

Balance Sheets

As of March 31, 2024 and 2025

	Millions of yen		Thousands of U.S. dollars [※]
	2024	2025	2025
[Assets]			
Current assets	¥277,186	¥379,264	\$2,536,544
Cash and deposits	3,114	4,766	31,875
Accounts receivable	6,103	4,840	32,370
Land and buildings for sale	253,915	335,192	2,241,787
Prepaid expenses	523	741	4,956
Short-term loans receivable	9,344	28,301	189,279
Other	4,188	5,440	36,383
Allowance for doubtful accounts	(4)	(16)	(107)
Non-current assets	452,011	585,810	3,917,937
Property, plant and equipment	197,475	229,913	1,537,674
Buildings	57,379	58,657	392,302
Structures	472	504	3,371
Vehicles	9	6	40
Tools, furniture and fixtures	633	644	4,307
Land	113,019	139,473	932,805
Construction in progress	25,961	30,626	204,829
Intangible assets	1,161	1,411	9,437
Leasehold right	543	543	3,632
Other	618	868	5,805
Investments and other assets	253,374	354,485	2,370,820
Investment securities	87,301	121,038	809,510
Shares of subsidiaries and associates	92,844	143,443	959,357
Investments in other securities of subsidiaries and associates	61,363	73,281	490,108
Guarantee deposits	2,920	2,966	19,837
Other	8,955	13,816	92,402
Allowance for doubtful accounts	(11)	(60)	(401)
Total assets	729,197	965,075	6,454,488

※The U.S. dollar amounts have been translated, for convenience only, at 149.52 yen=US\$1, the Telegraphic Transfer Middle Rate on MUFG Bank, Ltd. as of March 31, 2025.

Balance Sheets

As of March 31, 2024 and 2025

	Millions of yen		Thousands of U.S. dollars [※]
	2024	2025	2025
[Liabilities]			
Current liabilities	¥257,160	¥299,692	\$2,004,361
Short-term loans payable	210,800	248,116	1,659,417
Accounts payable	28,726	31,396	209,979
Income taxes payable	2,452	2,491	16,660
Advances received	11,503	12,699	84,932
Deposits received	3,529	4,682	31,314
Provision for bonuses	148	305	2,040
Non-current liabilities	310,330	504,027	3,370,967
Long-term loans payable	266,100	441,997	2,956,106
Guarantee deposits received	20,278	20,572	137,587
Deferred tax liabilities	19,174	29,372	196,442
Provision for retirement benefits	2,283	2,389	15,978
Provision for Asset Retirement Obligation	-	2,471	16,526
Other	2,494	7,224	48,315
Total liabilities	567,490	803,719	5,375,328
[Net assets]			
Shareholders' equity	110,689	86,900	581,193
Capital stock	12,426	12,426	83,106
Capital surplus	12,242	12,242	81,875
Legal capital surplus	12,242	12,242	81,875
Retained earnings	86,019	62,231	416,205
Legal retained earnings	1,437	1,437	9,611
Other retained earnings	84,582	60,793	406,588
Reserve for advanced depreciation of non-current assets	471	458	3,063
Reserve for acquisition of specific shares	-	37	247
General reserve	88	88	589
Retained earnings brought forward	84,023	60,209	402,682
Valuation and translation adjustments	51,017	74,455	497,960
Valuation difference on available-for-sale securities	51,017	74,455	497,960
Total net assets	161,706	161,355	1,079,153
Total liabilities and net assets	729,197	965,075	6,454,488

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Statements of Income

As of March 31, 2024 and 2025

	Millions of yen		Thousands of U.S. dollars [※]
	2024	2025	2025
Operating revenue	¥136,375	¥171,977	\$1,150,194
Land and building rental revenue	26,470	30,857	206,374
Land and building sales revenue	109,905	141,119	943,814
Operating cost	104,123	131,660	880,551
Operating gross profit	32,251	40,316	269,636
Selling, general and administrative expenses	16,045	18,469	123,522
Operating profit	16,206	21,846	146,108
Non-operating income	2,075	2,406	16,091
Interest and dividend income	1,674	2,307	15,429
Miscellaneous income	401	98	655
Non-operating expenses	3,267	5,213	34,865
Interest expenses	2,799	4,371	29,234
Loss related to Higashi Hankyu Building	215	-	-
Miscellaneous loss	252	841	5,625
Ordinary profit	15,014	19,040	127,341
Profit before income taxes	15,014	19,040	127,341
Income taxes - current	4,835	4,146	27,729
Income taxes - deferred	(881)	(644)	(4,307)
Profit	11,060	15,537	103,913

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Statements of Changes in Net Assets

As of March 31, 2024 and 2025

(Unit: Millions of yen)

	Shareholders' equity									Valuation and translation adjustments		Total net assets	
	Capital stock	Capital surplus		Retained earnings					Total shareholders' equity	Valuation difference on available-for-sale securities	Total valuation and translation adjustments		
		Capital reserve	Total capital surplus	Earnings reserve	Other retained earnings								Total retained earnings
					Reserve for advanced depreciation of non-current assets	Reserve for acquisition of specific shares	General reserve	Retained earnings brought forward					
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
Changes of items during period													
Dividend of surplus			-					(8,848)	(8,848)	(8,848)		-	(8,848)
Appropriation to reserve for acquisition of specific shares			-			37		(37)	-	-		-	-
Profit			-					15,537	15,537	15,537		-	15,537
Reversal of reserve for advance depreciation of non-current assets			-		(12)			12	-	-		-	-
Effect of Company Split			-					(30,477)	(30,477)	(30,477)		-	(30,477)
Net changes of items other than shareholders' equity			-						-	-	23,437	23,437	23,437
Total changes of items during period	-	-	-	-	(12)	37	-	(23,813)	(23,788)	(23,788)	23,437	23,437	(351)
Balance as of March 31, 2025	12,426	12,242	12,242	1,437	458	37	88	60,209	62,231	86,900	74,455	74,455	161,355

(Unit: Thousands of U.S. dollars[※])

	Shareholders' equity										Valuation and translation adjustments		Total net assets
	Capital stock	Capital surplus		Retained earnings						Total shareholders' equity	Valuation difference on available-for-sale securities	Total valuation and translation adjustments	
		Capital reserve	Total capital surplus	Earnings reserve	Other retained earnings				Total retained earnings				
					Reserve for advanced depreciation of non-current assets	Reserve for acquisition of specific shares	General reserve	Retained earnings brought forward					
Balance as of March 31, 2024	\$83,106	\$81,875	\$81,875	\$9,611	\$3,150	-	\$589	\$561,952	\$575,301	\$740,296	\$341,205	\$341,205	\$1,081,501
Changes of items during period													
Dividend of surplus			-					(59,176)	(59,176)	(59,176)		-	(59,176)
Appropriation to reserve for acquisition of specific shares			-			247		(247)	-	-		-	-
Profit			-					103,913	103,913	103,913		-	103,913
Reversal of reserve for advance depreciation of non-current assets			-		(80)			80	-	-		-	-
Effect of Company Split			-					(203,832)	(203,832)	(203,832)		-	(203,832)
Net changes of items other than shareholders' equity			-						-	-	156,748	156,748	156,748
Total changes of items during period	-	-	-	-	(80)	247	-	(159,263)	(159,096)	(159,096)	156,748	156,748	(2,348)
Balance as of March 31, 2025	83,106	81,875	81,875	9,611	3,063	247	589	402,682	416,205	581,193	497,960	497,960	1,079,153

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These financial statements in English are based on information in the company's accounts for the 76th 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.