

SEKISUI HOUSE, LTD.

The 75th Interim Report

2025.02.01 ▶ 2025.07.31

# BUSINESS REPORT

Securities code: 1928



SEKISUI HOUSE

I would like to express my heartfelt gratitude to all our shareholders for your continued warm support.

The Company is currently in the final year of our Sixth Mid-Term Management Plan and, under the policy of “Stable Growth in Japan and Proactive Growth Overseas,” expects to achieve its three-year targets for both sales and profits.

## Stable Growth in Japan and Proactive Overseas Growth

While there remains some uncertainty in the current operating environment in the U.S. where we are aiming for significant expansion, the transfer of Sekisui House technologies is progressing, and sales of the U.S. version of SHAWOOD houses have been strong, spreading confidence in our high-quality technologies and construction. Furthermore, the four U.S. builders who have joined our Group and that hold the same ambitions as the Company will unite into next January as a single Company, and we will strive with even greater momentum to become a game-changer in the U.S. housing industry.

Supporting this challenge with great strength is our Domestic Business, which continues to achieve stable growth. The Built-to-Order, Supplied Housing, and Development businesses each demonstrate their own unique strengths while working closely together. In addition, by advancing the reorganization of our group companies, we have steadily enhanced both expertise and collaboration within each company, giving us greater confidence in the strength of our Domestic Business.

## Our Promise for the Future

Drawing on our corporate philosophy of “Love of Humanity,” we are committed to Quality First, pursuing the robustness and beauty of houses as social infrastructure; Green First, preserving the rich natural environment for the next generation; and Kids First, supporting the future happiness of children through our Initiatives. These are our commitments as we look to the future. In August, we opened “JUNOPARK,” a facility designed to nurture the sensibilities of children that embodies the Company’s Kids First initiatives. Many children have already had a great experience there, and it has received very positive feedback.

We will continue to fulfill our promises and responsibilities for the future, remaining the Sekisui House Group that creates happiness. We kindly ask for your continued understanding and support.

**Yoshihiro Nakai**

Representative Director of the Board,  
CEO, President, Executive Officer

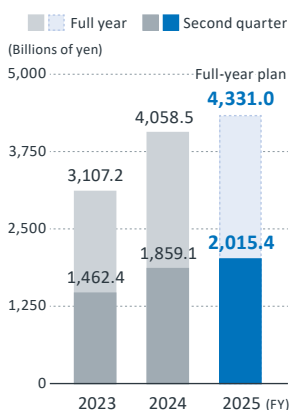
## Consolidated Financial Results Highlights (Second quarter of FY2025)

In the second quarter of FY2025, net sales increased due to the growth of domestic businesses and the contribution of MDC in the U.S. that became a subsidiary last year. Yet while operating profit grew for domestic businesses, it slightly decreased overall because the U.S. homebuilding business saw a drop in profits amid continued market uncertainty. In Japan, the Built-to-Order Business, which achieved steady orders for detached houses and rental housing through added-value proposals, the Supplied Housing Business such as rental housing management that maintained a high occupancy rate as the number of units under management increased, and the Development Business, including real estate and brokerage with high growth centering on the purchase and sale of high-quality residential land, are all progressing smoothly. For the full-year plan, we forecast net sales of ¥4,331 billion, operating profit of ¥340 billion, and plan to increase dividends per share for the 14th consecutive year.

### Net sales

**¥2,015.4 billion**

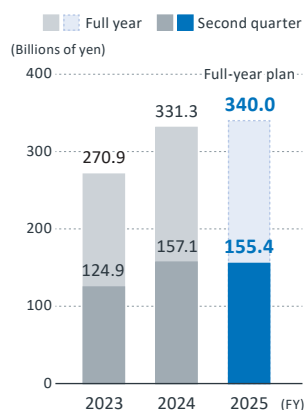
YoY +8.4%



### Operating profit

**¥155.4 billion**

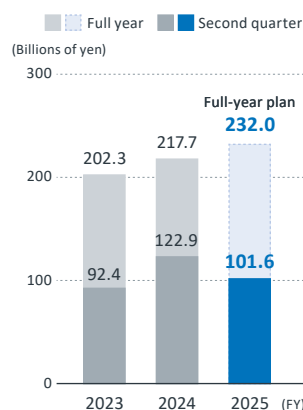
YoY (1.1%)



### Profit attributable to owners of parent

**¥101.6 billion**

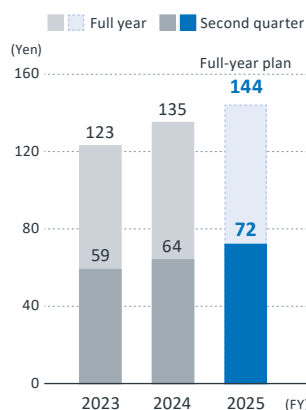
YoY (17.4%)



### Dividends per share

**Interim ¥72**

YoY +¥8



## Net sales composition ratio (FY2025 full-year plan)

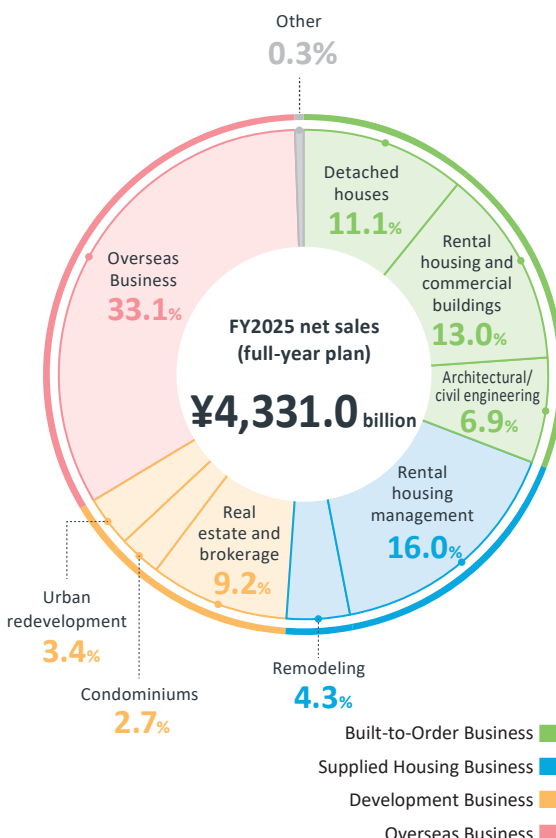
### Overseas Business 33.1%

With the top quality and leading-edge technology which we have cultivated in Japan, we will explore overseas housing needs. We will spread the Sekisui House brand by adapting to the real estate circumstances in each country.



### Development Business 15.3%

We contribute to building high-quality towns by developing residential land, high-quality condominiums, office buildings, etc. in attractive areas.



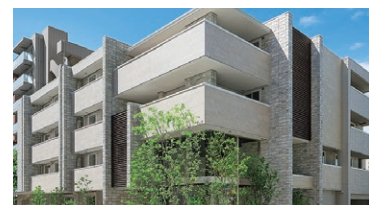
### Built-to-Order Business 31.0%

We provide high-value-added housing and commercial buildings on land held by the customer. We contribute to the formation of high-quality social capital.



### Supplied Housing Business 20.3%

We plan to maintain and grow asset values through high-quality management of rental housing and through remodeling houses, and we will promote the construction of a recycling-oriented society.



# The Sustainable Future Envisioned by Sekisui House.

Creating homes to be lived in for generations, towns that are loved for years to come, and a society kind to both people and the environment. We continue our pursuit of an ideal future.

This is Sekisui House's path toward the future. Experience part of it for yourself through our website.

## Achieving sustainability. Illuminating the future with the light of happiness.



The sound of children's footsteps, the scent of home cooking, and the changing seasons visible around the garden. The serene happiness of everyday life becomes a beacon lighting the future— This page showcases Sekisui House's approach to sustainability. Discover more about our various Initiatives.

► Sustainability Site

<https://www.sekisuihouse.co.jp/company/activity/>



## Discover the unknown Japan! Regional revitalization from Michi-no-Eki Stations.



The "Trip Base Michi-no-Eki Stations Project" offers journeys that take travelers from place to place, using Fairfield by Marriott Michi-no-Eki Hotels as bases. Here we take a closer look at regional revitalization projects at 29 hotels in 14 prefectures, where visitors can fully enjoy local attractions.

► Trip Base Michi-no-Eki Stations Project

<https://www.tripbasestyle.com/>



## Supporting paternity leave as a Kids First company.

As a homebuilder proposing happiness through houses, we set forth September 19 as "Paternity Leave Awareness Day" to create a society in Japan where paternity leave is the norm. Together with our partner companies, we are sharing messages and videos to encourage the uptake of paternity leave society-wide.



► IKUKYU.PJT

<https://www.sekisuihouse.co.jp/ikukyu/>



## Putting our corporate philosophy into practice. Expanding ESG management on a global scale.

Sekisui House operates businesses mainly in the U.S. as well as in Australia and Singapore. Through decarbonization initiatives and new lifestyle proposals, we aim to contribute to the global environment and vibrant communities, promoting ESG management beyond the boundaries of houses.

► Global Site: ESG Initiatives in Each Country

<https://www.sekisuihouse-global.com/vision/esg.html>



## VALUE REPORT 2025 Now Available

About our company, our business, and the future— We publish the Integrated Report (Value Report), which brings together Sekisui House's value creation story with a focus on both financial and non-financial information, on our website. We invite you to take a closer look.

Click here for more details!



<https://www.sekisuihouse.co.jp/english/company/sustainable/library/2025/ValueReport2025alle.pdf>

