>390,012</b>	<b>386,035</b>

## 保有不動産残高 Real Estate Balance

（単位：百万円 Millions of yen）

		2009/3/31	2010/3/31	2011/3/31	2012/3/31	2013/3/31
<b>営業用不動産</b>	<b>Inventories</b>	<b>113,461</b>	<b>96,897</b>	<b>93,079</b>	<b>90,020</b>	<b>82,996</b>
<b>販売用不動産</b>	Real estate for sale	46,370	35,582	30,402	36,031	25,495
<b>不動産事業支出金</b>	Costs and advances for real estate operations	55,916	50,831	52,635	44,652	48,653
<b>開発用不動産等</b>	Real estate for development projects	11,175	10,484	10,043	9,337	8,849
<b>有形固定資産＋借地権</b>	<b>Property and Equipment, Leasehold rights</b>	<b>50,298</b>	<b>26,820</b>	<b>24,762</b>	<b>20,196</b>	<b>20,289</b>
<b>合計</b>	<b>Total</b>	<b>163,759</b>	<b>123,717</b>	<b>117,841</b>	<b>110,215</b>	<b>103,285</b>

## 有利子負債残高 Interest-bearing Debt Balance

（単位：百万円 Millions of yen）

		2009/3/31	2010/3/31	2011/3/31	2012/3/31	2013/3/31
<b>短期借入金</b>	<b>Short-term borrowings</b>	<b>82,729</b>	<b>50,104</b>	<b>22,050</b>	<b>12,600</b>	<b>10,080</b>
<b>1年内返済予定の長期借入金</b>	Current portion of long-term debt	57,420	74,260	31,360	32,632	37,832
<b>長期借入金</b>	<b>Long-term debt</b>	<b>88,280</b>	<b>48,220</b>	<b>111,360</b>	<b>105,088</b>	<b>93,256</b>
<b>関係会社長期借入金</b>	Long-term debt from affiliated companies	-	17,800	15,493	13,884	12,441
<b>合計</b>	<b>Total</b>	<b>228,429</b>	<b>190,384</b>	<b>180,263</b>	<b>164,204</b>	<b>153,609</b>

## 受注高推移（単体） Non-Consolidated Orders Received

（単位：百万円 Millions of yen）

		2009/3	2010/3	2011/3	2012/3	2013/3
受注高	Order volume	250,861	270,650	275,496	280,561	286,397
建設事業	Construction contracts	245,030	267,789	268,394	272,294	277,752
民間分譲マンション	Private-sector condominiums	178,817	240,720	240,878	256,305	259,987
一般工事	General construction	58,916	23,818	19,842	9,021	11,191
土木工事	Civil engineering	2,770	1,829	2,942	2,784	829
業務受託	Consulting contracts	4,527	1,422	4,732	4,183	5,745
設計監理事業	Design and supervision	5,831	2,861	7,102	8,267	8,644
売上高	Net Sales of each fiscal year	314,664	235,632	248,543	291,185	291,768
建設事業	Construction contracts	307,089	230,954	242,272	283,331	283,650
民間分譲マンション	Private-sector condominiums	276,147	174,398	209,851	259,838	259,717
一般工事	General construction	21,749	51,194	25,718	16,287	16,271
土木工事	Civil engineering	3,206	1,536	2,203	1,992	2,346
業務受託	Consulting contracts	5,987	3,826	4,499	5,214	5,316
設計監理事業	Design and supervision	7,575	4,678	6,271	7,853	8,118
次期繰越高	Balance of orders at the end of each fiscal year	241,584	276,603	303,556	292,932	287,561
建設事業	Construction contracts	234,983	271,819	297,941	286,903	281,005
民間分譲マンション	Private-sector condominiums	168,644	234,966	265,992	262,460	262,730
一般工事	General construction	58,943	31,568	25,691	18,425	13,345
土木工事	Civil engineering	378	671	1,410	2,202	685
業務受託	Consulting contracts	7,019	4,614	4,847	3,817	4,245
設計監理事業	Design and supervision	6,601	4,785	5,615	6,029	6,555

特命受注比率	Exclusive contract	91.9%	81.8%	75.1%	81.2%	86.6%
設計施工比率	Construction-with-design orders	93.3%	82.6%	87.8%	97.0%	95.4%