

2010年3月期

For the year ended March 31,2010

FACT BOOK

株式会社 長谷エコーポレーション

HASEKO Corporation

2010年6月

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サマリー情報 Five Years Summary

(単位：百万円 Millions of yen)

	2006/3	2007/3	2008/3	2009/3	2010/3
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連結 Consolidated

売上高	Net Sales	622,396	723,118	745,074	505,500	420,382
営業利益	Operating Income	60,670	64,501	55,718	15,574	17,118
	[営業利益率] [Operating income ratio]	[9.7%]	[8.9%]	[7.5%]	[3.1%]	[4.1%]
経常利益	Ordinary Income	53,135	63,046	53,103	9,661	11,767
	[経常利益率] [Ordinary income ratio]	[8.5%]	[8.7%]	[7.1%]	[1.9%]	[2.8%]
当期純利益	Net Income	47,689	33,695	22,384	△10,379	3,416
純資産	Total Net Assets	109,202	113,016	110,978	71,187	92,125
総資産	Total Assets	499,918	546,723	486,204	485,781	439,273
営業活動によるキャッシュ・フロー	Net cash provided by (used in) Operating activities	65,186	22,195	14,416	△47,255	2,038
投資活動によるキャッシュ・フロー	Net cash provided by (used in) Investing activities	△ 8,417	△ 3,627	27,324	△4,008	10,009
財務活動によるキャッシュ・フロー	Net cash provided by (used in) Financing activities	△ 74,219	△ 29,691	△ 44,844	44,784	△7,393
現金及び現金同等物の期末残高	Cash and Cash Equivalents at End of The Year	77,088	66,012	62,426	55,130	59,815
従業員数	Number of employees	3,516	3,677	3,916	4,326	4,384

単体 Non-Consolidated

売上高	Net Sales	489,669	599,082	600,688	374,351	303,528
営業利益	Operating Income	51,060	55,362	42,119	10,643	12,258
	[営業利益率] [Operating income ratio]	[10.4%]	[9.2%]	[7.0%]	[2.8%]	[4.0%]
経常利益	Ordinary Income	44,280	56,215	44,442	11,831	15,259
	[経常利益率] [Ordinary income ratio]	[9.0%]	[9.4%]	[7.4%]	[3.2%]	[5.0%]
当期純利益	Net Income	40,136	23,636	18,277	△4,799	5,375
純資産	Total Net Assets	102,903	96,249	92,597	63,101	81,312
総資産	Total Assets	454,457	456,490	432,639	417,244	358,839
従業員数	Number of employees	1,832	1,896	2,020	2,089	2,089

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

（単位：百万円 Millions of yen）

		2006/3	2007/3	2008/3	2009/3	2010/3
売上高	Net Sales	622,396	723,118	745,074	505,500	420,382
完成工事高	Construction contracts	430,809	437,529	481,833	356,632	252,497
設計監理売上高	Design and supervision	10,077	10,765	9,495	7,146	4,678
賃貸管理収入	Leasing and management	54,333	55,166	62,199	63,355	66,971
不動産売上高	Real estate sale	123,511	215,894	187,478	74,165	92,320
その他の事業収入	Other	3,668	3,765	4,069	4,202	3,917
売上総利益	Gross Profit	81,152	88,620	82,923	44,562	45,447
完成工事総利益	Construction contracts	56,273	57,217	51,101	37,392	29,306
[利益率]	[Profit ratio of Construction contracts]	[13.1%]	[13.1%]	[10.6%]	[10.5%]	[11.6%]
設計監理売上総利益	Design and supervision	6,358	6,454	5,197	3,464	1,722
[利益率]	[Profit ratio of Design and supervision]	[63.1%]	[60.0%]	[54.7%]	[48.5%]	[36.8%]
賃貸管理総利益	Leasing and management	6,611	7,585	10,521	8,751	10,798
不動産売上総利益	Real estate sale	11,207	16,829	15,565	△5,565	3,163
その他の事業総利益	Other	704	535	538	519	457
販売費及び一般管理費	Selling, General and Administrative Expenses	20,482	24,120	27,205	28,988	28,329
営業利益	Operating Income	60,670	64,501	55,718	15,574	17,118
金融収支	Interest income (expense), net	△4,452	△1,619	△2,280	△2,784	△2,399
[受取利息]	[Interest income]	[240]	[405]	[610]	[330]	[94]
[受取配当金]	[Dividend income]	[280]	[33]	[74]	[98]	[686]
[支払利息]	[Interest expense]	[△4,972]	[△2,057]	[△2,964]	[△3,211]	[△3,179]
その他	Other income (expense), net	△3,083	165	△334	△346	△554
経常利益	Ordinary Income	53,135	63,046	53,103	9,661	11,767
特別利益	Special income	795	1,758	2,383	105	4,436
特別損失	Special losses	5,397	28,153	31,821	13,507	6,041
税金等調整前当期純利益	Net Income before income taxes	48,534	36,652	23,665	△3,742	10,161
法人税、住民税及び事業税	Current tax	1,363	1,506	1,954	652	1,140
法人税等調整額	Deferred tax	△541	1,414	△724	5,970	5,581
少数株主利益	Minority interests	23	36	50	16	24
当期純利益	Net Income	47,689	33,695	22,384	△10,379	3,416

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

（単位：百万円 Millions of yen）

		2006/3/31	2007/3/31	2008/3/31	2009/3/31	2010/3/31
流動資産	Total current assets	352,528	377,321	359,641	313,253	277,138
現金預金	Cash and bank deposits	77,581	66,528	62,639	55,518	60,272
受取手形・完成工事未収入金等	Notes and accounts receivable, trade	83,194	81,340	94,837	70,182	51,135
未成工事支出金等	Costs incurred on uncompleted contracts	23,491	18,503	11,974	14,890	6,365
営業用不動産(※)	Inventories	144,602	184,310	162,149	152,702	142,122
短期貸付金	Short-term loans receivable	14,835	861	1,840	136	59
繰延税金資産	Deferred tax assets	10,553	6,831	17,012	11,693	9,162
その他	Other current assets	9,300	19,098	9,360	9,378	9,127
貸倒引当金	Allowance for doubtful accounts	△11,029	△150	△171	△1,247	△1,104
固定資産	Total fixed assets	147,390	169,402	126,563	172,528	162,136
有形固定資産＋借地権	Property and Equipment, Leasehold rights	88,296	107,681	69,764	106,213	104,531
投資有価証券	Investment securities	6,439	6,086	8,363	6,962	5,968
長期貸付金	Long-term loans	4,370	12,822	4,439	2,751	1,237
繰延税金資産	Long-term deferred tax assets	40,650	43,049	33,575	32,513	29,119
その他	Other fixed assets	12,468	12,269	13,031	34,566	28,612
貸倒引当金	Allowance for doubtful accounts	△4,834	△12,504	△2,609	△10,478	△7,331
資産合計	Total Assets	499,918	546,723	486,204	485,781	439,273
流動負債	Total current liabilities	268,434	261,382	248,263	310,814	252,958
支払手形・工事未払金等	Notes and accounts payable	155,399	153,898	131,427	100,849	72,920
短期借入金	Short-term borrowings	11,528	899	15,424	84,927	50,404
1年内返済予定の長期借入金	Current portion of long-term debt	27,800	31,800	31,800	57,692	90,327
未成工事受入金	Advances received on uncompleted contracts	37,067	28,281	30,792	20,936	10,774
その他	Other current liabilities	36,640	46,505	38,820	46,409	28,533
固定負債	Total long-term liabilities	122,282	172,324	126,962	103,780	94,190
長期借入金	Long-term debt	111,721	154,724	117,828	93,329	83,232
その他	Other long-term liabilities	10,561	17,600	9,134	10,451	10,959
負債合計	Total Liabilities	390,716	433,707	375,225	414,594	347,148

※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)

		2006/3/31	2007/3/31	2008/3/31	2009/3/31	2010/3/31
株主資本	Total Shareholders' equity	110,914	114,309	114,936	82,536	102,085
資本金	Capital stock	50,000	50,000	50,000	50,000	57,500
資本剰余金	Additional paid-in capital	12,817	-	-	-	7,500
利益剰余金	Retained earnings	48,200	64,463	68,573	32,644	37,205
自己株式	Treasury stock	△103	△154	△3,638	△108	△120
評価・換算差額等	Total valuation and translation adjustments	△1,735	△1,558	△4,275	△11,460	△10,090
その他有価証券評価差額金	Net unrealized gain (loss) on other securities	249	116	△224	30	585
為替換算調整勘定	Cumulative translation adjustments	△1,985	△1,674	△4,051	△11,490	△10,675
少数株主持分	Minority interests	23	265	318	112	130
純資産合計	Total Net Assets	109,202	113,016	110,978	71,187	92,125
負債純資産合計	Total Liabilities and Net Assets	499,918	546,723	486,204	485,781	439,273

保有不動産残高 Real Estate Balance

(単位：百万円 Millions of yen)

		2006/3/31	2007/3/31	2008/3/31	2009/3/31	2010/3/31
営業用不動産	Inventories	144,602	184,310	162,149	152,702	142,122
販売用不動産	Real estate for sale	17,663	66,707	71,299	47,325	35,965
不動産事業支出金	Costs and advances for real estate operations	68,292	58,742	46,009	61,854	63,004
開発用不動産等	Real estate for development projects	58,648	58,860	44,840	43,523	43,153
有形固定資産+借地権	Property and Equipment, Leasehold rights	88,296	107,681	69,764	106,213	104,531
合計	Total	232,898	291,991	231,913	258,915	246,653

有利子負債残高 Interest-bearing Debt Balance

(単位：百万円 Millions of yen)

		2006/3/31	2007/3/31	2008/3/31	2009/3/31	2010/3/31
短期借入金	Short-term borrowings	11,528	899	15,424	84,927	50,404
1年内返済予定の長期借入金	Current portion of long-term debt	27,800	31,800	31,800	57,692	90,327
長期借入金	Long-term debt	111,721	154,724	117,828	93,329	83,232
合計	Total	151,049	187,423	165,052	235,948	223,963

主要 3 社推移 Major Consolidated Subsidiaries

㈱長谷エアベスト HASEKO URBEST

(単位：百万円 Millions of yen)

		2006/3	2007/3	2008/3	2009/3	2010/3
総売上高	Net Sales	11,507	11,877	12,514	9,922	9,875
売上総利益	Gross Profit	3,810	3,890	3,690	1,323	2,441
販売費及び一般管理費	Selling, General and Administrative Expenses	1,236	1,444	1,468	1,539	1,561
営業利益	Operating Income	2,574	2,446	2,222	△216	881
経常利益	Ordinary Income	2,629	2,485	2,303	△132	919

(単位：戸、億円 Units/Billions of yen)

		2006/3	2007/3	2008/3	2009/3	2010/3
受託販売	Consignment sales	契約戸数	9,524	9,594	7,874	5,930
		取扱高	3,355	3,325	2,838	2,016
流通仲介	Brokerage	契約戸数	1,423	1,609	1,799	1,645
		取扱高	313	394	507	481
合計	Total	契約戸数	10,947	11,203	9,673	7,575
		取扱高	3,667	3,719	3,345	2,497

㈱長谷エココミュニティ HASEKO COMMUNITY

(単位：百万円 Millions of yen)

		2006/3	2007/3	2008/3	2009/3	2010/3
総売上高	Net Sales	35,173	35,070	41,310	44,417	46,709
売上総利益	Gross Profit	3,063	3,291	3,879	4,142	4,461
販売費及び一般管理費	Selling, General and Administrative Expenses	1,208	1,371	1,397	1,577	1,561
営業利益	Operating Income	1,855	1,920	2,482	2,564	2,900
経常利益	Ordinary Income	1,966	1,947	2,555	2,566	3,016

(単位：戸 Units)

		2006/3/31	2007/3/31	2008/3/31	2009/3/31	2010/3/31
マンション管理戸数	Managing condominium units	169,551	181,276	192,861	205,364	214,228

㈱長谷エライブネット HASEKO LIVENET

(単位：百万円 Millions of yen)

		2006/3	2007/3	2008/3	2009/3	2010/3
総売上高	Net Sales	19,448	20,594	21,731	22,213	23,948
売上総利益	Gross Profit	4,437	5,262	5,513	4,802	5,412
販売費及び一般管理費	Selling, General and Administrative Expenses	2,437	3,009	3,323	3,464	3,692
営業利益	Operating Income	2,000	2,253	2,190	1,339	1,719
経常利益	Ordinary Income	2,023	2,263	2,206	1,290	1,786

(単位：戸 Units)

		2006/3/31	2007/3/31	2008/3/31	2009/3/31	2010/3/31
サブリース	Sublease	8,312	9,127	9,114	8,951	8,781
P M受託	Commissioned property management	23,647	28,359	33,408	44,468	40,827
社宅管理代行	Company housing management agency	17,738	17,100	18,638	22,571	23,250
運営戸数合計	Total number of dwellings managed	49,697	54,586	61,160	75,990	72,858

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

（単位：百万円 Millions of yen）

		2006/3	2007/3	2008/3	2009/3	2010/3
売上高	Net Sales	489,669	599,082	600,688	374,351	303,528
完成工事高	Construction contracts	366,392	380,332	414,304	301,102	227,128
業務受託売上高	Commissioned works	17,226	17,186	14,001	5,987	3,826
設計監理売上高	Design and supervision	10,089	10,772	9,526	7,575	4,678
貸室営業収入	Lease rentals of buildings	2,556	2,691	3,838	4,802	5,284
不動産売上高	Real estate sale	93,405	188,102	159,019	54,885	62,612
売上総利益	Gross Profit	64,260	70,500	59,297	28,922	28,020
完成工事総利益	Construction contracts	40,480	40,280	35,285	28,484	23,886
業務受託売上総利益	Commissioned works	12,017	12,294	10,239	3,650	1,952
[完成工事+業務受託 利益率]	[Profit ratio of Construction contracts + Commissioned works]	[13.7%]	[13.2%]	[10.6%]	[10.5%]	[11.2%]
設計監理売上総利益	Design and supervision	6,285	6,422	5,171	3,666	1,694
貸室営業総利益	Lease rentals of buildings	484	729	835	1,141	1,521
不動産売上総利益	Real estate sale	4,994	10,775	7,767	△8,018	△1,033
販売費及び一般管理費	Selling, General and Administrative Expenses	13,200	15,138	17,178	18,279	15,763
営業利益	Operating Income	51,060	55,362	42,119	10,643	12,258
金融収支	Interest income (expense),net	△3,474	688	2,536	774	1,757
[受取利息]	[Interest income]	[667]	[608]	[793]	[990]	[956]
[受取配当金]	[Dividend income]	[813]	[2,131]	[4,319]	[3,000]	[3,737]
[支払利息]	[Interest expense]	[△4,953]	[△2,052]	[△2,577]	[△3,216]	[△2,936]
その他	Other income (expense),net	△3,307	166	△212	△360	△513
経常利益	Ordinary Income	44,280	56,215	44,442	11,831	15,259
特別利益	Special income	2,200	525	1,210	60	4,218
特別損失	Special losses	4,774	31,245	23,821	11,850	10,379
税引前当期純利益	Net Income before income taxes	41,706	25,495	21,831	42	9,098
法人税、住民税及び事業税	Current tax	△277	151	△393	△1,212	△1,702
法人税等調整額	Deferred tax	1,847	1,707	3,947	5,279	5,425
当期純利益	Net Income	40,136	23,636	18,277	△4,799	5,375

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

（単位：百万円 Millions of yen）

		2006/3/31	2007/3/31	2008/3/31	2009/3/31	2010/3/31
流動資産	Total current assets	255,378	280,557	281,454	229,225	192,702
現金預金	Cash and bank deposits	53,977	38,615	34,120	27,783	34,452
受取手形・完成工事未収入金	Notes and A/R., construction contracts	68,002	65,779	81,722	51,120	38,876
不動産事業未収入金(※1)	A/R;Real estate and Lease rental of building	3,755	1,991	2,865	4,688	1,840
未成工事支出金	Costs incurred on uncompleted contracts	20,697	14,260	13,419	12,750	6,101
営業用不動産(※2)	Inventories	88,116	130,876	123,799	113,461	96,897
繰延税金資産	Deferred tax assets	7,435	5,415	15,721	11,063	8,355
その他	Other current assets	13,396	23,621	9,808	8,360	6,181
固定資産	Total fixed assets	199,078	175,932	151,185	188,019	166,137
有形固定資産＋借地権	Property and Equipment,Leasehold rights	23,641	20,039	16,428	50,298	26,820
投資有価証券	Investments in securities	1,941	1,015	1,928	1,999	2,685
関係会社株式	Investments in subsidiaries and affiliates	52,564	46,249	52,528	52,388	50,569
その他の関係会社有価証券	Securities of affiliated companies	-	3,097	4,930	1,533	11,663
長期貸付金	Long-term loans	1,296	-	43	41	38
関係会社長期貸付金	Long-term loans to subsidiaries and affiliates	144,703	139,364	52,267	36,872	34,915
繰延税金資産	Long-term deferred tax assets	35,923	36,230	30,079	29,466	26,434
その他	Other fixed assets	9,949	9,666	9,750	25,527	20,247
貸倒引当金	Allowance for doubtful accounts	△70,940	△79,726	△16,768	△10,106	△7,234
資産合計	Total Assets	454,457	456,490	432,639	417,244	358,839
流動負債	Total current liabilities	237,922	231,428	221,070	263,644	208,940
支払手形・工事未払金	Notes and accounts payable	138,035	137,941	117,182	83,787	61,831
短期借入金	Short-term borrowings	11,000	-	19,624	82,729	50,104
1年内返済予定の長期借入金	Current portion of long-term debt	27,800	31,800	31,800	57,420	74,260
未成工事受入金	Advances received on uncompleted contracts	35,392	25,271	28,016	18,129	9,449
その他	Other current liabilities	25,695	36,416	24,448	21,579	13,297
固定負債	Total long-term liabilities	113,631	128,812	118,972	90,499	68,587
長期借入金	Long-term debt	111,200	119,400	117,600	88,280	48,220
関係会社長期借入金	Long-term debt from affiliated companies	-	-	-	-	17,800
その他	Other long-term liabilities	2,431	9,412	1,372	2,219	2,567
負債合計	Total Liabilities	351,553	360,240	340,042	354,144	277,527

※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）

		2006/3/31	2007/3/31	2008/3/31	2009/3/31	2010/3/31
株主資本	Total Shareholders' equity	102,850	96,187	92,706	63,103	80,853
資本金	Capital stock	50,000	50,000	50,000	50,000	57,500
資本剰余金	Additional paid-in capital	12,817	-	-	-	7,500
利益剰余金	Retained earnings	40,136	46,341	46,344	13,211	15,973
自己株式	Treasury stock	△103	△154	△3,638	△108	△120
評価・換算差額等	Total valuation and translation adjustments	53	63	△109	△2	459
その他有価証券評価差額金	Net unrealized gain (loss) on other securities	53	63	△109	△2	459
純資産合計	Total Net Assets	102,903	96,249	92,597	63,101	81,312
負債純資産合計	Total Liabilities and Net Assets	454,457	456,490	432,639	417,244	358,839

保有不動産残高 Real Estate Balance

（単位：百万円 Millions of yen）

		2006/3/31	2007/3/31	2008/3/31	2009/3/31	2010/3/31
営業用不動産	Inventories	88,116	130,877	123,800	113,461	96,897
販売用不動産	Real estate for sale	17,616	66,570	69,656	46,370	35,582
不動産事業支出金	Costs and advances for real estate operations	56,868	50,421	42,828	55,916	50,831
開発用不動産等	Real estate for development projects	13,632	13,886	11,316	11,175	10,484
有形固定資産＋借地権	Property and Equipment, Leasehold rights	23,641	20,039	16,428	50,298	26,820
合計	Total	111,757	150,916	140,228	163,759	123,717

有利子負債残高 Interest-bearing Debt Balance

（単位：百万円 Millions of yen）

		2006/3/31	2007/3/31	2008/3/31	2009/3/31	2010/3/31
短期借入金	Short-term borrowings	11,000	-	19,624	82,729	50,104
1年内返済予定の長期借入金	Current portion of long-term debt	27,800	31,800	31,800	57,420	74,260
長期借入金	Long-term debt	111,200	119,400	117,600	88,280	48,220
関係会社長期借入金	Long-term debt from affiliated companies	-	-	-	-	17,800
合計	Total	150,000	151,200	169,024	228,429	190,384

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

（単位：百万円 Millions of yen）

		2006/3	2007/3	2008/3	2009/3	2010/3
受注高	Order volume	451,517	452,772	367,585	250,861	270,650
建設事業	Construction contracts	441,310	440,417	356,718	245,030	267,789
民間分譲マンション	Private-sector condominiums	402,483	386,706	318,258	178,817	240,720
一般工事	General construction	16,123	30,109	24,817	58,916	23,818
土木工事	Civil engineering	3,615	4,536	2,110	2,770	1,829
業務受託	Consulting contracts	19,090	19,066	11,533	4,527	1,422
設計監理事業	Design and supervision	10,207	12,355	10,868	5,831	2,861
売上高	Net Sales of each fiscal year	393,708	408,289	437,831	314,664	235,632
建設事業	Construction contracts	383,619	397,518	428,305	307,089	230,954
民間分譲マンション	Private-sector condominiums	347,514	353,887	385,972	276,147	174,398
一般工事	General construction	18,008	22,879	23,138	21,749	51,194
土木工事	Civil engineering	870	3,566	5,194	3,206	1,536
業務受託	Consulting contracts	17,226	17,186	14,001	5,987	3,826
設計監理事業	Design and supervision	10,089	10,772	9,526	7,575	4,678
次期繰越高	Balance of orders at the end of each fiscal year	331,150	375,633	305,387	241,584	276,603
建設事業	Construction contracts	325,731	368,630	297,043	234,983	271,819
民間分譲マンション	Private-sector condominiums	300,869	333,688	265,974	168,644	234,966
一般工事	General construction	12,867	20,097	21,776	58,943	31,568
土木工事	Civil engineering	2,928	3,898	814	378	671
業務受託	Consulting contracts	9,067	10,947	8,479	7,019	4,614
設計監理事業	Design and supervision	5,419	7,003	8,344	6,601	4,785