

Year Ended March 31, 2023

Summary of Financial Results

Summary of Results

Summary of Consolidated Income and Balance Sheet

Summary of Results for the year Ended March 31, 2023

- Revenues from operations ¥ 2.2 trillion, + ¥ 168.2 billion Y on Y (+8.0%)
- Operating income ¥ 305.4 billion, + ¥ 60.4 billion Y on Y (+24.7%)
- Net profit* ¥ 196.9 billion, + ¥ 20.0 billion Y on Y (+11.3%)
- Revenues and each income reached new record highs.

*Profit Attributable to Owners of Parent

Billions of Yen	FY2022	FY2021	Change (Rate)		FY2022	Comparison with Forecast	
	(2022.4.1-2023.3.31)	(2021.4.1-2022.3.31)			Forecasts		
Revenues from operations	2,269.1	2,100.8	+168.2	(+8.0%)	2,200.0	+69.1	103.1%
Operating Income	305.4	244.9	+60.4	(+24.7%)	300.0	+5.4	101.8%
Ordinary Income	265.3	224.9	+40.4	(+18.0%)	260.0	+5.3	102.1%
Profit Attributable to Owners of Parent	196.9	176.9	+20.0	(+11.3%)	190.0	+6.9	103.7%

Summary of Consolidated Income by segment for the year Ended March 31, 2023 (Leasing)

The situation of each segment operating income

Leasing

Operating income : Record high

(Billions of Yen)

	FY2022 (2022.4.1-2023.3.31)	FY2021 (2021.4.1-2022.3.31)	Change
Leasing	149.1	129.9	+19.1
Property Sales	145.7	138.3	+7.3
Domestic	39.3	24.0	+15.3
Investors*	106.3	114.3	-7.9
Management	63.3	57.2	+6.1
Property Management	37.5	31.2	+6.2
Brokerage and Asset Management, etc.	25.8	25.9	-0.0
Other	-4.2	-29.6	+25.4
Elimination, etc.	-48.6	-50.9	+2.3
Operating Income	305.4	244.9	+60.4

*Investors and Individuals (Overseas) etc.

- ✓ An increase in leasing revenues and income from 50 Hudson Yards
- ✓ A recovery in sales at existing retail facilities
- ✓ Contributions from the newly opened retail facilities “LaLaport FUKUOKA” and “LaLaport SAKAI”
- ✓ The Company’s office vacancy (non-consolidated basis) in Tokyo metropolitan area

As of March,31 2023	As of December,31 2022
3.8%	6.4%

The situation of each segment operating income

Property Sales

Operating income : Record high

(Billions of Yen)

	FY2022 (2022.4.1-2023.3.31)	FY2021 (2021.4.1-2022.3.31)	Change
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*Investors and Individuals (Overseas) etc.

■ To individuals (Domestic)

✓ Progress in the handover of various properties including PARK COURT CHIYODA YONBANCHO

Inventories of Property Sales to Individuals(Domestic)

	As of March,31 2023	As of March,31 2022	Change
Total	55	89	-34
Condominiums	55	82	-27
Detached housing	0	7	-7

■ To investors and individuals (Overseas), etc.

✓ The continued turnover of assets and progress in the sale of properties to investors in Japan and overseas

Summary of Consolidated Income by segment for the year Ended March 31, 2023 (Management)

The situation of each segment operating income

Management

Operating income : Record high

	(Billions of Yen)		
	FY2022 (2022.4.1-2023.3.31)	FY2021 (2021.4.1-2022.3.31)	Change
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*Investors and Individuals (Overseas) etc.

■ Property Management

- ✓ The year-on-year improvement in occupancy rates in the “Repark” (car park leasing) business and the effects of efforts to reduce costs

■ Brokerage, Asset Management, etc.

- ✓ An increase of project management fee income
- ✓ An increase of operating expenses in the “Rehouse” (brokerage for individuals) business

(Billions of Yen)

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* Investors and Individuals (Overseas) etc.

The situation of each segment operating income

Other

■ Hotel and Resorts

✓ A substantial improvement in RevPAR

■ TOKYO DOME

✓ Upswings in the number of operating days and visitors

Summary of Consolidated Balance Sheet on September 30, 2023

➤ Total Assets ¥8.8 trillion

(Compared to the end of FY2021 : +¥633.3 bil including the impact of foreign exchange by approx. ¥255.5 bil)

➤ Interest-bearing debt ¥4.0 trillion

(Compared to the end of FY2021 : +¥381.2 bil including the impact of foreign exchange by approx. ¥132.9 bil)

➤ Total Net Assets ¥3.0 trillion

(Compared to the end of FY2021 : +¥117.4 bil)

	FY2022 (2022.4.1-2023.3.31)	FY2021 (2021.4.1-2022.3.31)	Change
Current Assets	2,747.5	2,567.8	+179.6
Real Property for Sale (including Advances Paid for Purchases)	2,163.6	2,051.7	+111.9
Fixed Assets	6,093.8	5,640.1	+453.6
Tangible and Intangible Fixed Assets	4,293.1	3,914.1	+378.9
Investments and Other Assets	1,800.7	1,726.0	+74.7
Total Assets	8,841.3	8,208.0	+633.3

Billions of Yen

	FY2022 (2022.4.1-2023.3.31)	FY2021 (2021.4.1-2022.3.31)	Change
Current Liabilities	1,501.8	1,277.0	+224.7
Long-term Liabilities	4,308.3	4,017.1	+291.1
Total Liabilities	5,810.1	5,294.2	+515.9
Interest-Bearing Debt	4,048.5	3,667.2	+381.2
Total Net Assets	3,031.2	2,913.7	+117.4
Total Liabilities and Net Assets	8,841.3	8,208.0	+633.3

	FY2022 (2022.4.1-2023.3.31)	FY2021 (2021.4.1-2022.3.31)	Change
D/E Ratio (Times)	1.40	1.31	+0.09
Equity Ratio	32.8%	34.1%	-1.3pt