

Balance Sheets

As of March 31, 2023 and 2024

	Millions of yen		Thousands of U.S. dollars [※]
	2023	2024	2024
[Assets]			
Current assets	¥216,488	¥277,186	\$1,830,698
Cash and deposits	2,002	3,114	20,567
Accounts receivable	8,623	6,103	40,308
Land and buildings for sale	196,412	253,915	1,677,003
Prepaid expenses	461	523	3,454
Short-term loans receivable	5,312	9,344	61,713
Other	3,681	4,188	27,660
Allowance for doubtful accounts	(6)	(4)	(26)
Non-current assets	400,902	452,011	2,985,344
Property, plant and equipment	194,443	197,475	1,304,240
Buildings	59,430	57,379	378,964
Structures	508	472	3,117
Vehicles	14	9	59
Tools, furniture and fixtures	364	633	4,181
Land	125,997	113,019	746,443
Construction in progress	8,127	25,961	171,462
Intangible assets	1,009	1,161	7,668
Leasehold right	543	543	3,586
Other	466	618	4,082
Investments and other assets	205,450	253,374	1,673,430
Investment securities	86,282	87,301	576,587
Shares of subsidiaries and associates	61,709	92,844	613,196
Investments in other securities of subsidiaries and associates	49,608	61,363	405,277
Guarantee deposits	2,613	2,920	19,285
Other	5,255	8,955	59,144
Allowance for doubtful accounts	(19)	(11)	(73)
Total assets	617,391	729,197	4,816,043

※The U.S. dollar amounts have been translated, for convenience only, at 151.41 yen=US\$1, the Telegraphic Transfer Middle Rate on MUFG Bank, Ltd. as of March 29, 2024.

Balance Sheets

As of March 31, 2023 and 2024

	Millions of yen		Thousands of U.S. dollars [※]
	2023	2024	2024
[Liabilities]			
Current liabilities	¥215,120	¥257,160	\$1,698,435
Short-term loans payable	185,000	210,800	1,392,246
Accounts payable	18,587	28,726	189,723
Income taxes payable	435	2,452	16,194
Accrued consumption taxes	1,553	-	-
Advances received	6,276	11,503	75,973
Deposits received	3,157	3,529	23,308
Provision for bonuses	110	148	977
Non-current liabilities	245,773	310,330	2,049,600
Long-term loans payable	201,900	266,100	1,757,480
Guarantee deposits received	19,897	20,278	133,928
Deferred tax liabilities	20,348	19,174	126,636
Provision for retirement benefits	2,105	2,283	15,078
Other	1,521	2,494	16,472
Total liabilities	460,893	567,490	3,748,035
[Net assets]			
Shareholders' equity	104,817	110,689	731,055
Capital stock	12,426	12,426	82,069
Capital surplus	12,242	12,242	80,853
Legal capital surplus	12,242	12,242	80,853
Retained earnings	80,148	86,019	568,120
Legal retained earnings	1,437	1,437	9,491
Other retained earnings	78,710	84,582	558,629
Reserve for advanced depreciation of non-current assets	483	471	3,111
General reserve	88	88	581
Retained earnings brought forward	78,139	84,023	554,937
Valuation and translation adjustments	51,680	51,017	336,946
Valuation difference on available-for-sale securities	51,680	51,017	336,946
Total net assets	156,498	161,706	1,068,001
Total liabilities and net assets	617,391	729,197	4,816,043

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Statements of Income

Years ended March 31, 2023 and 2024

	Millions of yen		Thousands of U.S. dollars [※]
	2023	2024	2024
Operating revenue	¥126,880	¥136,375	\$900,700
Land and building rental revenue	24,691	26,470	174,823
Land and building sales revenue	102,188	109,905	725,877
Operating cost	101,603	104,123	687,689
Operating gross profit	25,277	32,251	213,004
Selling, general and administrative expenses	13,969	16,045	105,971
Operating profit	11,307	16,206	107,034
Non-operating income	1,638	2,075	13,705
Interest and dividend income	1,376	1,674	11,056
Miscellaneous income	262	401	2,648
Non-operating expenses	2,626	3,267	21,577
Interest expenses	2,325	2,799	18,486
Loss related to Higashi Hankyu Building	-	215	1,420
Miscellaneous loss	301	252	1,664
Ordinary profit	10,319	15,014	99,161
Extraordinary losses	1,244	-	-
Impairment loss	1,244	-	-
Profit before income taxes	9,074	15,014	99,161
Income taxes - current	3,013	4,835	31,933
Income taxes - deferred	(424)	(881)	(5,819)
Profit	6,486	11,060	73,047

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Statements of Changes in Net Assets

As of March 31, 2023 and 2024

(Unit: Millions of yen)

	Shareholders' equity								Valuation and translation adjustments		Total net assets	
	Capital stock	Capital surplus		Earnings reserve	Retained earnings			Total retained earnings	Total shareholders' equity	Valuation difference on available-for-sale securities		Total valuation and translation adjustments
		Capital reserve	Total capital surplus		Other retained earnings							
					Reserve for advanced depreciation of non-current assets	General reserve	Retained earnings brought forward					
Balance as of March 31, 2022	¥12,426	¥12,242	¥12,242	¥1,437	¥496	¥88	¥78,172	¥80,194	¥104,863	¥47,297	¥47,297	¥152,160
Changes of items during period												
Dividend of surplus							(6,531)	(6,531)	(6,531)		-	(6,531)
Profit							6,486	6,486	6,486		-	6,486
Reversal of reserve for advance depreciation of non-current assets					(12)		12	-	-		-	-
Net changes of items other than shareholders' equity										4,383	4,383	4,383
Total changes of items during period					(12)		(33)	(45)	(45)	4,383	4,383	4,337
Balance as of March 31, 2023	12,426	12,242	12,242	1,437	483	88	78,139	80,148	104,817	51,680	51,680	156,498
Changes of items during period												
Dividend of surplus							(5,189)	(5,189)	(5,189)		-	(5,189)
Profit							11,060	11,060	11,060		-	11,060
Reversal of reserve for advance depreciation of non-current assets					(12)		12	-	-		-	-
Net changes of items other than shareholders' equity										(663)	(663)	(663)
Total changes of items during period	-	-	-	-	(12)	-	5,884	5,871	5,871	(663)	(663)	5,208
Balance as of March 31, 2024	12,426	12,242	12,242	1,437	471	88	84,023	86,019	110,689	51,017	51,017	161,706

(Unit: Thousands of U.S. dollars^{**})

	Shareholders' equity								Valuation and translation adjustments		Total net assets	
	Capital stock	Capital surplus		Earnings reserve	Retained earnings			Total retained earnings	Total shareholders' equity	Valuation difference on available-for-sale securities		Total valuation and translation adjustments
		Capital reserve	Total capital surplus		Other retained earnings							
					Reserve for advanced depreciation of non-current assets	General reserve	Retained earnings brought forward					
Balance as of March 31, 2023	\$82,069	\$80,853	\$80,853	\$9,491	\$3,190	\$581	\$516,076	\$529,344	\$692,273	\$341,325	\$341,325	\$1,033,604
Changes of items during period												
Dividend of surplus							(34,271)	(34,271)	(34,271)		-	(34,271)
Profit							73,047	73,047	73,047		-	73,047
Reversal of reserve for advance depreciation of non-current assets					(79)		79	-	-		-	-
Net changes of items other than shareholders' equity										(4,379)	(4,379)	(4,379)
Total changes of items during period	-	-	-	-	(79)	-	38,861	38,776	38,776	(4,379)	(4,379)	34,397
Balance as of March 31, 2024	82,069	80,853	80,853	9,491	3,111	581	554,937	568,120	731,055	336,946	336,946	1,068,001

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These financial statements in English are based on information in the company's accounts for the 75th term audited by KPMG AZSA LLC. This information is presented in a manner consistent with the data published in the announcement of financial results. However, these financial statements in English have not been audited by KPMG AZSA LLC.