Summary of Financial Statements

- For the nine months ended December 31, 2019-



February 2020

Disclaimer:

Forecasts or assessment figures on this document is depend and based on data available at the date of issue.

Results or actual performances may be different from those estimates because of unexpected affairs.

— Contents —	
1.Summary of Consolidated Income Statements	 P.1
2.Summary of Non-consolidated Income Statements	 P.2
3.Summary of Consolidated Balance Sheets / Consolidated Cash Flows	 P.3 - 4
4.Orders Received (Non-consolidated)	 P.5 - 6
5.Segment Information(Consolidated)	 P.7
6.Principal Operational Benchmarks for Major subsidiaries	 P.8
7.Six Years Summary	 P.9



Billions of yen

	March 2019	March 2020	Chan	ge
	1Q-3Q	1Q-3Q	Amount	%
	< A >	< B >	< B - A >	
Net sales	655.4	611.1	(44.3)	(6.8%)
Construction contracts	407.3	395.1	(12.2)	(3.0%)
Design and supervision	6.6	5.9	(0.7)	(10.7%)
Leasing and management	61.5	61.7	0.2	0.3%
Real estate sale	167.1	135.3	(31.9)	(19.1%)
Others	12.9	13.2	0.3	2.6%
Gross profit	114.2	105.4	(8.8)	(7.7%)
Construction contracts	76.3	69.1	(7.2)	(9.5%)
[Profit ratio of construction contracts]	[18.7%]	[17.5%]	[(1.2p)]	
Design and supervision	3.6	3.1	(0.5)	(14.1%)
Leasing and management	13.9	13.9	0.1	0.5%
Real estate sale	18.2	17.1	(1.2)	(6.3%)
Others	2.3	2.2	(0.0)	(1.8%)
Selling, general and administrative expense	43.2	44.2	1.0	2.3%
Operating income	71.0	61.1	(9.9)	(13.9%)
[Operating income ratio]	[10.8%]	[10.0%]	[(0.8p)]	
Interest income (expenses), net	(0.2)	(0.7)	(0.4)	
Others, net	0.5	0.9	0.3	
Ordinary income	71.3	61.3	(10.0)	(14.0%)
[Ordinary income ratio]	[10.9%]	[10.0%]	[(0.9p)]	
Special income (losses), net	21.4	0.1	(21.3)	
Income before income taxes	92.7	61.4	(31.3)	(33.8%)
Current tax	28.2	15.2	(13.0)	
Deferred tax	1.0	3.8	2.8	
Net income attributable to non-controlling interests	0.2	0.1	(0.1)	
Net income attributable to owners of parent	63.3	42.3	(21.0)	(33.2%)
Depreciation and amortization, excluding goodwill-amortization	3.3	3.5	0.2	4.9%
Number of employees	7,091	7,277	186	2.6%

	March 2019	March 2020 Forecast	YoY Ch	nange		
	Result < C >	Annual < D >	Amount < D - C >	Progress		
	891.0	860.0	(31.0)	71.1%		
	541.6	525.0	(16.6)	75.3%		
	11.7	12.5	0.8	47.2%		
	84.9	86.0	1.1	71.7%		
	235.6	218.5	(17.1)	61.9%		
	17.1	18.0	0.9	73.3%		
	157.9	148.5	(9.4)	70.9%		
	100.6	90.5	(10.1)	76.3%		
	[18.6%]	[17.2%]	[(1.4p)]			
	6.2	6.5	0.3	47.2%		
	20.0	19.6	(0.4)	71.1%		
	28.3	29.0	0.7	58.9%		
	2.9	2.9	0.0	76.5%		
	59.4	62.5	3.1	70.8%		
	98.4	86.0	(12.4)	71.1%		
	[11.0%]	[10.0%]	[(1.0p)]			
	1.2	(1.6)	(2.8)			
	0.7	0.6	(0.1)			
	100.4	85.0	(15.4)	72.1%		
	[11.3%]	[9.9%]	[(1.4p)]			
	20.9	-	(20.9)			
	121.2	85.0	(36.2)	72.2%		
	35.9		, <u> </u>			
	(2.3)	25.0	(8.8)			
	0.2	J	(6= 0			
	87.4	60.0	(27.4)	70.5%		
Dividend (Forecast) March 2019 March 20						

Dividend (Forecast)	March 2019	March 2020
Dividends per share	¥80.00	¥60.00
Total amount (Billions of yen)	24.05	_



Billions of yen

							וווט	iloris or yeri
	March 2019	March 2020	Change		March 2019	March 2020 Forecast	YoY Ch	nange
	1Q-3Q	1Q-3Q	Amount		Result	Annual	Amount	_
	< A >	< B >	< B - A >	%	< C >	< D >	< D - C >	Progress
Net sales	493.0	454.0	(39.0)	(7.9%)	652.3	600.0	(52.3)	75.7%
Construction contracts	342.2	343.9	1.7	0.5%	452.7	440.0	(12.7)	78.2%
Commissioned works	4.3	3.7	(0.7)	(15.7%)	7.0	6.5	(0.5)	56.3%
Design and supervision	6.9	6.2	(0.7)	(10.2%)	12.3	12.5	0.2	49.4%
Lease rentals of buildings	3.0	3.4	`0.4	13.3%	4.1	4.5	0.4	74.7%
Real estate sale	136.6	96.8	(39.8)	(29.1%)	176.3	136.5	(39.8)	71.0%
Gross profit	85.3	75.2	(10.0)	(11.8%)	113.2	99.5	(13.7)	75.6%
Construction contracts	66.1	59.3	(6.8)	(10.3%)	85.9	75.0	(10.9)	79.0%
Commissioned works	3.1	2.6	(0.5)	(16.0%)	4.9	4.5	(0.4)	57.4%
[Profit ratio of construction works]	[19.9%]	[17.8%]	(2.1p)]		[19.8%]	[17.8%]	(2.0p)]	
Design and supervision	3.7	3.2	(0.5)	(14.1%)	6.5	6.5	(0.0)	49.4%
Lease rentals of buildings	1.2	1.5	0.3	20.8%	1.7	2.0	0.3	74.7%
Real estate sale	11.2	8.7	(2.5)	(22.2%)	14.1	11.5	(2.6)	75.5%
Selling, general and administrative expense	22.2	24.6	2.4	10.9%	31.7	34.5	2.8	71.2%
Operating income	63.1	50.7	(12.4)	(19.7%)	81.5	65.0	(16.5)	77.9%
[Operating income ratio]	[12.8%]	[11.2%]	[(1.6p)]		[12.5%]	[10.8%]	[(1.7p)]	
Interest income (expenses), net	0.1	20.1	19.9		1.2	19.7	18.5	
Others, net	0.3	0.5	0.2		0.4	0.3	(0.1)	
Ordinary income	63.6	71.2	7.7	12.1%	83.1	85.0	1.9	83.8%
[Ordinary income ratio]	[12.9%]	[15.7%]	[2.8p]		[12.7%]	[14.2%]	[1.5p]	
Special income (losses), net	(0.1)	(0.0)	0.1		(0.1)	-	0.1	
Income before income taxes	63.5	71.2	7.7	12.2%	83.0	85.0	2.0	83.8%
Current tax	18.2	14.1	(4.1)		24.2	20.0	(5.4)	
Deferred tax	1.6	1.8	0.2		1.2	J	, ,	
Net income	43.6	55.3	11.6	26.6%	57.6	65.0	7.4	85.0%

Depreciation and amortization, excluding goodwill-amortization	1.6	1.8	0.2	11.1%
Number of employees	2,479	2,512	33	1.3%



									ns of yen
	3/31/2010	12/31/2019	Cha	nge		3/31/2010	12/31/2019	Cha	nge
	3/31/2019	12/31/2019	Amount	%		3/31/2019	12/31/2019	Amount	%
Current assets:	568.3	520.2	(48.1)	(8.5%)	Current liabilities:	287.3	231.1	(56.3)	(19.6%)
Cash and bank deposits	212.4	102.3	(110.1)	(51.8%)	Notes and accounts payable	138.8	134.9	(3.9)	(2.8%)
Notes and accounts receivable, trade	139.3	164.1	24.8	17.8%	Short-term borrowings	-	13.9	13.9	-%
Negotiable Certificates of Deposit	2.8	5.4	2.7	96.5%	Current portion of long-term debt	17.8	4.5	(13.3)	(74.8%)
Costs on uncompleted construction contracts	10.7	13.9	3.2	29.8%	Current portion of bonds	10.0	10.0	-	-%
Real estate for sale	87.2	81.9	(5.4)	(6.2%)	Advances received on uncompleted construction contracts	18.0	18.7	0.7	4.1%
Cost and advances for real estate operations	78.1	103.4	25.3	32.4%	Other current liabilities	102.8	49.1	(53.7)	(52.2%)
Real estate for development projects	24.1	25.0	0.9	3.9%	Long-term liabilities:	117.9	127.4	9.5	8.1%
Other current assets	13.9	24.3	10.4	74.9%	Straight bonds	20.0	20.0	-	-%
Allowance for doubtful accounts	(0.2)	(0.1)	0.1	-%	Long-term debt	72.6	81.7	9.1	12.5%
					Net defined benefit liability	1.1	1.1	0.1	6.0%
					Provision for loss on litigation	2.5	2.5	(0.1)	(2.1%)
					Other long-term liabilities	21.6	22.1	0.4	2.1%
					Total liabilities	405.2	358.4	(46.7)	(11.5%)
					Shareholders' Equity:	373.6	389.1	15.4	4.1%
					Capital stock	57.5	57.5	-	-%
Fixed assets:	204.9	218.4	13.5	6.6%	Capital surplus	7.5	7.6	0.1	1.5%
Property and equipment, Land leasehold rights		146.4	9.8	7.2%	Retained earnings	313.2	328.5	15.2	4.9%
Goodwill	3.0	2.8	(0.2)	(5.1%)	Treasury stock	(4.6)	(4.5)	0.1	-%
Investment securities	25.3	30.7	5.4	21.4%	Accumulated Other Comprehensive Income:	(6.6)	(8.9)	(2.3)	-%
Deferred tax assets	9.3	6.1	(3.2)	(34.2%)	Net unrealized gain on other securities	5.1	3.1	(1.9)	(37.9%)
Other fixed assets	31.5	33.1	1.6	5.2%	Translation adjustments	(4.8)	(5.5)	(8.0)	-%
Allowance for doubtful accounts	(0.8)	(0.8)	(0.0)	-%	Retirement benefits liability adjustments	(6.9)	(6.5)	0.4	-%
					Non-controlling interests	1.0	0.0	(1.0)	(99.5%)
					Total net assets	368.1	380.2	12.1	3.3%
Total assets	773.2	738.6	(34.6)	(4.5%)	Total liabilities and net assets	773.2	738.6	(34.6)	(4.5%)

《Summary of Consolidated Statements of Change in Net Assets》

Billions of yen

	3/31/2019	Cash dividends	Treasury stock	Net income attributable	Other	12/31/2019
	0/01/2010	Caerr arriaeriae	Purchased etc.	to owners of parent	3 11 131	12/01/2010
Shareholders' Equity:	373.6	(27.1)	0.1	42.3	0.1	389.1
Capital stock	57.5					57.5
Capital surplus	7.5		0.0		0.1	7.6
Retained earnings	313.2	(27.1)		42.3		328.5
Treasury stock	(4.6)		0.1			(4.5)
Accumulated other comprehensive income	(6.6)				(2.3)	(8.9)
Non-controlling interests	1.0				(1.0)	0.0
Total net assets	368.1	(27.1)	0.1	42.3	(3.2)	380.2



《Notes and accounts receivable, trade》

Billions of yen

(Equity ratio) Billions of yen 3/31/2019 12/31/2019 Change Amount % Shareholders' equity 367.0 380.2 13.1 3.6% [Equity ratio] [47.5%] [51.5%] [4.0p]

	3/31/2010	3/31/2019 12/31/2019		ınge
	3/31/2019	12/31/2019	Amount	%
PFI projects	2.8	2.1	(0.7)	(25.1%)
Others	136.5	162.1	25.5	18.7%
Notes and accounts receivable, trade, total	139.3	164.1	24.8	17.8%

《Real estate balance》

Real estate balance/ Billions of yen					
	3/31/2010	12/31/2019	Cha	nge	
	3/31/2019	12/31/2019	Amount	%	
Real estate for sale	87.2	81.9	(5.4)	(6.2%)	
Costs and advances for real estate operations	78.1	103.4	25.3	32.4%	
Real estate for development projects	24.1	25.0	0.9	3.9%	
Inventories	189.4	210.3	20.9	11.0%	
Property and equipment, Land leasehold rights	136.6	146.4	9.8	7.2%	
Real estate balance, total	325.9	356.6	30.7	9.4%	

Bil	lions	Ot.	ven

	3/31/2010	12/31/2019	Cha	nge
	3/31/2019	12/31/2019	Amount	%
Short-term borrowings	-	13.9	13.9	-%
(Of which, amount utilized of C.L. of credit)	-	13.9	13.9	-%
Current portion of long-term debt	17.1	3.8	(13.3)	(77.6%)
Long-term debt	70.7	80.4	9.7	13.7%
Current portion of bonds	10.0	10.0	-	-%
Straight bonds	20.0	20.0	-	-%
Total	117.9	128.1	10.3	8.7%
PFI projects	2.5	1.9	(0.6)	(25.0%)
Interest-bearing debt balance, total	120.4	130.0	9.6	8.0%

Billions of yen 《Consolidated Cash Flows》

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	March 2019	March 2020	Change
	3Q Result	3Q Result	Amount
	< A >	< B >	< B - A >
Cash flows from operating activities	(53.4)	(63.2)	(9.9)
Cash flows from investing activities	(0.5)	(28.3)	(27.7)
Cash flows from financing activities	4.7	(18.9)	(23.6)
Cash and cash equivalents			
Increase (decrease)	(49.2)	(110.9)	(61.7)
Beginning of the year	206.9	213.0	6.1
End of period	157.7	102.1	(55.6)



《Orders》

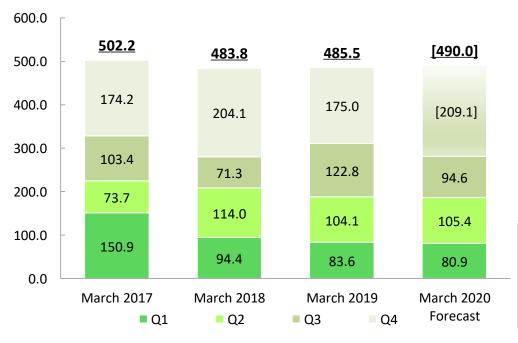
	March 2019	March 2020	Change
	1Q-3Q	1Q-3Q	< B - A >
	< A >	< B >	
Orders	310.5	280.9	(29.6)
Construction business	302.2	272.3	(29.9)
Private-sector condominiums	271.1	252.1	(19.0)
General construction	25.9	15.5	(10.4)
Civil engineering	0.7	1.1	0.4
Consulting contracts	4.6	3.7	(0.9)
Design and supervision	8.3	8.6	0.3

Billions of yen

March 2019	March 2020 Forecast	YoY Change		
Result	Annual	Amount	Progress	
< C >	< D >	< D - C >	1 10g.000	
485.5	490.0	4.5	57.3%	
471.9	477.0	5.1	57.1%	
405.6	443.5	37.9	56.8%	
56.8	25.0	(31.8)	61.9%	
1.9	1.5	(0.4)	74.9%	
7.6	7.0	(0.6)	52.6%	
13.6	13.0	(0.6)	66.0%	

《Orders received, quarterly》

(Billions of Yen)



《Primary Orders》

Project name	Project Owner	Project Owner Location	
Solaie Gran Nagareyama Otakanomori	Tobu Railway Co., Ltd., etc.	Nagareyama-shi Chiba	794
CITY HOUSE KOGANEI KOUEN	Sumitomo Realty & Development Co., Ltd.	Kodaira-shi Tokyo	740
Leafia Residence Hashimoto	Odakyu Real Estate Co., Ltd., etc.	Machida-shi Tokyo	425
(Tentative name) Nishi-ku Utsubohonmachi Project	Daiwa House Industry Co., Ltd.	Nishi-ku Osaka-shi	353
IBARAKI ICO CITY	Mitsui Fudosan Residential Co., Ltd., etc.	lbaraki-shi Osaka	257
MEGA CITY TERRACE II Block	Sumitomo Realty & Development Co., Ltd., etc.	Higashi-ku Nagoya-shi	352

⟨FYR: Condominium newly supplied⟩

	April 2018 -	December 201	8 (9 months)	April 2019 - December 2019 (9 months)		
	Newly supplied			Newly supplied		
	Total	Construction by Haseko	Construction share	Total	Construction by Haseko	Construction share
Tokyo metropolitan area	29,091	11,833	40.7%	23,688	8,947	37.8%
Kinki area	16,304	3,840	23.6%	14,268	2,739	19.2%
Total	45,395	15,673	34.5%	37,956	11,686	30.8%

[FYR] Share in Kinki area, Excluding studio apartment.

11,537 3,840 33.3%

2,739 9,843

27.8%



《Order by Size(Private-sector condominiums)》

	March	March 2019		March 2020		ınge
	1Q-3Q	Share	1Q-3Q	Share	Amount	%
Less than 200 units	91.0	34.3%	92.4	38.0%	1.4	1.5%
200 to 399 units	102.4	38.6%	107.3	44.2%	4.9	4.8%
400 units or more	71.6	27.0%	43.2	17.8%	(28.4)	(39.6%)
Total	264.9	100.0%	242.9	100.0%	(22.0)	(8.3%)

^{*} Excluding construction incidental to the condominiums

Billions of yen

March 2019					
Annual	Share				
161.4	41.0%				
145.5	36.9%				
87.0	22.1%				
393.9	100.0%				

《Order by Region》

	March	n 2019	March	March 2020		ınge
	1Q-3Q	Share	1Q-3Q	Share	Amount	%
Tokyo metropolitan area	266.3	85.7%	219.3	78.0%	(47.0)	(17.6%)
Kinki area	33.1	10.7%	41.2	14.7%	8.0	24.3%
Tokai area	11.2	3.6%	20.5	7.3%	9.3	83.6%
Total	310.5	100.0%	280.9	100.0%	(29.6)	(9.5%)

^{*}Excluding overseas orders

Billions of yen

March 2019					
Annual	Share				
353.4	72.8%				
101.6	20.9%				
30.5	6.3%				
485.5	100.0%				

[《]Exclusive contract and Construction-with-design orders》

		<u> </u>	
	March 2019	March 2020	Change
	1Q-3Q	1Q-3Q	Change
Exclusive contract	87.2%	93.1%	5.9p
Construction-with-design orders	94.4%	96.7%	2.3p

^{*}Excluding commissioned works

March 2019						
Annual						
82.4%						
91.3%						



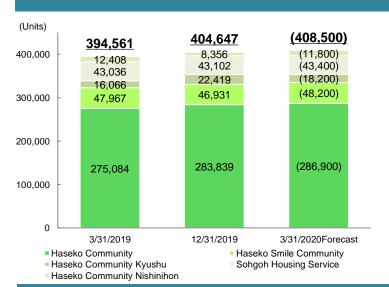
HASEAU									Billions of yen
	March 2019			March 2020			March 2020		
	1Q-3Q Result			1Q-3Q Result			Annual forecast		
	Net sales	Ordinary income	Net income	Net sales	Ordinary income	Net income	Net sales	Ordinary income	Net income
Construction-related Business			,						_
Haseko Corporation	493.0	63.6	43.6	454.0	71.2	55.3	600.0	85.0	65.0
Fuji Kensetsu, Co., Ltd.	30.9	2.4	1.7	23.0	1.6	1.4	32.0	2.5	1.5
Hasec, Inc.	53.6	0.5	0.3	54.2	0.4	0.3	69.4	0.5	0.4
Foris Corporation	8.0	0.5	0.3	9.1	0.6	0.4	10.5	0.5	0.3
Service related Business			,						
Haseko Anesis Corporation	7.6	3.3	17.7	7.2	5.7	5.5	8.7	5.9	5.8
Haseko Reform, Inc.	28.3	0.7	0.5	27.1	0.8	0.5	41.8	1.6	1.1
Haseko Livenet, Inc.	23.9	2.0	1.5	25.9	2.1	1.5	37.4	3.0	2.1
Haseko Business Proxy, Inc.	1.3	(0.0)	(0.0)	1.3	(0.0)	(0.0)	2.1	0.1	0.1
Haseko Urbest, Inc.	5.4	1.0	0.7	5.2	0.4	0.3	8.8	2.1	1.5
Haseko Real Estate, Inc.	13.4	0.6	0.4	15.4	0.7	0.4	23.6	1.7	1.2
Haseko Intec, Inc.	2.5	(0.1)	(0.0)	3.0	(0.0)	(0.0)	6.0	0.4	0.3
Haseko Systems, Inc.	4.7	0.4	0.3	5.2	0.4	0.3	6.8	0.5	0.3
Haseko Property Management Holdings, Inc.									
Haseko Community, Inc.	28.0	1.6	1.2	31.1	1.9	1.3	46.6	3.3	2.4
Haseko Smile Community, Co., Ltd.	6.0	0.4	0.2	6.2	0.4	0.3	10.5	0.9	0.6
Sohgoh Housing Service, Co., Ltd.	4.0	0.5	0.3	4.1	0.6	0.4	6.5	1.1	0.8
Haseko Community Kyushu, Inc.	1.3	0.0	0.0	1.4	(0.0)	0.0	2.6	0.1	0.1
Haseko Community Nishinihon, Inc. *1	0.5	(0.2)	(0.1)	0.8	(0.1)	(1.2)	1.3	(0.1)	0.0
Haseko Real Estate Development Holdings, Inc.									
Haseko Real Estate Development, Inc. *2	4.1	(0.0)	(0.1)	8.5	0.5	0.4	16.2	0.5	0.3
Sohgoh Real Estate, Co., Ltd.	13.2	0.4	0.4	17.0	0.7	0.7	41.6	1.8	1.2
JOINT PROPERTY, CO., LTD.	1.3	0.0	0.0	1.4	0.1	0.1	1.9	0.1	0.1
Haseko Senior Holdings, Co., Ltd.									
Century Life, Co., Ltd.	2.6	0.0	0.0	2.7	0.1	0.0	3.8	0.1	0.1
Seikatsu Kagaku Un-Ei, Co., Ltd.	6.0	0.2	0.3	6.2	0.2	0.1	8.6	0.3	0.2
Furusato, Co., Ltd.	1.6	0.0	0.0	1.6	0.1	0.0	2.3	0.3	0.2
Overseas related Business									
Haseko America, Inc.	3.4	(0.1)	(0.1)	0.4	(0.9)	(0.9)	0.3	(1.2)	(1.2)
Consolidated	655.4	71.3	63.3	611.1	61.3	42.3	860.0	85.0	60.0

^{*1} The condominium building management business has been transferred from SAYCO Building Management to Haseko Community Nishinihon since August 1, 2018.

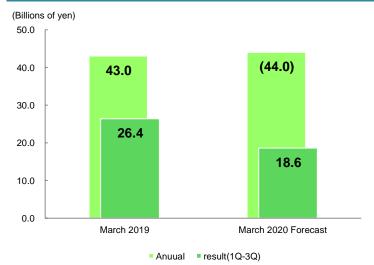
*2 On April 1, 2019, the company name was changed from Joint Corporation. On the same day, Haseko Real Estate Development Holdings, Inc. transferred the condominium business and rental condominium business.



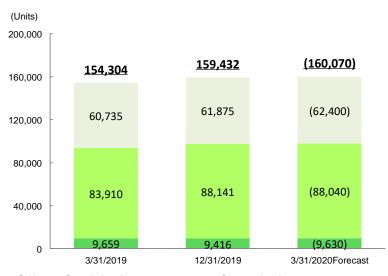
Condominium Building Management



Extensive Refurbishment and Interior improvement Orders

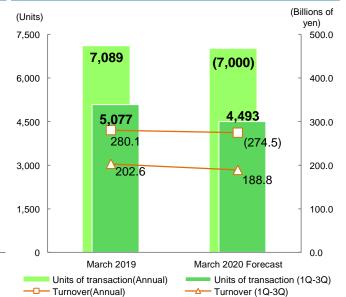


Rental Apartment Management and Operation

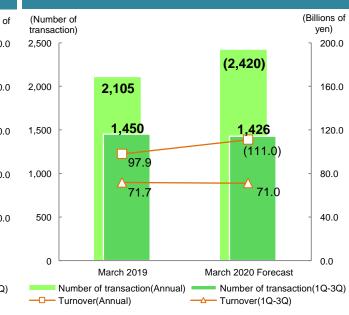




Consignment Sales



Real estate brokerage



Billions of ven. Thousand shares

			-10.00-	S II	Dillions of yen	, Thousand sha					
	1Q-3Q Result										
	March 2015	March 2016	March 2017	March 2018	March 2019	March 202					
solidated											
Net Sales	461.4	550.1	529.2	580.2	655.4	611					
Operating Income	25.4	51.5	58.8	66.0	71.0	61					
Ordinary Income	24.9	51.1	59.5	66.3	71.3	6′					
Net income attributable to owners of parent	17.0	40.3	40.9	45.6	63.3	42					
Total Assets	478.8	591.9	577.9	628.0	727.7	738					
Inventories *1	108.4	165.1	137.5	137.9	189.2	210					
Property and Equipment, Leasehold rights	57.3	96.6	101.1	121.9	134.2	140					
Real Estate Balance total	165.7	261.7	238.5	259.8	323.5	350					
Loan payable, Bonds	136.7	182.3	144.5	126.4	136.9	130					
Shareholders' equity	124.3	179.9	216.9	268.6	343.6	38					
Equity ratio	26.0%	30.4%	37.5%	42.8%	47.2%	51.					
Net cash provided by (used in) Operating activities	19.9	14.4	31.2	4.1	(53.4)	(6:					
Net cash provided by (used in) Investing activities	(2.5)	(31.8)	(7.9)	(9.4)	(0.5)	(2)					
Net cash provided by (used in) Financing activities	(25.6)	0.0	(27.7)	(24.1)	4.7	(18					
Cash and cash equivalents at end of the period	129.5	116.1	146.9	172.1	157.7	10:					
n-Consolidated											
Net Sales	334.0	395.1	374.2	422.9	493.0	45					
Operating Income	21.5	44.9	54.0	59.0	63.1	5					
Ordinary Income	22.5	44.6	54.5	59.2	63.6	7					
Net Income	16.1	34.6	41.1	41.5	43.6	5:					
Total Assets	377.6	448.1	465.5	506.9	576.1	61:					
Shareholders' equity	107.1	146.3	199.2	241.3	287.4	329					
Equity ratio	28.4%	32.7%	42.8%	47.6%	49.9%	53.					
Order	339.7	297.3	328.0	279.7	310.5	28					
standing shares											
Common stock (including treasury stock)	300,794	300,794	300,794	300,794	300,794	300,7					
Treasury stock	180	187	190	3,438	3,410	3,3					
(Treasury stock remaining in the trust) *2	[-]	[-]	[-]	[3,242]	[3,209]	[3,1					
The average number of shares	300,616	300,609	300,605	299,189	297,378	297,4					

^{*1} Real estate for sale + Costs and advances for real estate operations + Real estate for development projects

^{*2} The company has introduced system of "Board Benefit Trust" and "Employee Stock Ownership Plan" since the second quarter of March 2018.

