

平成19年3月期 第2四半期
(September 30,2006)

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March 31,2006

住友不動産株式会社

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(ご照会先)

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平成19年3月期 第2四半期(Sep-06) 連結決算(Consolidated base)

[損益計算書](Statements of operations)

		14/9	15/9	16/9	17/9	18/9
		(Sep-02)	(Sep-03)	(Sep-04)	(Sep-05)	(Sep-06)
単位: 百万円	(¥million)					
営業収益	Revenue from operations	205,240	206,967	259,758	248,943	314,246
営業原価	Cost of revenue from operations	153,283	156,050	199,224	186,628	223,985
売上総利益	Gross profit	51,956	50,916	60,533	62,314	90,260
粗利益率	Gross profit margin	25.3%	24.6%	23.3%	25.0%	28.7%
販管費	S,G&A expenses	18,597	16,581	20,864	19,694	21,556
営業利益	Operating income	33,359	34,335	39,668	42,619	68,704
営業利益率	Operating income margin	16.3%	16.6%	15.3%	17.1%	21.9%
受取利息・配当金	Interest & dividend income	584	568	910	1,212	1,225
その他	Others	465	478	417	485	554
営業外収益	Non-operating income	1,050	1,047	1,328	1,697	1,780
支払利息	Interest expenses	13,315	12,193	10,143	8,964	9,582
その他	Others	3,726	4,760	4,546	4,053	3,505
営業外費用	Non-operating expenses	17,041	16,954	14,689	13,017	13,088
(金融収支)	(Net interest receive)	(▲12,731)	(▲11,625)	(▲9,233)	(▲7,752)	(▲8,357)
経常利益	Ordinary profit	17,367	18,428	26,307	31,299	57,396
特別利益	Extraordinary income	0	0	6	16,692	74
特別損失	Extraordinary loss	3,883	8,888	5,449	23,749	4,492
税金等調整前中間純利益	Income before income taxes	13,483	9,540	20,864	24,242	52,978
法人税等	Income tax and other taxes	6,141	4,087	9,122	11,538	21,730
少数株主利益	Minority interest	588	783	917	1,018	1,069
中間純利益	Net income	6,754	4,669	10,824	11,685	30,178

[セグメント情報](Segment Information)

(1) 営業収益		14/9	15/9	16/9	17/9	18/9
	Revenue from operations	(Sep-02)	(Sep-03)	(Sep-04)	(Sep-05)	(Sep-06)
単位: 百万円	(¥million)					
賃貸事業	Leasing	95,614	100,142	103,819	116,421	129,523
販売事業	Sales	46,205	45,336	88,633	56,863	99,501
完工事業	Housing	48,253	45,476	48,122	51,889	57,029
流通事業	Brokerage	16,892	19,167	19,927	21,355	25,859
合計	Total	205,240	206,967	259,758	248,943	314,246

(2) 営業利益		14/9	15/9	16/9	17/9	18/9
	Operating income	(Sep-02)	(Sep-03)	(Sep-04)	(Sep-05)	(Sep-06)
単位: 百万円	(¥million)					
賃貸事業	Leasing	27,310	27,274	26,130	32,901	44,558
販売事業	Sales	4,961	4,848	11,654	6,883	18,792
完工事業	Housing	464	345	398	918	742
流通事業	Brokerage	2,732	3,666	5,727	6,187	9,142
合計	Total	33,359	34,335	39,668	42,619	68,704

[事業の概況](Review of operations)

(1) 賃貸事業部門(Leasing)

		14/9	15/9	16/9	17/9	18/9
		(Sep-02)	(Sep-03)	(Sep-04)	(Sep-05)	(Sep-06)
オフィス期末空室率(単独)	Vacancy rate	5.2%	8.4%	7.3%	6.8%	5.4%

※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、百万円

(units、¥million)

		14/9	15/9	16/9	17/9	18/9
		(Sep-02)	(Sep-03)	(Sep-04)	(Sep-05)	(Sep-06)
マンション契約戸数	Condominiums units sold	1,899	1,655	2,678	2,527	2,225

計上戸数	Units delivered	1,111	1,124	1,935	1,443	2,018
マンション・戸建	Condominiums & Detached houses	1,073	1,081	1,904	1,376	1,970
宅地	Land lots	38	43	31	67	48
売上高	Sales income	46,205	45,323	88,615	56,863	99,501
マンション・戸建	Condominiums & Detached houses	43,789	42,961	86,093	53,955	95,243
宅地	Land lots	951	2,138	1,944	2,626	3,548
その他	Others	1464	223	576	281	709

(3) 完工事業部門(Housing)

【連結ベース】(Consolidated base)

単位: 戸、百万円

(units、¥million)

		14/9	15/9	16/9	17/9	18/9
		(Sep-02)	(Sep-03)	(Sep-04)	(Sep-05)	(Sep-06)
受注棟数	Units contracted	3,318	3,632	3,995	4,261	4,513
新築そっくりさん	Remodeling "Shinchiku Sokkurisan"	2,180	2,484	2,760	3,134	3,659
注文住宅	Custom Home	1,138	1,148	1,235	1,127	854

計上棟数	Units delivered	2,646	2,404	2,790	3,247	3,519
新築そっくりさん	Remodeling "Shinchiku Sokkurisan"	1,848	1,785	2,214	2,626	2,899
注文住宅	Custom Home	798	619	576	621	620
売上高	Revenue from housing business	48,253	45,476	48,122	51,889	57,029
新築そっくりさん	Remodeling "Shinchiku Sokkurisan"	17,351	17,196	23,243	28,284	32,090
注文住宅	Custom Home	17,611	14,033	13,034	14,963	15,949
ユニバーサルホーム	Universal Home	747	1,094	1,247	1,433	1,555
その他	Others	12,544	13,153	10,598	7,209	7,435

[財務の状況]

(参考)

		14/9	15/9	16/9	17/9	18/9	18/3 前期末 (Mar-06)
		(Sep-02)	(Sep-03)	(Sep-04)	(Sep-05)	(Sep-06)	
単位: 百万円	(¥million)						
総資産	Total assets	2,035,844	2,054,695	2,125,290	2,184,122	2,492,888	2,460,080
自己資本	Shareholders' equity	218,339	223,917	307,945	339,998	389,674	375,656
連結有利子負債	Interest-bearing debt	1,240,949	1,183,554	1,089,189	1,090,578	1,350,151	1,267,032
現金・預金	Cash, time and notice deposits	75,068	103,993	91,968	80,548	89,203	116,152
連結純有利子負債	Net interest-bearing debt	1,165,881	1,079,561	997,221	1,010,030	1,260,947	1,150,880

(参考)平成19年3月期 第2四半期(Sep-06) 単独決算(Non-consolidated base)

[損益計算書](Statements of operations)

		14/9	15/9	16/9	17/9	18/9
		(Sep-02)	(Sep-03)	(Sep-04)	(Sep-05)	(Sep-06)
単位:百万円	(¥million)					
賃貸事業	Leasing	86,558	90,304	93,657	105,438	117,454
販売事業	Sales	43,900	43,696	86,142	54,281	94,790
完成工事業	Housing	27,195	31,230	36,277	43,121	47,684
その他事業	Others	2,348	2,119	2,164	1,772	1,916
営業収益	Revenue from operations	160,002	167,350	218,242	204,614	261,846
賃貸事業	Leasing	21,173	20,529	19,031	30,670	41,972
販売事業	Sales	6,337	7,293	15,883	8,933	20,736
完成工事業	Housing	6,345	6,253	7,670	9,421	10,412
その他事業	Others	2,222	2,048	2,147	1,771	1,916
売上総利益	Gross profit	36,079	36,125	44,733	50,796	75,037
賃貸事業	Leasing	24.5%	22.7%	20.3%	29.1%	35.7%
販売事業	Sales	14.4%	16.7%	18.4%	16.5%	21.9%
完成工事業	Housing	23.3%	20.0%	21.1%	21.8%	21.8%
その他事業	Others	94.6%	96.6%	99.2%	99.9%	100.0%
粗利益率	Gross profit margin	22.5%	21.6%	20.5%	24.8%	28.7%
販管費	S,G&A expenses	10,887	11,867	15,617	14,224	16,013
営業利益	Operating income	25,192	24,257	29,116	36,572	59,024
受取利息・配当金	Interest & dividend income	4,664	3,135	3,500	2,328	2,457
その他	Others	313	304	335	248	229
営業外収益	Non-operating income	4,978	3,439	3,835	2,576	2,686
支払利息	Interest expenses	12,424	11,639	9,649	8,921	9,570
その他	Others	3,666	4,718	4,544	4,023	3,464
営業外費用	Non-operating expenses	16,091	16,358	14,194	12,945	13,035
(金融収支)	(Net interest receive)	(▲7,760)	(▲8,504)	(▲6,149)	(▲6,593)	(▲7,113)
経常利益	Ordinary profit	14,079	11,339	18,757	26,203	48,675
特別利益	Extraordinary income	0	0	6	16,670	74
特別損失	Extraordinary loss	3,402	8,842	4,268	23,555	1,664
税引前中間純利益	Income before income taxes	10,676	2,497	14,495	19,318	47,085
法人税等	Income tax and other taxes	4,515	1,073	5,914	9,302	18,999
中間純利益	Net income	6,161	1,424	8,581	10,016	28,086

(参考)平成18年3月期(Mar-06) 連結決算(Consolidated base)

[損益計算書](Statements of operations)		14/3	15/3	16/3	17/3	18/3	19/3
単位: 百万円 (¥million)		(Mar-02)	(Mar-03)	(Mar-04)	(Mar-05)	(Mar-06)	通期予想 (Mar-07)
営業収益	Revenue from operations	497,876	533,914	573,861	616,114	646,525	680,000
売上総利益	Gross profit	120,678	130,138	138,783	145,478	158,720	181,000
粗利益率	Gross profit margin	24.2%	24.4%	24.2%	23.6%	24.5%	26.6%
広告費	Selling expenses	8,140	8,565	9,900	10,085	10,618	11,000
一般管理費	G & A expenses	32,168	33,061	32,906	35,101	36,078	36,000
販管費	S,G&A expenses	40,308	41,626	42,807	45,187	46,697	47,000
営業利益	Operating income	80,370	88,511	95,976	100,291	112,023	134,000
営業利益率	Operating income margin	16.1%	16.6%	16.7%	16.3%	17.3%	19.7%
受取利息・配当金	Interest & dividend income	1,026	955	983	1,390	1,977	2,000
その他	Others	1,203	1,278	1,289	863	1,066	1,000
営業外収益	Non-operating income	2,229	2,234	2,272	2,254	3,043	3,000
支払利息	Interest expenses	28,700	25,990	23,544	19,644	17,642	19,000
その他	Others	6,757	7,995	8,728	8,507	10,386	8,000
営業外費用	Non-operating expenses	35,457	33,986	32,272	28,151	28,028	27,000
(金融収支)	(Net interest receive)	(▲27,674)	(▲25,035)	(▲22,561)	(▲18,254)	(▲15,665)	(▲17,000)
経常利益	Ordinary profit	47,142	56,760	65,976	74,393	87,038	110,000
固定資産売却益	Gain on sale of fixed assets					15,238	
投資有価証券売却益	Gain on sale of investments in securities				120	1,446	
その他	Others	70			5	1,907	
特別利益	Extraordinary income	70	0	0	126	18,592	0
固定資産処分損	Loss on sale of fixed assets	201	48,666	49,414	36,284	17,209	
固定資産減損損失	Loss on impairment of fixed assets					25,244	
投資有価証券評価損	Loss on devaluation of investments in securities	3,750	4,642	143	715	68	
投資有価証券売却損	Loss on sale of investments in securities		499	286			
貸倒損失	Write offs of bad debt				3,481		
役員退職慰労金	Payment for directors' retirement benefits				2,270		
その他	Others	928	920	549	1,077	1,565	
特別損失	Extraordinary loss	4,879	54,727	50,393	43,828	44,087	20,000
税金等調整前当期利益	Income before income taxes	42,333	2,032	15,582	30,691	61,542	90,000
法人税等	Income tax and other taxes	17,716	▲ 1,121	7,370	13,005	26,329	37,000
少数株主利益(▲損失)	Minority interest(▲loss)	1,621	▲ 1,819	1,892	2,137	2,705	3,000
当期純利益	Net income	22,996	4,973	6,320	15,547	32,506	50,000
減価償却費	Depreciation	10,731	11,972	12,210	14,018	16,330	16,500

[セグメント情報](Segment Information)

(1)営業収益		14/3	15/3	16/3	17/3	18/3	19/3
Revenue from operations							通期予想
単位: 百万円 (¥million)		(Mar-02)	(Mar-03)	(Mar-04)	(Mar-05)	(Mar-06)	(Mar-07)
賃貸事業	Leasing	178,033	192,979	202,776	221,234	234,280	254,000
販売事業	Sales	170,428	183,745	213,302	224,191	224,735	225,000
完工事業	Housing	115,329	124,464	125,085	127,387	135,157	140,000
流通事業	Brokerage	36,184	37,576	39,808	43,444	49,217	55,000
合計	Total	497,876	533,914	573,861	616,114	646,525	680,000

(2)営業利益		14/3	15/3	16/3	17/3	18/3	19/3
Operating income							通期予想
単位: 百万円 (¥million)		(Mar-02)	(Mar-03)	(Mar-04)	(Mar-05)	(Mar-06)	(Mar-07)
賃貸事業	Leasing	49,224	53,260	52,657	55,867	63,300	78,000
販売事業	Sales	24,388	25,787	32,280	32,355	33,117	36,000
完工事業	Housing	4,772	6,992	8,210	8,430	8,745	9,000
流通事業	Brokerage	7,953	7,792	8,538	13,488	16,968	20,000
合計	Total	80,370	88,511	95,976	100,291	112,023	134,000

※流通事業費用に含めていた住友不動産販売(株)の一般管理部門経費(16/3期 2,487百万円)を、17/3期より共通費用としました。

(3)営業利益率		14/3	15/3	16/3	17/3	18/3	19/3
Operating income margin							通期予想
		(Mar-02)	(Mar-03)	(Mar-04)	(Mar-05)	(Mar-06)	(Mar-07)
賃貸事業	Leasing	27.6%	27.6%	26.0%	25.3%	27.0%	30.7%
販売事業	Sales	14.3%	14.0%	15.1%	14.4%	14.7%	16.0%
完工事業	Housing	4.1%	5.6%	6.6%	6.6%	6.5%	6.4%
流通事業	Brokerage	22.0%	20.7%	21.4%	31.0%	34.5%	36.4%
合計	Total	16.1%	16.6%	16.7%	16.3%	17.3%	19.7%

(4)資産		14/3	15/3	16/3	17/3	18/3	19/3
Assets of segment							通期予想
単位: 百万円 (¥million)		(Mar-02)	(Mar-03)	(Mar-04)	(Mar-05)	(Mar-06)	(Mar-07)
賃貸事業	Leasing	1,506,120	1,517,652	1,481,757	1,538,469	1,619,959	
販売事業	Sales	193,374	211,066	261,678	293,259	415,442	
完工事業	Housing	20,299	21,435	26,024	17,755	19,617	
流通事業	Brokerage	21,043	34,451	17,694	7,934	8,456	
合計	Total	1,972,735	2,015,667	2,090,970	2,136,329	2,460,080	

(5)従業員数		14/3	15/3	16/3	17/3	18/3	19/3
Number of employees							通期予想
		(Mar-02)	(Mar-03)	(Mar-04)	(Mar-05)	(Mar-06)	(Mar-07)
賃貸事業	Leasing	1,257	1,326	1,398	1,540	1,606	
販売事業	Sales	622	689	799	803	703	
完工事業	Housing	1,835	1,668	1,903	2,043	2,267	
流通事業	Brokerage	2,101	2,132	2,248	2,235	2,350	
合計	Total	6,329	6,404	6,937	7,246	7,607	

[事業の概況]

(1) 賃貸事業部門(Leasing)

【連結ベース】(Consolidated base)

単位: 千㎡

(1,000㎡)

		14/3	15/3	16/3	17/3	18/3	19/3
		(Mar-02)	(Mar-03)	(Mar-04)	(Mar-05)	(Mar-06)	通期予想 (Mar-07)
期末延床面積	Gross floor area	2,360	2,752	2,876	3,082	3,112	
所有	Outright ownership	1,048	1,198	1,216	1,416	1,490	
SPC	Owned by SPC	326	459	544	533	514	
サブリース事業	Sub-lease business	986	1,095	1,116	1,133	1,108	
東京都区部	Tokyo 23wards	2,114	2,512	2,639	2,851	2,875	
その他	Other Area	246	240	237	231	236	

オフィス期末空室率(※)	Vacancy rate	3.4%	5.4%	7.8%	6.9%	5.7%	
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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、百万円

(units、¥million)

		14/3	15/3	16/3	17/3	18/3	19/3
		(Mar-02)	(Mar-03)	(Mar-04)	(Mar-05)	(Mar-06)	通期予想 (Mar-07)
マンション新規発売戸数	Condominiums units supplied	4,442	4,486	5,189	4,776	4,507	4,700
マンション契約戸数	Condominiums units sold	4,358	4,027	4,030	5,229	4,860	4,900
マンション完成済み未契約戸数	Condominiums units unsold	298	364	860	1,277	794	

計上戸数	Units delivered	4,146	4,499	4,473	4,994	4,992	5,000
マンション・戸建	Condominiums & Detached houses	4,013	4,391	4,358	4,927	4,879	4,900
宅地	Land lots	133	108	115	67	113	100
売上高	Sales income	170,428	183,729	213,284	224,191	224,735	225,000
マンション・戸建	Condominiums & Detached houses	164,935	178,068	206,975	214,796	219,158	220,000
宅地	Land lots	5,246	3,953	5,333	6,782	4,592	4,000
その他	Others	246	1,708	975	2,613	984	1,000

(3) 完工事業部門(Housing)

【連結ベース】(Consolidated base)

単位: 棟、百万円

(units、¥million)

		14/3	15/3	16/3	17/3	18/3	19/3
		(Mar-02)	(Mar-03)	(Mar-04)	(Mar-05)	(Mar-06)	通期予想 (Mar-07)
受注棟数	Units contracted	6,132	6,204	6,926	7,821	8,238	8,800
新築そっくりさん	Remodeling "Shinchiku Sokkurisan"	3,770	4,121	4,843	5,550	6,116	7,000
注文住宅	Custom Home	2,362	2,083	2,083	2,271	2,122	1,800

計上棟数	Units delivered	6,094	6,219	6,434	7,076	7,687	8,300
新築そっくりさん	Remodeling "Shinchiku Sokkurisan"	3,547	3,970	4,391	5,157	5,748	6,600
注文住宅	Custom Home	2,547	2,249	2,043	1,919	1,939	1,700
売上高	Revenue from housing business	115,329	124,464	125,085	127,387	135,157	140,000
新築そっくりさん	Remodeling "Shinchiku Sokkurisan"	33,456	38,229	43,998	55,765	63,117	73,000
注文住宅	Custom Home	55,757	52,799	46,460	44,803	47,282	43,000
ユニバーサルホーム	Universal Home	2,458	1,692	2,482	2,827	3,536	4,000
その他	Others	23,658	31,744	32,145	23,992	21,222	20,000

[連結キャッシュ・フロー計算書] (Consolidated Statements of Cash Flows)

		14/3	15/3	16/3	17/3	18/3	19/3
		(Mar-02)	(Mar-03)	(Mar-04)	(Mar-05)	(Mar-06)	通期予想 (Mar-07)
単位: 百万円 (¥million)							
税金等調整前当期純利益	Income before income tax and minority interest	42,333	2,032	15,582	30,691	61,542	
減価償却費	Depreciation and amortization	10,731	11,972	12,210	14,018	16,330	
貸倒引当金の増加額又は減少額(△)	Provision for allowance for doubtful accounts — net	△11,292	1,133	△2,905	△17,321	1,663	
固定資産売却益	Gain on sale of property and equipment					△15,238	
固定資産売却損	Loss on sale of property and equipment	201	48,666	49,414	36,284	17,209	
固定資産減損損失	Loss on impairment of fixed assets					25,244	
売上債権の増加額(△)又は減少額	Decrease (Increase) in notes and accounts receivable — trade	△858	△4,512	△11,360	4,787	5,238	
たな卸資産の増加額(△)	Increase in inventories	△7,362	△6,626	△22,032	△20,003	△108,021	
営業貸付金の増加額(△)又は減少額	Decrease (Increase) in trade loans receivable	12,565	2,030	7,533	29,192	△4,853	
仕入債務の増加額又は減少額(△)	Increase (Decrease) in notes and accounts payable — trade	7,588	16,984	17,224	△26,994	10,281	
前受金の増加額又は減少額(△)	Increase (Decrease) in advances received	2,823	△294	△2,336	6,688	12,032	
法人税等の還付又は支払額(△)	(Payments) Receipt for income tax and other taxes	△4,973	△4,334	824	△1,219	△9,665	
その他	Other — net	△7,629	10,479	△30,537	△8,092	△406	
営業活動によるキャッシュ・フロー Net cash provided by operating activities		44,127	77,530	33,617	48,031	11,357	
有形固定資産の取得による支出	Payments for purchases of property and equipment	△56,240	△55,616	△34,189	△106,784	△237,024	
有形固定資産の売却による収入	Proceeds from sale of property and equipment	4,263	14,368	18,095	21,902	91,055	
有価証券／投資有価証券の純増減	Increase in securities	△21,209	△25,453	△21,198	△7,753	△38,757	
差入保証金・敷金の純増減	Increase (Decrease) in guarantee and lease deposits paid to lessors	8,508	59	△2,845	1,711	△14,522	
預り保証金・敷金の純増減	Decrease in guarantee and lease deposits received	△1,792	△6,736	△10,211	△11,836	△8,582	
共同投資事業出資預託金の純増減	(Payments) Receipts of contributions to partnerships	92,147	58,376	36,696	43,883	△10,050	
その他	Other — net	△13,470	△18,647	1,144	△1,942	8,222	
投資活動によるキャッシュ・フロー Net cash provided by (used in) investing activities		12,207	△33,649	△12,508	△60,819	△209,658	
短期借入金・CPの純増減	Increase (Decrease) in short-term bank loans & CP	△6,288	△18,606	△87,428	△32,178	76,025	
社債の純増減	Increase (Decrease) in bonds and notes	△84,426	20,256	△29,209	2,477	△2,667	
長期借入金の純増減	Increase (Decrease) in long-term debt	854	△49,410	27,149	19,461	155,285	
配当金の支払額	Cash dividends paid	△2,649	△2,670	△2,695	△4,580	△6,653	
その他	Other — net	29,967	14,677	109,605	△1,440	△12,689	
財務活動によるキャッシュ・フロー Net cash provided by (used in) financing activities		△62,542	△35,753	17,422	△16,260	209,299	
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		△4,811	8,135	36,768	△29,209	12,918	
現金及び現金同等物の期首残高 Cash and cash equivalents at beginning of year		92,379	87,567	95,703	132,476	103,237	
現金及び現金同等物の期末残高 Cash and cash equivalents at end of year		87,567	95,703	132,476	103,237	116,155	

【財務の状況】

(1) 総資産、自己資本

Total assets & Equity (¥million)		14/3 (Mar-02)	15/3 (Mar-03)	16/3 (Mar-04)	17/3 (Mar-05)	18/3 (Mar-06)	19/3 通期予想 (Mar-07)
単位: 百万円							
総資産	Total assets	1,972,735	2,015,667	2,090,970	2,136,329	2,460,080	
ROA	Return On Assets(※1)	4.2%	4.5%	4.7%	4.8%	5.0%	
自己資本	Shareholders' equity	213,767	211,820	303,875	320,097	375,656	
自己資本比率	Equity Ratio	10.8%	10.5%	14.5%	15.0%	15.3%	
ROE	Return On Equity(※2)	11.3%	2.3%	2.5%	5.0%	9.3%	

(※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

Interest-bearing debt (¥million)		14/3 (Mar-02)	15/3 (Mar-03)	16/3 (Mar-04)	17/3 (Mar-05)	18/3 (Mar-06)	19/3 通期予想 (Mar-07)
単位: 百万円							
CP	Commercial Paper	63,900	64,100	34,000	40,500	51,500	
短期借入	Short-term loans	247,557	228,751	171,423	132,745	197,770	
長期借入	Long-term loans	532,837	483,426	510,574	530,036	685,321	
社債	Bonds/Debentures	341,584	361,840	332,631	335,108	332,441	
連結有利子負債	Interest-bearing debt	1,185,879	1,138,119	1,048,629	1,038,389	1,267,032	
長期比率	Ratio of long-term debt	74%	74%	80%	83%	80%	
固定金利比率	Ratio of fixed-interest debt	73%	78%	82%	87%	77%	
現金・預金	Cash, time and notice deposits	87,472	101,700	132,473	103,234	116,152	
連結純有利子負債	Net interest-bearing debt	1,098,407	1,036,419	916,156	935,155	1,150,880	
デットエクイティレシオ	Net D/E Ratio(※3)	5.14	4.89	3.01	2.92	3.06	
インタレストカバレッジ	Interest Coverage(※4)	2.84	3.44	4.12	5.18	6.46	
純有利子負債／営業利益倍率	Net Debt/Operating Profit Ratio(※5)	13.5	11.6	9.4	9.2	10.1	

(※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 (¥million)		14/3 (Mar-02)	15/3 (Mar-03)	16/3 (Mar-04)	17/3 (Mar-05)	18/3 (Mar-06)
単位: 百万円						
賃貸営業利益	Operating income of leasing business	49,224	53,260	52,657	55,867	63,300
減価償却費	Depreciation	9,942	11,114	11,211	13,057	15,209
賃貸キャッシュフロー	Cash flows from leasing business	59,166	64,374	63,868	68,924	78,509
賃貸セグメント資産	Assets of leasing segment	1,506,120	1,517,652	1,481,757	1,538,469	1,619,959
預り保証金・敷金	Guarantee & security deposits received from tenants	▲ 130,628	▲ 134,498	▲ 127,257	▲ 141,944	▲ 151,691
賃貸投資残	Net investments of leasing business	1,375,492	1,383,154	1,354,500	1,396,525	1,468,268
賃貸セグメント資産総利回り	Return on leasing assets(※6)	4.5%	4.7%	4.7%	5.0%	5.5%

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

(4) 棚卸資産

Turnover of sales business inventories (¥million)		14/3 (Mar-02)	15/3 (Mar-03)	16/3 (Mar-04)	17/3 (Mar-05)	18/3 (Mar-06)
単位: 百万円						
不動産販売事業収益	Revenue from sales business	170,428	183,745	213,302	224,191	224,735
棚卸資産	Inventories	178,450	189,136	234,019	260,613	388,627
棚卸資産回転率	Turnover of inventories(※7)	0.96	0.97	0.91	0.86	0.58

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

(参考)平成18年3月期(Mar-06) 単独決算(Non-consolidated base)

[損益計算書](Statements of operations)		14/3	15/3	16/3	17/3	18/3	19/3
単位:百万円 (¥million)		(Mar-02)	(Mar-03)	(Mar-04)	(Mar-05)	(Mar-06)	通期予想 (Mar-07)
賃貸事業	Leasing	159,537	174,248	182,061	198,754	211,082	230,000
販売事業	Sales	168,056	179,343	209,535	217,230	219,746	220,000
完成工事業	Housing	61,714	82,052	90,426	100,217	110,054	116,000
その他事業	Others	4,949	5,505	4,861	4,981	3,996	3,000
営業収益	Revenue from operations	394,258	441,149	486,885	521,184	544,880	569,000
賃貸事業	Leasing	38,114	40,166	38,684	40,739	58,908	73,000
販売事業	Sales	32,074	34,240	43,379	41,968	42,079	46,000
完成工事業	Housing	12,610	16,982	19,808	22,641	25,422	27,000
その他事業	Others	4,472	5,235	4,720	4,935	3,994	3,000
売上総利益	Gross profit	87,270	96,622	106,592	110,283	130,402	149,000
賃貸事業	Leasing	23.9%	23.1%	21.2%	20.5%	27.9%	31.7%
販売事業	Sales	19.1%	19.1%	20.7%	19.3%	19.1%	20.9%
完成工事業	Housing	20.4%	20.7%	21.9%	22.6%	23.1%	23.3%
その他事業	Others	90.4%	95.1%	97.1%	99.1%	99.9%	100.0%
粗利益率	Gross profit margin	22.1%	21.9%	21.9%	21.2%	23.9%	26.2%
販売費	Selling expenses	11,437	12,789	14,634	14,006	14,452	15,000
一般管理費	G & A expenses	13,641	15,710	17,249	19,531	19,772	20,000
販管費	S,G&A expenses	25,078	28,500	31,884	33,538	34,225	35,000
営業利益	Operating income	62,192	68,121	74,707	76,744	96,177	114,000
受取利息・配当金	Interest & dividend income	6,107	7,881	6,147	6,546	4,065	4,000
その他	Others	602	744	932	645	562	1,000
営業外収益	Non-operating income	6,709	8,625	7,080	7,191	4,628	5,000
支払利息	Interest expenses	26,567	24,286	22,452	18,680	17,630	19,000
その他	Others	7,052	8,143	8,723	8,553	10,418	8,000
営業外費用	Non-operating expenses	33,619	32,429	31,176	27,234	28,048	27,000
(金融収支)	(Net interest receive)	(▲20,460)	(▲16,405)	(▲16,305)	(▲12,134)	(▲13,565)	(▲15,000)
経常利益	Ordinary profit	35,282	44,317	50,612	56,702	72,757	92,000
固定資産売却益	Gain on sales of fixed assets					15,236	
投資有価証券売却益	Gain on sale of investments in securities					1,446	
その他	Others	4			74	1,700	
特別利益	Extraordinary income	4	0	0	74	18,382	0
固定資産処分損	Loss on sale of fixed assets		32,483	44,529	21,520	17,490	
固定資産減損損失	Loss on impairment of fixed assets					24,767	
役員退職慰労金	Payment for directors' retirement benefits				2,270		
投資有価証券評価損	Loss on devaluation of investments in securities	3,607	4,254	84	715	68	
関係会社債権放棄額	Loss from forgiveness of loan receivable from an affiliated company				7,245		
その他	Others	364	2,144	825	498	1,700	
特別損失	Extraordinary loss	3,971	38,882	45,439	32,250	44,027	20,000
税引前当期利益	Income before income taxes	31,314	5,435	5,173	24,526	47,112	72,000
法人税等	Income tax and other taxes	13,195	2,558	2,287	9,863	19,918	29,000
当期利益	Net income	18,119	2,877	2,886	14,662	27,194	43,000
減価償却費	Depreciation	7,014	7,875	7,944	10,009	14,370	14,500

※平成17年3月31日付で新都心リアルエステート(株)を合併しました。