

2011年3月期

For the year ended March 31,2011

FACT BOOK

株式会社 長谷エコーポレーション
HASEKO Corporation

2011年6月
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サマリー情報 Five Years Summary

(単位：百万円 Millions of yen)

		2007/3	2008/3	2009/3	2010/3	2011/3
連結 Consolidated						
売上高	Net Sales	723,118	745,074	505,500	420,382	440,429
営業利益	Operating Income	64,501	55,718	15,574	17,118	23,327
	[営業利益率] [Operating income ratio]	[8.9%]	[7.5%]	[3.1%]	[4.1%]	[5.3%]
経常利益	Ordinary Income	63,046	53,103	12,444	14,165	19,138
	[経常利益率] [Ordinary income ratio]	[8.7%]	[7.1%]	[2.5%]	[3.4%]	[4.3%]
当期純利益	Net Income	33,695	22,384	△7,596	5,814	10,137
純資産	Total Net Assets	113,016	110,978	71,187	92,125	97,478
総資産	Total Assets	546,723	486,204	485,781	439,273	457,487
営業活動によるキャッシュ・フロー	Net cash provided by (used in) Operating activities	22,195	14,416	△47,255	2,038	28,629
投資活動によるキャッシュ・フロー	Net cash provided by (used in) Investing activities	△ 3,627	27,324	△4,008	10,009	136
財務活動によるキャッシュ・フロー	Net cash provided by (used in) Financing activities	△ 29,691	△ 44,844	44,784	△7,393	△6,848
現金及び現金同等物の期末残高	Cash and Cash Equivalents at End of The Year	66,012	62,426	55,130	59,815	81,656
従業員数	Number of employees	3,677	3,916	4,326	4,384	4,505

単体 Non-Consolidated

売上高	Net Sales	599,082	600,688	374,351	303,528	298,472
営業利益	Operating Income	55,362	42,119	10,643	12,258	16,796
	[営業利益率] [Operating income ratio]	[9.2%]	[7.0%]	[2.8%]	[4.0%]	[5.6%]
経常利益	Ordinary Income	56,215	44,442	11,057	13,502	16,501
	[経常利益率] [Ordinary income ratio]	[9.4%]	[7.4%]	[3.0%]	[4.4%]	[5.5%]
当期純利益	Net Income	23,636	18,277	△4,799	3,618	9,461
純資産	Total Net Assets	96,249	92,597	63,101	81,312	89,889
総資産	Total Assets	456,490	432,639	417,244	358,839	374,238
従業員数	Number of employees	1,896	2,020	2,089	2,089	1,998

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

（単位：百万円 Millions of yen）

		2007/3	2008/3	2009/3	2010/3	2011/3
売上高	Net Sales	723,118	745,074	505,500	420,382	440,429
完成工事高	Construction contracts	437,529	481,833	356,632	252,497	285,766
設計監理売上高	Design and supervision	10,765	9,495	7,146	4,678	6,271
賃貸管理収入	Leasing and management	55,166	62,199	63,355	66,971	65,656
不動産売上高	Real estate sale	215,894	187,478	74,165	92,320	78,610
その他の事業収入	Other	3,765	4,069	4,202	3,917	4,126
売上総利益	Gross Profit	88,620	82,923	44,562	45,447	50,863
完成工事総利益	Construction contracts	57,217	51,101	37,392	29,306	34,694
[利益率]	[Profit ratio of Construction contracts]	[13.1%]	[10.6%]	[10.5%]	[11.6%]	[12.1%]
設計監理売上総利益	Design and supervision	6,454	5,197	3,464	1,722	3,095
[利益率]	[Profit ratio of Design and supervision]	[60.0%]	[54.7%]	[48.5%]	[36.8%]	[49.3%]
賃貸管理総利益	Leasing and management	7,585	10,521	8,751	10,798	9,618
不動産売上総利益	Real estate sale	16,829	15,565	△5,565	3,163	2,721
その他の事業総利益	Other	535	538	519	457	735
販売費及び一般管理費	Selling, General and Administrative Expenses	24,120	27,205	28,988	28,329	27,537
営業利益	Operating Income	64,501	55,718	15,574	17,118	23,327
金融収支	Interest income (expense), net	△2,017	△2,948	△3,425	△3,844	△5,136
[受取利息]	[Interest income]	[405]	[610]	[330]	[94]	[522]
[受取配当金]	[Dividend income]	[33]	[74]	[98]	[686]	[370]
[支払利息]	[Interest expense]	[△2,057]	[△2,964]	[△3,211]	[△3,179]	[△3,572]
[ローン付帯費用]	[Incidental Expenses For Loan]	[△398]	[△668]	[△641]	[△1,445]	[△2,456]
その他	Other income (expense), net	563	333	295	891	947
経常利益	Ordinary Income	63,046	53,103	12,444	14,165	19,138
特別利益	Special income	1,758	2,383	105	4,436	1,938
特別損失	Special losses	28,153	31,821	13,507	6,041	1,461
税金等調整前当期純利益	Net Income before income taxes	36,652	23,665	△958	12,560	19,615
法人税、住民税及び事業税	Current tax	1,506	1,954	652	1,140	782
法人税等調整額	Deferred tax	1,414	△724	5,970	5,581	8,673
少数株主利益	Minority interests	36	50	16	24	22
当期純利益	Net Income	33,695	22,384	△7,596	5,814	10,137

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

（単位：百万円 Millions of yen）

		2011/3
少数株主損益調整前当期純利益	Income before minority interests	10,160
その他の包括利益	Other comprehensive income	△4,039
[その他有価証券評価差額金]	[Net unrealized gain (loss) on other securities]	[△108]
[為替換算調整勘定]	[Cumulative translation adjustments]	[△3,939]
[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]
包括利益	Comprehensive income	6,121
（内訳）	Comprehensive income attributable to abstract	
親会社株主に係る包括利益	Comprehensive income attributable to owners of the parent	6,098
少数株主に係る包括利益	Comprehensive income attributable to minority interests	22

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

（単位：百万円 Millions of yen）

		2007/3/31	2008/3/31	2009/3/31	2010/3/31	2011/3/31
流動資産	Total current assets	377,321	359,641	313,253	277,138	314,202
現金預金	Cash and bank deposits	66,528	62,639	55,518	60,272	82,034
受取手形・完成工事未収入金等	Notes and accounts receivable, trade	81,340	94,837	70,182	51,135	83,970
未成工事支出金等	Costs incurred on uncompleted contracts	18,503	11,974	14,890	6,365	7,708
営業用不動産(※)	Inventories	184,310	162,149	152,702	142,122	121,666
短期貸付金	Short-term loans receivable	861	1,840	136	59	58
繰延税金資産	Deferred tax assets	6,831	17,012	11,693	9,162	9,501
その他	Other current assets	19,098	9,360	9,378	9,127	10,316
貸倒引当金	Allowance for doubtful accounts	△150	△171	△1,247	△1,104	△1,052
固定資産	Total fixed assets	169,402	126,563	172,528	162,136	143,285
有形固定資産＋借地権	Property and Equipment, Leasehold rights	107,681	69,764	106,213	104,531	100,583
投資有価証券	Investment securities	6,086	8,363	6,962	5,968	5,990
長期貸付金	Long-term loans	12,822	4,439	2,751	1,237	1,199
繰延税金資産	Long-term deferred tax assets	43,049	33,575	32,513	29,119	19,998
その他	Other fixed assets	12,269	13,031	34,566	28,612	16,863
貸倒引当金	Allowance for doubtful accounts	△12,504	△2,609	△10,478	△7,331	△1,348
資産合計	Total Assets	546,723	486,204	485,781	439,273	457,487
流動負債	Total current liabilities	261,382	248,263	310,814	252,958	192,285
支払手形・工事未払金等	Notes and accounts payable	153,898	131,427	100,849	72,920	85,230
短期借入金	Short-term borrowings	899	15,424	84,927	50,404	22,350
1年内返済予定の長期借入金	Current portion of long-term debt	31,800	31,800	57,692	90,327	40,591
未成工事受入金	Advances received on uncompleted contracts	28,281	30,792	20,936	10,774	13,154
その他	Other current liabilities	46,505	38,820	46,409	28,533	30,960
固定負債	Total long-term liabilities	172,324	126,962	103,780	94,190	167,725
長期借入金	Long-term debt	154,724	117,828	93,329	83,232	157,090
その他	Other long-term liabilities	17,600	9,134	10,451	10,959	10,634
負債合計	Total Liabilities	433,707	375,225	414,594	347,148	360,009

※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）

		2007/3/31	2008/3/31	2009/3/31	2010/3/31	2011/3/31
株主資本	Total Shareholders' equity	114,309	114,936	82,536	102,085	111,460
資本金	Capital stock	50,000	50,000	50,000	57,500	57,500
資本剰余金	Additional paid-in capital	-	-	-	7,500	7,500
利益剰余金	Retained earnings	64,463	68,573	32,644	37,205	46,582
自己株式	Treasury stock	△154	△3,638	△108	△120	△123
その他の包括利益累計額	Total valuation and translation adjustments	△1,558	△4,275	△11,460	△10,090	△14,130
その他有価証券評価差額金	Net unrealized gain (loss) on other securities	116	△224	30	585	484
為替換算調整勘定	Cumulative translation adjustments	△1,674	△4,051	△11,490	△10,675	△14,614
少数株主持分	Minority interests	265	318	112	130	148
純資産合計	Total Net Assets	113,016	110,978	71,187	92,125	97,478
負債純資産合計	Total Liabilities and Net Assets	546,723	486,204	485,781	439,273	457,487

保有不動産残高 Real Estate Balance

（単位：百万円 Millions of yen）

		2007/3/31	2008/3/31	2009/3/31	2010/3/31	2011/3/31
営業用不動産	Inventories	184,310	162,149	152,702	142,122	121,666
販売用不動産	Real estate for sale	66,707	71,299	47,325	35,965	30,953
不動産事業支出金	Costs and advances for real estate operations	58,742	46,009	61,854	63,004	52,289
開発用不動産等	Real estate for development projects	58,860	44,840	43,523	43,153	38,424
有形固定資産+借地権	Property and Equipment, Leasehold rights	107,681	69,764	106,213	104,531	100,583
合計	Total	291,991	231,913	258,915	246,653	222,249

有利子負債残高 Interest-bearing Debt Balance

（単位：百万円 Millions of yen）

		2007/3/31	2008/3/31	2009/3/31	2010/3/31	2011/3/31
短期借入金	Short-term borrowings	899	15,424	84,927	50,404	22,350
1年内返済予定の長期借入金	Current portion of long-term debt	31,800	31,800	57,692	90,327	40,591
長期借入金	Long-term debt	154,724	117,828	93,329	83,232	157,090
合計	Total	187,423	165,052	235,948	223,963	220,031

主要 3 社推移 Major Consolidated Subsidiaries

㈱長谷エアースト HASEKO URBEST

(単位：百万円 Millions of yen)

		2007/3	2008/3	2009/3	2010/3	2011/3
総売上高	Net Sales	11,877	12,514	9,922	9,875	9,454
売上総利益	Gross Profit	3,890	3,690	1,323	2,441	2,276
販売費及び一般管理費	Selling, General and Administrative Expenses	1,444	1,468	1,539	1,561	1,437
営業利益	Operating Income	2,446	2,222	△216	881	839
経常利益	Ordinary Income	2,485	2,303	△132	919	891

(単位：戸、億円 Units/Billions of yen)

			2007/3	2008/3	2009/3	2010/3	2011/3	
受託販売	Consignment sales	契約戸数	Number of transactions	9,594	7,874	5,930	6,132	6,822
		取扱高	Value of transactions	3,325	2,838	2,016	2,087	2,376
流通仲介	Brokerage	契約戸数	Number of transactions	1,609	1,799	1,645	1,925	1,910
		取扱高	Value of transactions	394	507	481	543	517
合計	Total	契約戸数	Number of transactions	11,203	9,673	7,575	8,057	8,732
		取扱高	Value of transactions	3,719	3,345	2,497	2,630	2,893

㈱長谷エココミュニティ HASEKO COMMUNITY

(単位：百万円 Millions of yen)

		2007/3	2008/3	2009/3	2010/3	2011/3
総売上高	Net Sales	35,070	41,310	44,417	46,709	33,903
売上総利益	Gross Profit	3,291	3,879	4,142	4,461	4,014
販売費及び一般管理費	Selling, General and Administrative Expenses	1,371	1,397	1,577	1,561	1,515
営業利益	Operating Income	1,920	2,482	2,564	2,900	2,499
経常利益	Ordinary Income	1,947	2,555	2,566	3,016	2,652

(単位：戸 Units)

		2007/3/31	2008/3/31	2009/3/31	2010/3/31	2011/3/31
マンション管理戸数	Managing condominium units	181,276	192,861	205,364	214,228	221,135

㈱長谷エライブネット HASEKO LIVENET

(単位：百万円 Millions of yen)

		2007/3	2008/3	2009/3	2010/3	2011/3
総売上高	Net Sales	20,594	21,731	22,213	23,948	22,246
売上総利益	Gross Profit	5,262	5,513	4,802	5,412	5,461
販売費及び一般管理費	Selling, General and Administrative Expenses	3,009	3,323	3,464	3,692	3,791
営業利益	Operating Income	2,253	2,190	1,339	1,719	1,671
経常利益	Ordinary Income	2,263	2,206	1,290	1,786	1,770

(単位：戸 Units)

		2007/3/31	2008/3/31	2009/3/31	2010/3/31	2011/3/31
サブリース	Sublease	9,127	9,114	8,951	8,781	8,822
P M受託	Commissioned property management	28,359	33,408	44,468	40,827	41,160
社宅管理代行	Company housing management agency	17,100	18,638	22,571	23,250	26,900
運営戸数合計	Total number of dwellings managed	54,586	61,160	75,990	72,858	76,882

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

（単位：百万円 Millions of yen）

		2007/3	2008/3	2009/3	2010/3	2011/3
売上高	Net Sales	599,082	600,688	374,351	303,528	298,472
完成工事高	Construction contracts	380,332	414,304	301,102	227,128	237,773
業務受託売上高	Commissioned works	17,186	14,001	5,987	3,826	4,499
設計監理売上高	Design and supervision	10,772	9,526	7,575	4,678	6,271
貸室営業収入	Lease rentals of buildings	2,691	3,838	4,802	5,284	3,385
不動産売上高	Real estate sale	188,102	159,019	54,885	62,612	46,544
売上総利益	Gross Profit	70,500	59,297	28,922	28,020	31,065
完成工事総利益	Construction contracts	40,280	35,285	28,484	23,886	26,432
業務受託売上総利益	Commissioned works	12,294	10,239	3,650	1,952	2,531
[完成工事+業務受託 利益率]	[Profit ratio of Construction contracts + Commissioned works]	[13.2%]	[10.6%]	[10.5%]	[11.2%]	[12.0%]
設計監理売上総利益	Design and supervision	6,422	5,171	3,666	1,694	3,084
貸室営業総利益	Lease rentals of buildings	729	835	1,141	1,521	1,132
不動産売上総利益	Real estate sale	10,775	7,767	△8,018	△1,033	△2,114
販売費及び一般管理費	Selling, General and Administrative Expenses	15,138	17,178	18,279	15,763	14,269
営業利益	Operating Income	55,362	42,119	10,643	12,258	16,796
金融収支	Interest income (expense),net	290	1,961	142	725	△820
[受取利息]	[Interest income]	[608]	[793]	[990]	[956]	[533]
[受取配当金]	[Dividend income]	[2,131]	[4,319]	[3,000]	[3,737]	[4,035]
[支払利息]	[Interest expense]	[△2,052]	[△2,577]	[△3,216]	[△2,936]	[△2,953]
[ローン付帯費用]	[Incidental Expenses For Loan]	[△398]	[△575]	[△632]	[△1,032]	[△2,435]
その他	Other income (expense),net	564	363	272	519	524
経常利益	Ordinary Income	56,215	44,442	11,057	13,502	16,501
特別利益	Special income	525	1,210	60	4,218	1,781
特別損失	Special losses	31,245	23,821	11,850	10,379	1,895
税引前当期純利益	Net Income before income taxes	25,495	21,831	△732	7,341	16,387
法人税、住民税及び事業税	Current tax	151	△393	△1,212	△1,702	△1,680
法人税等調整額	Deferred tax	1,707	3,947	5,279	5,425	8,606
当期純利益	Net Income	23,636	18,277	△4,799	3,618	9,461

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

（単位：百万円 Millions of yen）

		2007/3/31	2008/3/31	2009/3/31	2010/3/31	2011/3/31
流動資産	Total current assets	280,557	281,454	229,225	192,702	222,971
現金預金	Cash and bank deposits	38,615	34,120	27,783	34,452	51,752
受取手形・完成工事未収入金	Notes and A/R., construction contracts	65,779	81,722	51,120	38,876	49,491
不動産事業未収入金(※1)	A/R;Real estate and Lease rental of building	1,991	2,865	4,688	1,840	3,072
未成工事支出金	Costs incurred on uncompleted contracts	14,260	13,419	12,750	6,101	7,197
営業用不動産(※2)	Inventories	130,876	123,799	113,461	96,897	93,079
繰延税金資産	Deferred tax assets	5,415	15,721	11,063	8,355	8,831
その他	Other current assets	23,621	9,808	8,360	6,181	9,549
固定資産	Total fixed assets	175,932	151,185	188,019	166,137	151,266
有形固定資産＋借地権	Property and Equipment,Leasehold rights	20,039	16,428	50,298	26,820	24,762
投資有価証券	Investments in securities	1,015	1,928	1,999	2,685	2,353
関係会社株式	Investments in subsidiaries and affiliates	46,249	52,528	52,388	50,569	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	11,660
関係会社長期貸付金	Long-term loans to subsidiaries and affiliates	139,364	52,267	36,872	34,915	37,221
繰延税金資産	Long-term deferred tax assets	36,230	30,079	29,466	26,434	17,430
その他	Other fixed assets	9,666	9,792	25,568	20,285	9,442
貸倒引当金	Allowance for doubtful accounts	△79,726	△16,768	△10,106	△7,234	△2,171
資産合計	Total Assets	456,490	432,639	417,244	358,839	374,238
流動負債	Total current liabilities	231,428	221,070	263,644	208,940	155,280
支払手形・工事未払金	Notes and accounts payable	137,941	117,182	83,787	61,831	74,736
短期借入金	Short-term borrowings	-	19,624	82,729	50,104	22,050
1年内返済予定の長期借入金	Current portion of long-term debt	31,800	31,800	57,420	74,260	31,360
未成工事受入金	Advances received on uncompleted contracts	25,271	28,016	18,129	9,449	12,202
その他	Other current liabilities	36,416	24,448	21,579	13,297	14,932
固定負債	Total long-term liabilities	128,812	118,972	90,499	68,587	129,068
長期借入金	Long-term debt	119,400	117,600	88,280	48,220	111,360
関係会社長期借入金	Long-term debt from affiliated companies	-	-	-	17,800	15,493
その他	Other long-term liabilities	9,412	1,372	2,219	2,567	2,215
負債合計	Total Liabilities	360,240	340,042	354,144	277,527	284,349

※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）

		2007/3/31	2008/3/31	2009/3/31	2010/3/31	2011/3/31
株主資本	Total Shareholders' equity	96,187	92,706	63,103	80,853	89,551
資本金	Capital stock	50,000	50,000	50,000	57,500	57,500
資本剰余金	Additional paid-in capital	-	-	-	7,500	7,500
利益剰余金	Retained earnings	46,341	46,344	13,211	15,973	24,674
自己株式	Treasury stock	△154	△3,638	△108	△120	△123
評価・換算差額等	Total valuation and translation adjustments	63	△109	△2	459	338
その他有価証券評価差額金	Net unrealized gain (loss) on other securities	63	△109	△2	459	338
純資産合計	Total Net Assets	96,249	92,597	63,101	81,312	89,889
負債純資産合計	Total Liabilities and Net Assets	456,490	432,639	417,244	358,839	374,238

保有不動産残高 Real Estate Balance

（単位：百万円 Millions of yen）

		2007/3/31	2008/3/31	2009/3/31	2010/3/31	2011/3/31
営業用不動産	Inventories	130,876	123,799	113,461	96,897	93,079
販売用不動産	Real estate for sale	66,570	69,656	46,370	35,582	30,402
不動産事業支出金	Costs and advances for real estate operations	50,421	42,828	55,916	50,831	52,635
開発用不動産等	Real estate for development projects	13,886	11,316	11,175	10,484	10,043
有形固定資産＋借地権	Property and Equipment, Leasehold rights	20,039	16,428	50,298	26,820	24,762
合計	Total	150,915	140,228	163,759	123,717	117,841

有利子負債残高 Interest-bearing Debt Balance

（単位：百万円 Millions of yen）

		2007/3/31	2008/3/31	2009/3/31	2010/3/31	2011/3/31
短期借入金	Short-term borrowings	-	19,624	82,729	50,104	22,050
1年内返済予定の長期借入金	Current portion of long-term debt	31,800	31,800	57,420	74,260	31,360
長期借入金	Long-term debt	119,400	117,600	88,280	48,220	111,360
関係会社長期借入金	Long-term debt from affiliated companies	-	-	-	17,800	15,493
合計	Total	151,200	169,024	228,429	190,384	180,263

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

（単位：百万円 Millions of yen）

		2007/3	2008/3	2009/3	2010/3	2011/3
受注高	Order volume	452,772	367,585	250,861	270,650	275,496
建設事業	Construction contracts	440,417	356,718	245,030	267,789	268,394
民間分譲マンション	Private-sector condominiums	386,706	318,258	178,817	240,720	240,878
一般工事	General construction	30,109	24,817	58,916	23,818	19,842
土木工事	Civil engineering	4,536	2,110	2,770	1,829	2,942
業務受託	Consulting contracts	19,066	11,533	4,527	1,422	4,732
設計監理事業	Design and supervision	12,355	10,868	5,831	2,861	7,102
売上高	Net Sales of each fiscal year	408,289	437,831	314,664	235,632	248,543
建設事業	Construction contracts	397,518	428,305	307,089	230,954	242,272
民間分譲マンション	Private-sector condominiums	353,887	385,972	276,147	174,398	209,851
一般工事	General construction	22,879	23,138	21,749	51,194	25,718
土木工事	Civil engineering	3,566	5,194	3,206	1,536	2,203
業務受託	Consulting contracts	17,186	14,001	5,987	3,826	4,499
設計監理事業	Design and supervision	10,772	9,526	7,575	4,678	6,271
次期繰越高	Balance of orders at the end of each fiscal year	375,633	305,387	241,584	276,603	303,556
建設事業	Construction contracts	368,630	297,043	234,983	271,819	297,941
民間分譲マンション	Private-sector condominiums	333,688	265,974	168,644	234,966	265,992
一般工事	General construction	20,097	21,776	58,943	31,568	25,691
土木工事	Civil engineering	3,898	814	378	671	1,410
業務受託	Consulting contracts	10,947	8,479	7,019	4,614	4,847
設計監理事業	Design and supervision	7,003	8,344	6,601	4,785	5,615