

平成17年3月期中間決算
(September 30,2004)

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Historical Trend of First Half Results

住友不動産株式会社

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(ご照会先)

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[損益計算書](Statements of operations)

		12/3	13/3	14/3	15/3	16/3	17/3	
		(Mar-00)	(Mar-01)	(Mar-02)	(Mar-03)	(Mar-04)	中間期 (Sep-04)	通期予想 (Mar-05)
単位: 億円(¥100million)								
営業収益	Revenue from operations	4,216	4,592	4,979	5,339	5,739	2,598	6,250
売上総利益	Gross profit	1,016	1,096	1,207	1,301	1,388	605	1,440
粗利益率	Gross profit margin	24.1%	23.9%	24.2%	24.4%	24.2%	23.3%	23.0%
広告費	Selling expenses	45	61	81	86	99	46	110
一般管理費	G & A expenses	244	283	303	310	311	158	325
貸倒引当金繰入額	Provision for allowance for doubtful receivables	21	1	19	21	19	5	15
販管費	S,G&A expenses	310	344	403	416	428	209	450
営業利益	Operating profit	705	752	804	885	960	397	990
営業利益率	Operating profit margin	16.7%	16.4%	16.1%	16.6%	16.7%	15.3%	15.8%
受取利息・配当金	Interest & dividend income	18	12	10	10	10	9	15
有価証券売却益	Gain on sales of marketable securities	1	—	—	—	—	—	—
その他	Others	24	27	12	13	13	4	10
営業外収益	Non-operating income	43	39	22	22	23	13	25
支払利息	Interest expenses	411	354	287	260	235	101	200
有価証券評価損	Loss on devaluation of marketable securities	30	—	—	—	—	—	—
その他	Others	37	52	68	80	87	45	85
営業外費用	Non-operating expenses	478	406	355	340	323	147	285
(金融収支)	(Net interest receive)	(▲393)	(▲342)	(▲277)	(▲250)	(▲226)	(▲92)	(▲185)
経常利益	Recurring profit	271	385	471	568	660	263	730
固定資産売却益	Gain on sales of fixed assets	625						
関係会社株式売却益	Gain on sale of investments in subsidiary	4						
その他	Others		1	1				
特別利益	Extraordinary income	629	1	1	0	0	0	0
固定資産処分損	Loss on sale of fixed assets		4	2	487	494	27	140
役員退職慰労金	Payment for directors' retirement benefits						23	23
投資有価証券評価損	Loss on devaluation of investments in securities		1	38	46	1	1	1
投資有価証券売却損	Loss on sale of marketable securities				5	3		
貸倒損失	Write offs of bad debt	43	501					
貸倒引当金繰入額	Provision for allowance for doubtful accounts of a consolidated subsidiary		148					
退職給付会計移行時差異	Provision for employees' retirement benefits	9	17					
販売用不動産整理損	Loss from devaluation of inventories	249						
海外事業整理損	Loss from restructuring of overseas business	226						
過年度賃借料修正損	Loss on adjustment of prior year's sub-lease bussiness rent	142						
その他	Others	10	7	9	9	6	4	6
特別損失	Extraordinary loss	678	677	49	547	504	54	170
税金等調整前当期利益(▲損失)	Income(▲loss) before income taxes	222	▲291	423	20	156	209	560
当期純利益(▲損失)	Net income (▲loss)	147	▲180	230	50	63	108	310
減価償却費	Depreciation	113	104	107	120	122	65	140

(1) 営業収益 (Revenue from operations)

単位: 億円(¥100million)

		12/3	13/3	14/3	15/3	16/3	17/3	
		(Mar-00)	(Mar-01)	(Mar-02)	(Mar-03)	(Mar-04)	中間期 (Sep-04)	通期予想 (Mar-05)
賃貸事業	Leasing	1,528	1,646	1,780	1,930	2,028	1,038	2,080
販売事業	Sales	1,505	1,492	1,704	1,837	2,133	886	2,440
完工事業	Housing	872	1,135	1,153	1,245	1,251	481	1,300
流通事業	Brokerage	319	349	362	376	398	199	430
合計	Total	4,216	4,592	4,979	5,339	5,739	2,598	6,250

(2) 営業利益 (Operating profit)

単位: 億円(¥100million)

		12/3	13/3	14/3	15/3	16/3	17/3	
		(Mar-00)	(Mar-01)	(Mar-02)	(Mar-03)	(Mar-04)	中間期 (Sep-04)	通期予想 (Mar-05)
賃貸事業	Leasing	458	464	492	533	527	261	525
販売事業	Sales	186	197	244	258	323	117	340
完工事業	Housing	48	40	48	70	82	4	90
流通事業	Brokerage	72	87	80	78	85	57	120
合計	Total	705	752	804	885	960	397	990

(3) 営業利益率 (Operating profit margin)

		12/3	13/3	14/3	15/3	16/3	17/3	
		(Mar-00)	(Mar-01)	(Mar-02)	(Mar-03)	(Mar-04)	中間期 (Sep-04)	通期予想 (Mar-05)
賃貸事業	Leasing	29.9%	28.2%	27.6%	27.6%	26.0%	25.2%	25.2%
販売事業	Sales	12.3%	13.2%	14.3%	14.0%	15.1%	13.1%	13.9%
完工事業	Housing	5.5%	3.5%	4.1%	5.6%	6.6%	0.8%	6.9%
流通事業	Brokerage	22.6%	25.0%	22.0%	20.7%	21.4%	28.7%	27.9%
合計	Total	16.7%	16.4%	16.1%	16.6%	16.7%	15.3%	15.8%

(4) 資産 (Assets of segment)

単位: 億円(¥100million)

		12/3	13/3	14/3	15/3	16/3	17/3	
		(Mar-00)	(Mar-01)	(Mar-02)	(Mar-03)	(Mar-04)	中間期 (Sep-04)	通期予想 (Mar-05)
賃貸事業	Leasing	14,921	14,158	15,061	15,177	14,818	15,548	/
販売事業	Sales	1,286	1,523	1,934	2,111	2,617	2,743	
完工事業	Housing	227	253	203	214	260	180	
流通事業	Brokerage	211	272	210	345	177	82	
合計	Total	19,207	19,035	19,727	20,157	20,910	21,253	

(5) 従業員数 (Number of employees)

		12/3	13/3	14/3	15/3	16/3	17/3	
		(Mar-00)	(Mar-01)	(Mar-02)	(Mar-03)	(Mar-04)	中間期 (Sep-04)	通期予想 (Mar-05)
賃貸事業	Leasing	1,171	1,206	1,257	1,326	1,398	1,488	/
販売事業	Sales	555	622	622	689	799	864	
完工事業	Housing	1,262	1,686	1,835	1,668	1,903	2,095	
流通事業	Brokerage	1,844	1,896	2,101	2,132	2,248	2,377	
合計	Total	5,334	6,008	6,329	6,404	6,937	7,422	

(1) 賃貸事業部門(Leasing) 【連結ベース】(Consolidated base) 単位: 千㎡(1,000㎡)		12/3	13/3	14/3	15/3	16/3	17/3	
		(Mar-00)	(Mar-01)	(Mar-02)	(Mar-03)	(Mar-04)	中間期 (Sep-04)	通期予想 (Mar-05)
期末延床面積	Gross floor area	2,105	2,232	2,360	2,752	2,876	3,025	
所有	Outright ownership	993	929	1,048	1,198	1,216	1,328	
賃借	Sub-lease	1,112	1,303	1,312	1,554	1,660	1,696	
東京都区部	Tokyo 23wards	1,856	1,996	2,114	2,512	2,639	2,789	
その他	Other Area	250	236	246	240	237	235	

オフィス期末空室率(※)	Vacancy rate	4.6%	2.5%	3.4%	5.4%	7.8%	7.3%
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※竣工後1年を経過した既存オフィスビルの空室率(単独ベース)

(2) 販売事業部門(Sales) 【連結ベース】(Consolidated base) 単位: 戸(units)、億円(¥100million)		12/3	13/3	14/3	15/3	16/3	17/3	
		(Mar-00)	(Mar-01)	(Mar-02)	(Mar-03)	(Mar-04)	中間期 (Sep-04)	通期 (Mar-05)
マンション新規発売戸数	Condominiums units supplied	3,903	4,490	4,442	4,486	5,189	2,314	5,200
マンション契約戸数	Condominiums units sold	3,796	4,215	4,358	4,027	4,030	2,678	5,200
期末完成済み	Inventory	221	355	411	470	967	1,209	

計上戸数	Units delivered	3,644	3,626	4,146	4,499	4,473	1,935	5,150
マンション・戸建	Condominiums & Detached houses	3,542	3,526	4,013	4,391	4,358	1,904	5,100
宅地	Land lots	102	100	133	108	115	31	50
売上高	Sales income	1,505	1,492	1,704	1,837	2,133	886	2,440
マンション・戸建	Condominiums & Detached houses	1,414	1,409	1,649	1,781	2,070	861	2,400
宅地	Land lots	50	81	52	40	53	19	30
その他	Others	41	1	2	17	10	6	10

(3) 完工事業部門(Housing) 【連結ベース】(Consolidated base) 単位: 棟(units)、億円(¥100million)		12/3	13/3	14/3	15/3	16/3	17/3 (予想)	
		(Mar-00)	(Mar-01)	(Mar-02)	(Mar-03)	(Mar-04)	中間期 (Sep-04)	通期 (Mar-05)
受注棟数	Units contracted	3,974	5,752	6,132	6,204	6,926	3,995	7,800
新築そっくりさん	Remodeling "Shinchiku Sokkurisan"	1,569	2,951	3,770	4,121	4,843	2,760	5,600
注文住宅	Custom Home	2,405	2,801	2,362	2,083	2,083	1,235	2,200

計上棟数	Units delivered	3,203	5,267	6,094	6,219	6,434	2,790	7,200
新築そっくりさん	Remodeling "Shinchiku Sokkurisan"	1,020	2,664	3,547	3,970	4,391	2,214	5,100
注文住宅	Custom Home	2,183	2,603	2,547	2,249	2,043	576	2,100
売上高	Revenue from housing business	872	1,135	1,153	1,245	1,251	481	1,300
新築そっくりさん	Remodeling "Shinchiku Sokkurisan"	104	252	335	382	440	232	530
注文住宅	Custom Home	475	559	558	528	465	130	470
ユニバーサルホーム	Universal Home	76	46	25	17	25	12	30
その他	Others	217	278	237	317	321	106	270

	12/3	13/3	14/3	15/3	16/3	17/3	
	(Mar-00)	(Mar-01)	(Mar-02)	(Mar-03)	(Mar-04)	中間期 (Sep-04)	通期予想 (Mar-05)
単位: 億円(¥100million)							
税金等調整前当期純利益又は損失(△) Income (Loss) before income tax and minority interest	222	△ 291	423	20	156	209	
減価償却費 Depreciation and amortization	113	104	107	120	122	65	
貸倒引当金の増加額又は減少額(△) Provision for allowance for doubtful accounts -- net	△ 93	△ 363	△ 113	11	△ 29	5	
固定資産売却益(△)又は売却損 Loss (Gain) on sale of property and equipment	△ 625	4	2	487	494	27	
海外事業整理損 Loss from reduction of overseas buisness	226	—	—	—	—	—	
売上債権の増加額(△)又は減少額 Decrease (Increase) in notes and accounts receivable -- trade	85	3	△ 9	△ 45	△ 114	91	
たな卸資産の増加額(△)又は減少額 Decrease (Increase) in inventories	99	△ 212	△ 74	△ 66	△ 220	△ 310	
営業貸付金の増加額(△)又は減少額 Decrease (Increase) in trade loans receivable	157	963	126	20	75	△ 45	
仕入債務の増加額又は減少額(△) Increase (Decrease) in notes and accounts payable -- trade	73	△ 123	76	170	172	△ 462	
前受金の増加額又は減少額(△) Increase (Decrease) in advances received	39	74	28	△ 3	△ 23	111	
法人税等の還付又は支払額(△) (Payments) Receipt for income tax and other taxes	△ 29	△ 57	△ 50	△ 43	8	△ 8	
その他 Other -- net	118	△ 69	△ 76	105	△ 305	107	
営業活動によるキャッシュ・フロー Net cash provided by operating activities	384	33	441	775	336	△ 212	
有形固定資産の取得による支出 Payments for purchases of property and equipment	△ 980	△ 550	△ 562	△ 556	△ 342	△ 793	
有形固定資産の売却による収入 Proceeds from sale of property and equipment	1,672	796	43	144	181	33	
有価証券/投資有価証券の純増減 Decrease (Increase) in securities	17	△ 158	△ 212	△ 255	△ 212	△ 14	
差入保証金・敷金の純増減 Increase (Decrease) in guarantee and lease deposits paid to lessors	446	509	85	1	△ 28	16	
預り保証金・敷金の純増減 Increase (Decrease) in guarantee and lease deposits received	22	84	△ 18	△ 67	△ 102	60	
共同投資事業出資預託金の純増減 Receipts of contributions to partnerships	298	553	921	584	367	69	
その他 Other -- net	△ 150	△ 118	△ 135	△ 186	11	△ 21	
投資活動によるキャッシュ・フロー Net cash provided by (used in) investing activities	1,324	1,116	122	△ 336	△ 125	△ 650	
短期借入金・CPの純増減 Increase (Decrease) in short-term bank loans & CP	△ 3,490	△ 331	△ 63	△ 186	△ 874	115	
社債の純増減 Increase (Decrease) in bonds and notes	400	△ 637	△ 844	203	△ 292	△ 143	
長期借入金の純増減 Increase (Decrease) in long-term debt	1,028	49	9	△ 494	271	434	
配当金の支払額 Cash dividends paid	△ 26	△ 26	△ 26	△ 27	△ 27	△ 44	
その他 Other -- net	△ 13	317	300	147	1,096	93	
財務活動によるキャッシュ・フロー Net cash provided by (used in) financing activities	△ 2,100	△ 629	△ 625	△ 358	174	455	
現金及び現金同等物の増加額又は減少額 Net increase (decrease) in cash and cash equivalents	△ 394	521	△ 48	81	368	△ 405	
現金及び現金同等物の期首残高 Cash and cash equivalents at beginning of year	796	402	924	876	957	1,325	
現金及び現金同等物の期末残高 Cash and cash equivalents at end of year	402	924	876	957	1,325	920	

(1) 総資産、自己資本 (Total assets & Equity)		12/3	13/3	14/3	15/3	16/3	17/3	
		(Mar-00)	(Mar-01)	(Mar-02)	(Mar-03)	(Mar-04)	中間期 (Sep-04)	通期予想 (Mar-05)
単位: 億円(¥100million)								
総資産	Total assets	19,207	19,035	19,727	20,157	20,910	21,253	
ROA	Return On Assets(※1)	3.9%	4.0%	4.2%	4.5%	4.7%	N/A	
自己資本	Shareholders' equity	2,155	1,934	2,138	2,118	3,039	3,079	
自己資本比率	Equity Ratio	11.2%	10.2%	10.8%	10.5%	14.5%	14.5%	
ROE	Return On Equity(※2)	7.0%	▲8.8%	11.3%	2.3%	2.5%	N/A	

(※1)(営業利益+受取利息・配当金)÷総資産(期首期末平均)(Operating Profit + Interest & Dividend Income/Total Assets)

(※2)当期利益÷自己資本(期首期末平均)(Net Income/Shareholder's Equity)

(2) 連結有利子負債 (Outstanding interest-bearing debt)		12/3	13/3	14/3	15/3	16/3	17/3	
		(Mar-00)	(Mar-01)	(Mar-02)	(Mar-03)	(Mar-04)	中間期 (Sep-04)	通期予想 (Mar-05)
単位: 億円(¥100million)								
CP	Commercial Paper	258	1,130	639	641	340	654	
短期借入	Short-term loans	3,285	2,047	2,476	2,288	1,714	1,515	
長期借入	Long-term loans	5,270	5,319	5,328	4,834	5,106	5,540	
社債	Bonds; Debentures	4,897	4,260	3,416	3,618	3,326	3,183	
連結有利子負債	Outstanding interest-bearing debt	13,710	12,757	11,859	11,381	10,486	10,892	
長期比率	Ratio of long-term debt	74%	75%	74%	74%	80%	80%	
固定金利比率	Ratio of fixed-interest debt	75%	79%	73%	78%	82%	82%	
現金・預金	Cash, time and notice deposits	397	920	875	1,017	1,325	920	
連結純有利子負債	Net Outstanding interest-bearing debt	13,313	11,837	10,984	10,364	9,162	9,972	
デットエクイティレシオ	Net D/E Ratio(※3)	6.18	6.12	5.14	4.89	3.01	3.24	
インタレストカバレッジ	Interest Coverage(※4)	1.76	2.16	2.84	3.44	4.12	N/A	
純有利子負債/営業利益倍率	Net Debt/Operating Profit Ratio(※5)	18.4	15.5	13.5	11.6	9.4	N/A	

(※3)ネット連結有利子負債÷連結自己資本(Net Outstanding Interest-bearing Debt/Shareholders'Equity)

(※4)(営業利益+受取利息・配当金)÷支払利息(Operating Profit + Interest & Dividend Income/Interest Expenses)

(※5)ネット連結有利子負債÷(営業利益+受取利息・配当金)(Net Outstanding Interest-bearing Debt/Operating Profit + Interest & Dividend Income)

(3) 賃貸セグメント資産総利回り (Return on Leasing Assets)		12/3	13/3	14/3	15/3	16/3
		(Mar-00)	(Mar-01)	(Mar-02)	(Mar-03)	(Mar-04)
単位: 億円(¥100million)						
賃貸営業利益	Operating profit of leasing business	458	464	492	533	527
減価償却費	Depreciation	106	97	99	111	112
賃貸キャッシュフロー	Cash flows from leasing business	564	561	592	644	639
賃貸セグメント資産	Assets of leasing segment	14,921	14,158	15,061	15,177	14,818
預り保証金・敷金	Guarantee & security deposits received from tenants	▲1,269	▲1,323	▲1,306	▲1,345	▲1,273
賃貸投資残	Net assets of leasing business	13,652	12,834	13,755	13,832	13,545
賃貸セグメント資産総利回り	Return on leasing assets(※6)	—	4.2%	4.5%	4.7%	4.7%

(※6)賃貸キャッシュフロー÷賃貸投資残(期首期末平均)(Cashflows from leasing business/Net assets of leasing business)

(4) 棚卸資産 (Turnover of sales business inventories)		12/3	13/3	14/3	15/3	16/3
		(Mar-00)	(Mar-01)	(Mar-02)	(Mar-03)	(Mar-04)
単位: 億円(¥100million)						
不動産販売事業収益	Revenue from sales business	1,505	1,492	1,704	1,837	2,133
棚卸資産	Inventories	1,283	1,492	1,785	1,891	2,340
棚卸資産回転率	Turnover of inventories(※7)	1.17	1.00	0.96	0.97	0.91

(※7)不動産販売事業収益÷棚卸資産(Revenue from sales business/Inventories)

[損益計算書](Statements of operations)

		12/3	13/3	14/3	15/3	16/3	17/3	
		(Mar-00)	(Mar-01)	(Mar-02)	(Mar-03)	(Mar-04)	中間期 (Sep-04)	通期予想 (Mar-05)
単位: 億円(¥100million)								
賃貸事業	Leasing	1,310	1,451	1,595	1,742	1,821	937	1,880
販売事業	Sales	1,461	1,461	1,681	1,793	2,095	861	2,400
完成工事事業	Housing	231	454	617	821	904	363	1,000
その他事業	Others	43	45	49	55	49	22	50
営業収益	Revenue from operations	3,045	3,412	3,943	4,411	4,869	2,182	5,330
賃貸事業	Leasing	359	361	381	402	387	190	375
販売事業	Sales	236	257	321	342	434	159	460
完成工事事業	Housing	34	80	126	170	198	77	225
その他事業	Others	37	40	45	52	47	21	50
売上総利益	Gross profit	667	738	873	966	1,066	447	1,110
賃貸事業	Leasing	27.4%	24.9%	23.9%	23.1%	21.2%	20.3%	19.9%
販売事業	Sales	16.2%	17.6%	19.1%	19.1%	20.7%	18.4%	19.2%
完成工事事業	Housing	14.7%	17.7%	20.4%	20.7%	21.9%	21.1%	22.5%
その他事業	Others	87.5%	87.9%	90.4%	95.1%	97.1%	99.3%	100.0%
粗利益率	Gross profit margin	21.9%	21.6%	22.1%	21.9%	21.9%	20.5%	20.8%
販売費	Selling expenses	74	98	114	128	146	62	160
一般管理費	G & A expenses	72	106	136	157	172	94	195
販管費	S,G&A expenses	146	204	251	285	319	156	355
営業利益	Operating profit	520	534	622	681	747	291	755
受取利息・配当金	Interest & dividend income	9	12	61	79	61	35	60
その他	Others	9	19	6	7	9	3	5
営業外収益	Non-operating income	17	31	67	86	71	38	65
支払利息	Interest expenses	298	278	266	243	225	97	190
有価証券評価損	Loss on devaluation of marketable securities	27	—	—	—	—	—	—
その他	Others	30	46	71	81	87	45	85
営業外費用	Non-operating expenses	355	325	336	324	312	142	275
(金融収支)	(Net interest receive)	(▲289)	(▲267)	(▲205)	(▲164)	(▲163)	(▲61)	(▲130)
経常利益	Recurring profit	183	240	353	443	506	188	545
固定資産売却益	Gain on sales of fixed assets	625						
その他	Others		6	0				
特別利益	Extraordinary income	625	6	0	0	0	0	0
固定資産処分損	Loss on sale of fixed assets				325	445	18	140
役員退職慰労金	Payment for directors' retirement benefits						23	23
投資有価証券評価損	Loss on devaluation of investments in securities		1	36	43	1	1	1
関係会社債権放棄額	Loss from forgiveness of loan receivable from an affiliated company		600					
退職給付会計移行時差異償却	Provision for employees' retirement benefits		12					
販売用不動産整理損	Loss from devaluation of inventories	246						
海外事業整理損	Loss from restructuring of overseas business	386						
過年度賃借料修正損	Loss on adjustment of prior year's sub-lease business rent	142						
その他	Others	33	14	4	21	8	1	1
特別損失	Extraordinary loss	807	627	40	389	454	43	165
税引前当期利益	Income(▲loss) before income taxes	1	▲380	313	54	52	145	380
当期利益	Net income (▲loss)	0	▲220	181	29	29	86	220
減価償却費	Depreciation	68	68	70	79	79	45	90

平成16年9月期(Sep-04) 連結決算(Consolidated base)

[損益計算書](Statements of operations)		12/9	13/9	14/9	15/9	16/9
単位: 億円(¥100million)		(Sep-00)	(Sep-01)	(Sep-02)	(Sep-03)	(Sep-04)
営業収益	Revenue from operations	1,731	1,954	2,052	2,070	2,598
売上総利益	Gross profit	434	481	520	509	605
粗利益率	Gross profit margin	25.1%	24.6%	25.3%	24.6%	23.3%
広告費	Selling expenses	20	30	30	33	46
一般管理費	G & A expenses	129	140	153	131	158
貸倒引当金繰入額	Provision for allowance for doubtful receivables	9	5	3	2	5
販管費	S,G&A expenses	158	175	186	166	209
営業利益	Operating profit	276	306	334	343	397
受取利息・配当金	Interest & dividend income	7	5	6	6	9
その他	Others	16	6	5	5	4
営業外収益	Non-operating income	23	10	11	10	13
支払利息	Interest expenses	184	146	133	122	101
その他	Others	28	24	37	48	45
営業外費用	Non-operating expenses	212	170	170	170	147
(金融収支)	(Net interest receive)	(▲177)	(▲141)	(▲127)	(▲116)	(▲92)
経常利益	Recurring profit	87	146	174	184	263
固定資産売却益	Gain on sales of fixed assets	1				
その他	Others	1	1			
特別利益	Extraordinary income	2	1	0	0	0
固定資産処分損	Loss on sale of fixed assets				87	27
役員退職慰労金	Payment for directors' retirement benefits					23
投資有価証券評価損	Loss on devaluation of investments in securities		9	27		1
貸倒引当金繰入額	Provision for allowance for doubtful accounts of a consolidated subsidiary	640				
過年度退職給付引当金繰入損	Provision for employee's retirement benefit	8				
その他	Others	3	4	12	1	4
特別損失	Extraordinary loss	651	13	39	89	54
税金等調整前中間純利益(▲損失)	Income(▲loss) before income taxes	▲562	133	135	95	209
中間純利益(▲損失)	Net income(▲loss)	▲335	67	68	47	108
減価償却費	Depreciation	54	50	57	63	65
連結有利子負債	Outstanding interest-bearing debt	13,624	12,505	12,409	11,836	10,892
保証・保証予約	Guarantee	106	87	37	3	8
グループ総有利子負債	Outstanding interest-bearing debt (Incl. Guarantee)	13,731	12,591	12,446	11,839	10,900

[セグメント情報](Segment Information)

(1) 営業収益 (Revenue from operations)

		12/9	13/9	14/9	15/9	16/9
		(Sep-00)	(Sep-01)	(Sep-02)	(Sep-03)	(Sep-04)
単位: 億円(¥100million)						
賃貸事業	Leasing	810	885	956	1,001	1,038
販売事業	Sales	336	434	462	453	886
完工事業	Housing	437	471	483	455	481
流通事業	Brokerage	167	174	169	192	199
合計	Total	1,731	1,954	2,052	2,070	2,598

(2) 営業利益 (Operating profit)

		12/9	13/9	14/9	15/9	16/9
		(Sep-00)	(Sep-01)	(Sep-02)	(Sep-03)	(Sep-04)
単位: 億円(¥100million)						
賃貸事業	Leasing	226	258	273	273	261
販売事業	Sales	34	35	50	48	117
完工事業	Housing	0	1	5	3	4
流通事業	Brokerage	40	37	27	37	57
合計	Total	276	306	334	343	397

(3) 営業利益率 (Operating profit margin)

		12/9	13/9	14/9	15/9	16/9
		(Sep-00)	(Sep-01)	(Sep-02)	(Sep-03)	(Sep-04)
賃貸事業	Leasing	27.9%	29.2%	28.6%	27.2%	25.2%
販売事業	Sales	10.0%	8.1%	10.7%	10.7%	13.1%
完工事業	Housing	0.0%	0.3%	1.0%	0.8%	0.8%
流通事業	Brokerage	24.2%	21.0%	16.2%	19.1%	28.7%
合計	Total	15.9%	15.6%	16.3%	16.6%	15.3%

(4) 資産 (Assets of segment)

		12/9	13/9	14/9	15/9	16/9
		(Sep-00)	(Sep-01)	(Sep-02)	(Sep-03)	(Sep-04)
単位: 億円(¥100million)						
賃貸事業	Leasing	15,097	14,859	15,577	15,306	15,548
販売事業	Sales	1,698	1,792	2,185	2,348	2,743
完工事業	Housing	260	227	213	223	180
流通事業	Brokerage	134	173	178	209	82
合計	Total	19,208	19,059	20,358	20,547	21,253

(5) 従業員数 (Number of employees)

		12/9	13/9	14/9	15/9	16/9
		(Sep-00)	(Sep-01)	(Sep-02)	(Sep-03)	(Sep-04)
賃貸事業	Leasing	1,216	1,246	1,278	1,384	1,488
販売事業	Sales	574	629	691	751	864
完工事業	Housing	1,582	1,811	1,782	1,842	2,095
流通事業	Brokerage	1,941	2,059	2,132	2,249	2,377
合計	Total	5,802	6,229	6,440	6,839	7,422

[事業の概況]

(1) 賃貸事業部門(Leasing)		12/9	13/9	14/9	15/9	16/9
【連結ベース】(Consolidated base)		(Sep-00)	(Sep-01)	(Sep-02)	(Sep-03)	(Sep-04)
単位: 千㎡(1,000㎡)						
期末延床面積	Gross floor area	2,168	2,225	2,391	2,778	3,025
所有	Outright ownership	1,034	925	1,095	1,205	1,328
賃借	Sub-lease	1,134	1,300	1,296	1,574	1,696
オフィス期末空室率(単独)	Vacancy rate	3.7%	3.5%	5.2%	8.4%	7.3%

※竣工後1年を経過した既存オフィスビルの空室率(単独ベース)

(2) 販売事業部門(Sales)		12/9	13/9	14/9	15/9	16/9
【連結ベース】(Consolidated base)		(Sep-00)	(Sep-01)	(Sep-02)	(Sep-03)	(Sep-04)
単位: 戸(units)、億円(¥100million)						
マンション新規発売戸数	Condominiums units supplied	2,043	2,050	1,780	1,839	2,314
マンション契約戸数	Condominiums units sold	1,810	1,953	1,899	1,655	2,678
期末完成済み	Inventory	152	230	227	457	1,209

計上戸数	Units delivered	790	1,054	1,111	1,124	1,935
マンション・戸建	Condominiums & Detached houses	768	1,011	1,073	1,081	1,904
宅地	Land lots	22	43	38	43	31
売上高	Sales income	336	434	462	453	886
マンション・戸建	Condominiums & Detached houses	311	411	438	430	861
宅地	Land lots	22	22	10	21	19
その他	Others	3	1	15	2	6

(3) 完工事業部門(Housing)		12/9	13/9	14/9	15/9	16/9
【連結ベース】(Consolidated base)		(Sep-00)	(Sep-01)	(Sep-02)	(Sep-03)	(Sep-04)
単位: 棟(units)、億円(¥100million)						
受注棟数	Units contracted	2,965	3,098	3,318	3,632	3,995
新築そっくりさん	Remodeling "Shinchiku Sokkurisan"	1,475	1,899	2,180	2,484	2,760
注文住宅	Custom Home	1,490	1,199	1,138	1,148	1,235

計上棟数	Units delivered	1,937	2,602	2,646	2,404	2,790
新築そっくりさん	Remodeling "Shinchiku Sokkurisan"	1,031	1,622	1,848	1,785	2,214
注文住宅	Custom Home	906	980	798	619	576
売上高	Revenue from housing business	437	471	483	455	481
新築そっくりさん	Remodeling "Shinchiku Sokkurisan"	95	153	174	172	232
注文住宅	Custom Home	190	209	176	140	130
ユニバーサルホーム	Universal Home	26	15	7	11	12
その他	Others	124	93	125	132	106

(参考)平成16年9月期(Sep-04) 単独決算(Non-consolidated base)

[損益計算書](Statements of operations)		12/9	13/9	14/9	15/9	16/9
単位: 億円(¥100million)		(Sep-00)	(Sep-01)	(Sep-02)	(Sep-03)	(Sep-04)
賃貸事業	Leasing	715	792	866	903	937
販売事業	Sales	323	421	439	437	861
完成工事業	Housing	135	270	272	312	363
その他事業	Others	20	19	23	21	22
営業収益	Revenue from operations	1,194	1,502	1,600	1,674	2,182
賃貸事業	Leasing	178	200	212	205	190
販売事業	Sales	46	56	63	73	159
完成工事業	Housing	19	50	63	63	77
その他事業	Others	19	16	22	20	21
売上総利益	Gross profit	261	323	361	361	447
賃貸事業	Leasing	24.8%	25.3%	24.5%	22.7%	20.3%
販売事業	Sales	14.1%	13.4%	14.4%	16.7%	18.4%
完成工事業	Housing	13.8%	18.6%	23.3%	20.0%	21.1%
その他事業	Others	93.1%	88.4%	94.6%	96.7%	99.3%
粗利益率	Gross profit margin	21.8%	21.5%	22.5%	21.6%	20.5%
販売費	Selling expenses	26	38	41	43	62
一般管理費	G & A expenses	43	64	68	75	94
販管費	S,G&A expenses	69	102	109	119	156
営業利益	Operating profit	192	221	252	243	291
受取利息・配当金	Interest & dividend income	6	30	47	31	35
その他	Others	13	3	3	3	3
営業外収益	Non-operating income	19	33	50	34	38
支払利息	Interest expenses	140	137	124	116	97
その他	Others	25	23	37	47	45
営業外費用	Non-operating expenses	164	160	161	164	142
(金融収支)	(Net interest receive)	(▲134)	(▲106)	(▲78)	(▲85)	(▲61)
経常利益	Recurring profit	46	94	141	113	188
固定資産売却益	Gain on sales of fixed assets	2				
その他	Others	6				
特別利益	Extraordinary income	8	0	0	0	0
固定資産処分損	Loss on sale of fixed assets				87	18
役員退職慰労金	Payment for directors' retirement benefits					23
投資有価証券評価損	Loss on devaluation of investments in securities		7	24		1
関係会社貸倒引当金繰入損	Provision for allowance for doubtful accounts with an affiliated company	600				
退職給付債務	Provision for employees' retirement benefits	6				
過年度賃借料修正損	Loss on adjustment of prior year's sub-lease business rent					
投資評価引当金繰入額	Provision for losses on investments in affiliated companies	6				
その他	Others	2	2	10	1	1
特別損失	Extraordinary loss	614	10	34	88	43
税引前中間純利益	Income(▲loss) before income taxes	▲560	84	107	25	145
中間純利益	Net income (▲loss)	▲324	49	62	14	86
減価償却費	Depreciation	38	33	38	41	45