



## Consolidated Financial Results for the Nine Months Ended December 31, 2018 [Japanese GAAP]

January 30, 2019

Company name: Keihanshin Building Co., Ltd.  
 Stock exchange listing: Tokyo  
 Code number: 8818  
 URL: <http://www.keihanshin.co.jp/english/>  
 Representative: Koichi Minami, President  
 Contact: Toshiki Tabuchi, Operating Officer, General Manager (Accounting Dept)  
 Phone: 06-6202-7331  
 Scheduled date of filing quarterly securities report: February 01, 2019  
 Scheduled date of commencing dividend payments: -  
 Availability of supplementary briefing material on quarterly financial results: No  
 Schedule of quarterly financial results briefing session: No

(Amounts of less than one million yen are rounded down)

### 1. Consolidated Financial Results for the Nine Months Ended December 31, 2018 (April 01, 2018 to December 31, 2018)

#### (1) Consolidated Operating Results (% indicates changes from the previous corresponding period.)

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent	
	Million yen	%	Million yen	%	Million yen	%	Million yen	%
Nine months ended December 31, 2018	11,098	0.2	4,013	1.6	3,884	2.2	3,096	13.9
December 31, 2017	11,073	3.0	3,949	3.9	3,799	3.5	2,719	6.8

(Note) Comprehensive income: Nine months ended December 31, 2018: ¥ 2,742 million [ (39.4)%]  
 Nine months ended December 31, 2017: ¥ 4,526 million [ 3.7%]

	Basic earnings per share	Diluted earnings per share
	Yen	Yen
Nine months ended December 31, 2018	57.57	57.41
December 31, 2017	50.49	50.39

#### (2) Consolidated Financial Position

	Total assets	Net assets	Capital adequacy ratio
	Million yen	Million yen	%
As of December 31, 2018	131,409	63,511	48.3
March 31, 2018	122,964	62,227	50.5

(Reference) Equity: As of December 31, 2018: ¥ 63,424 million  
 As of March 31, 2018: ¥ 62,157 million

## 2. Dividends

	Annual dividends				
	1st quarter-end	2nd quarter-end	3rd quarter-end	Year-end	Total
	Yen	Yen	Yen	Yen	Yen
Fiscal year ended March 31, 2018	-	8.50	-	9.50	18.00
Fiscal year ending March 31, 2019	-	10.00	-		
Fiscal year ending March 31, 2019 (Forecast)				13.00	23.00

(Note) Revision to the forecast for dividends announced most recently: No

(Note) Breakdown of year-end dividend for the fiscal year ending March 31, 2019 (Forecast):

Commemorative dividend	3.00	yen
Ordinary dividend	10.00	yen

## 3. Consolidated Financial Results Forecast for the Fiscal Year Ending March 31, 2019(April 01, 2018 to March 31, 2019)

(% indicates changes from the previous corresponding period.)

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent		Basic earnings per share
	Million yen	%	Million yen	%	Million yen	%	Million yen	%	Yen
Full year	14,700	(0.7)	5,300	0.0	5,100	1.1	3,700	3.2	69.35

(Note) Revision to the financial results forecast announced most recently: No

\* Notes:

(1) Changes in significant subsidiaries during the nine months ended December 31, 2018  
(changes in specified subsidiaries resulting in changes in scope of consolidation): No

(2) Accounting policies adopted specially for the preparation of quarterly consolidated financial statements: No

(3) Changes in accounting policies, changes in accounting estimates and retrospective restatement

- 1) Changes in accounting policies due to the revision of accounting standards: No
- 2) Changes in accounting policies other than 1) above: No
- 3) Changes in accounting estimates: No
- 4) Retrospective restatement: No

(4) Total number of issued shares (common shares)

1) Total number of issued shares at the end of the period (including treasury shares):

December 31, 2018:	53,998,798	shares
March 31, 2018:	53,998,798	shares

2) Total number of treasury shares at the end of the period:

December 31, 2018:	648,874	shares
March 31, 2018:	170,656	shares

3) Average number of shares during the period:

Nine months ended December 31, 2018:	53,790,851	shares
Nine months ended December 31, 2017:	53,865,564	shares

\*This summary is not subject to quarterly review procedures by a certified public accountant or audit firm.

\*Appropriate use of business forecasts; other special items

Information described in this document, such as projections, is prepared based on available information at the time of the release of this document and certain assumptions that the Company judged as rational. Actual results may be significantly different due to various factors.

Quarterly Consolidated Financial Statements  
Quarterly Consolidated Balance Sheets

(Thousand yen)

	As of March 31,2018	As of December 31,2018
<b>Assets</b>		
Current assets		
Cash and deposits	7,051,250	15,188,175
Notes and accounts receivable - trade	277,141	294,135
Other	131,112	827,181
Total current assets	7,459,503	16,309,492
Non-current assets		
Property, plant and equipment		
Buildings and structures	67,053,033	65,936,694
Accumulated depreciation	(35,908,170)	(36,317,328)
Buildings and structures, net	31,144,862	29,619,366
Land	52,666,594	52,640,231
Buildings in trust	3,353,264	3,343,060
Accumulated depreciation	(913,857)	(1,033,673)
Buildings in trust, net	2,439,406	2,309,386
Land in trust	11,038,280	11,038,280
Construction in progress	156,649	1,811,517
Other	728,735	750,733
Accumulated depreciation	(630,978)	(637,101)
Other, net	97,757	113,632
Total property, plant and equipment	97,543,549	97,532,414
Intangible assets	30,655	81,628
Investments and other assets		
Investment securities	15,289,699	14,804,854
Other	2,640,869	2,681,167
Total investments and other assets	17,930,569	17,486,021
Total non-current assets	115,504,774	115,100,064
Total assets	122,964,278	131,409,557

(Thousand yen)

	As of March 31,2018	As of December 31,2018
<b>Liabilities</b>		
Current liabilities		
Notes and accounts payable - trade	23,836	2,328
Current portion of bonds	5,000,000	5,000,000
Short-term loans payable	5,042,800	4,749,925
Income taxes payable	975,179	447,489
Provision	29,046	-
Other	1,620,689	1,509,316
Total current liabilities	12,691,551	11,709,060
Non-current liabilities		
Bonds payable	25,000,000	35,000,000
Long-term loans payable	13,209,750	11,574,275
Net defined benefit liability	56,567	64,746
Asset retirement obligations	113,457	113,734
Other	9,665,797	9,435,799
Total non-current liabilities	48,045,572	56,188,555
Total liabilities	60,737,124	67,897,616
<b>Net assets</b>		
Shareholders' equity		
Capital stock	9,827,611	9,827,611
Capital surplus	9,786,472	9,786,093
Retained earnings	40,187,902	42,127,389
Treasury shares	(97,244)	(522,944)
Total shareholders' equity	59,704,742	61,218,149
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	7,329,172	6,975,059
Revaluation reserve for land	(4,876,010)	(4,768,378)
Total accumulated other comprehensive income	2,453,162	2,206,681
Share acquisition rights	69,249	87,109
Total net assets	62,227,153	63,511,940
Total liabilities and net assets	122,964,278	131,409,557

## Quarterly Consolidated Statements of Income and Comprehensive Income

## Quarterly Consolidated Statements of Income (For the nine months)

(Thousand yen)

	For the nine months ended December 31, 2017	For the nine months ended December 31, 2018
Net sales	11,073,761	11,098,139
Cost of sales	6,189,970	6,112,313
Gross profit	4,883,791	4,985,826
Selling, general and administrative expenses	934,220	972,341
Operating profit	3,949,571	4,013,485
Non-operating income		
Interest income	244	326
Dividend income	261,860	276,441
Other	8,556	18,863
Total non-operating income	270,661	295,631
Non-operating expenses		
Interest expenses	153,691	131,647
Interest on bonds	196,004	188,025
Bond issuance cost	63,940	97,661
Other	6,882	7,401
Total non-operating expenses	420,519	424,735
Ordinary profit	3,799,712	3,884,381
Extraordinary income		
Gain on sales of non-current assets	-	523,812
Gain on sales of investment securities	124,032	14,906
Compensation income	-	2,200
Total extraordinary income	124,032	540,918
Extraordinary losses		
Loss on retirement of non-current assets	10,433	8,419
Total extraordinary losses	10,433	8,419
Profit before income taxes	3,913,311	4,416,881
Income taxes - current	1,169,838	1,230,011
Income taxes - deferred	23,765	90,352
Total income taxes	1,193,604	1,320,364
Profit	2,719,707	3,096,517
Profit attributable to owners of parent	2,719,707	3,096,517

## Quarterly Consolidated Statements of Comprehensive Income (For the nine months)

(Thousand yen)

	For the nine months ended December 31,2017	For the nine months ended December 31,2018
Profit	2,719,707	3,096,517
Other comprehensive income		
Valuation difference on available-for-sale securities	1,807,048	(354,113)
Total other comprehensive income	1,807,048	(354,113)
Comprehensive income	4,526,755	2,742,403
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	4,526,755	2,742,403
Comprehensive income attributable to non-controlling interests	-	-