

2024年3月期 第2四半期

(September 30, 2023)

FACT SHEETS

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(Appendix) Quarterly Information

住友不動産株式会社

Sumitomo Realty & Development Co., Ltd.

(ご照会先)

－REFERENCE－

Phone 03－3346－2342

Facsimile 03－5322－6732

<https://www.sumitomo-rd.co.jp/ir/>

2024年3月期 第2四半期 (Sep-23) 連結決算 (Consolidated base)

* 2021年3月期期首よりセグメント変更を行い、「販売事業」、「流通事業」、「調整額(記載省略)」に計上していた住友不動産販売の業績は「流通事業」へ計上しております。2020年3月期第2四半期は変更後の数値を記載しております。
(From the beginning of March 2021 fiscal year, the business segments for revenue and income from Sumitomo Real Estate Sales have been changed, from the allocation to "Sales", "Brokerage" and "Adjustments (not presented in the document)", to be consolidated into "Brokerage". Financial results for the second quarter of March 2020 fiscal year have been adjusted retroactively.)

[損益計算書] (Statements of operations)

		2019/9	2020/9	2021/9	2022/9	2023/9
単位: 百万円 (millions of yen)		Sep-19	Sep-20	Sep-21	Sep-22	Sep-23
売上高	Revenue from operations	579,438	515,122	480,968	474,871	505,243
売上総利益	Gross profit	181,962	167,678	169,201	170,616	184,819
粗利益率	Gross profit margin	31.4%	32.6%	35.2%	35.9%	36.6%
販管費	S,G&A expenses	44,388	34,831	33,008	32,633	35,043
営業利益	Operating income	137,573	132,847	136,192	137,982	149,775
営業利益率	Operating income margin	23.7%	25.8%	28.3%	29.1%	29.6%
受取利息・配当金	Interest & dividend income	6,566	7,197	6,758	8,835	10,498
その他	Others	124	1,123	626	82	187
営業外収益	Non-operating income	6,691	8,320	7,384	8,918	10,685
支払利息	Interest expenses	9,692	9,276	9,117	8,699	9,103
その他	Others	2,723	2,349	1,857	1,724	1,770
営業外費用	Non-operating expenses	12,416	11,626	10,975	10,423	10,873
(金融収支)	(Net interest receive)	(▲3,126)	(▲2,079)	(▲2,359)	(136)	(1,395)
経常利益	Ordinary profit	131,848	129,541	132,602	136,477	149,588
特別利益	Extraordinary income	4,824	12,469	460	2	3,330
特別損失	Extraordinary loss	1,732	1,308	1,607	805	1,842
税金等調整前四半期(累計)純利益	Income before income taxes	134,941	140,702	131,454	135,675	151,076
法人税等	Income tax and other taxes	41,717	43,570	40,350	41,624	45,152
非支配株主に帰属する四半期純利益	Profit attributable to non-controlling interests	-	-	-	-	-
親会社株主に帰属する四半期純利益	Profit attributable to owners of parent	93,224	97,131	91,103	94,050	105,924
減価償却費	Depreciation	25,199	27,365	30,352	31,196	36,005

[セグメント情報] (Segment Information)

(1) 売上高		2019/9	2020/9	2021/9	2022/9	2023/9
Revenue from operations		Sep-19	Sep-20	Sep-21	Sep-22	Sep-23
単位: 百万円 (millions of yen)		Sep-19	Sep-20	Sep-21	Sep-22	Sep-23
賃貸事業	Leasing	193,798	196,914	211,802	207,885	220,197
販売事業	Sales	254,894	213,265	157,705	153,622	170,903
完工事業	Housing Construction	92,116	73,923	73,708	75,661	75,416
流通事業	Brokerage	37,627	31,070	36,774	36,270	37,149
合計	Total	579,438	515,122	480,968	474,871	505,243

(2) 営業利益		2019/9	2020/9	2021/9	2022/9	2023/9
Operating income		Sep-19	Sep-20	Sep-21	Sep-22	Sep-23
単位: 百万円 (millions of yen)		Sep-19	Sep-20	Sep-21	Sep-22	Sep-23
賃貸事業	Leasing	83,674	81,467	88,022	87,036	89,154
販売事業	Sales	45,562	52,825	42,524	47,071	55,648
完工事業	Housing Construction	6,635	2,381	3,688	2,854	3,846
流通事業	Brokerage	9,274	5,439	9,902	9,991	10,508
合計	Total	137,573	132,847	136,192	137,982	149,775

[事業の概況] (Review of operations)

(1) 賃貸事業部門 (Leasing)

【連結ベース】 (Consolidated base)

		2019/9	2020/9	2021/9	2022/9	2023/9
		Sep-19	Sep-20	Sep-21	Sep-22	Sep-23
オフィス期末空室率*	Vacancy rate*	1.7%	1.8%	5.6%	5.9%	5.9%

* 竣工後1年を経過した既存オフィスビルの空室率 (Vacancy rate for existing buildings)

(2) 販売事業部門 (Sales)

【連結ベース】 (Consolidated base)

単位: 戸、百万円 (units, millions of yen)

		2019/9	2020/9	2021/9	2022/9	2023/9
		Sep-19	Sep-20	Sep-21	Sep-22	Sep-23
マンション契約戸数	Condominium units sold	2,408	1,308	1,534	2,014	1,687

計上戸数	Units delivered	4,175	3,258	2,425	2,000	2,471
マンション・戸建	Condominiums & Detached houses	4,169	3,253	2,404	1,957	2,446
宅地	Land lots	6	5	21	43	25
売上高	Sales income	254,894	213,265	157,705	153,622	170,903
マンション・戸建	Condominiums & Detached houses	246,345	204,316	150,148	139,481	163,264
宅地・その他	Land lots & Others	8,548	8,948	7,557	14,140	7,639

(3) 完工事業部門 (Housing Construction)

【連結ベース】 (Consolidated base)

単位: 棟、百万円 (units, millions of yen)

		2019/9	2020/9	2021/9	2022/9	2023/9
		Sep-19	Sep-20	Sep-21	Sep-22	Sep-23
受注棟数	Units contracted	4,845	4,608	5,609	5,000	4,658
新築そっくりさん	Remodeling "Shinchiku Sokkurisan"	3,730	3,432	4,250	3,964	3,511
注文住宅	Custom Home	1,115	1,176	1,359	1,036	1,147

計上棟数	Units delivered	5,270	3,789	3,941	3,956	3,697
新築そっくりさん	Remodeling "Shinchiku Sokkurisan"	4,302	2,919	3,070	3,106	3,009
注文住宅	Custom Home	968	870	871	850	688
売上高	Revenue from housing business	92,116	73,923	73,708	75,661	75,416
新築そっくりさん	Remodeling "Shinchiku Sokkurisan"	53,087	38,333	39,076	39,674	42,405
注文住宅	Custom Home	31,031	29,743	29,489	30,006	26,880
その他	Others	7,998	5,847	5,143	5,981	6,131

(4) 流通事業部門 (Brokerage)

【住友不動産販売】 (Sumitomo Real Estate Sales)

単位: 件、百万円 (transactions, millions of yen)

		2019/9	2020/9	2021/9	2022/9	2023/9
		Sep-19	Sep-20	Sep-21	Sep-22	Sep-23
仲介件数	Number of transactions	19,769	16,205	19,593	17,531	16,282
取扱高	Total transaction value	666,765	563,067	715,286	679,420	694,581
取扱単価	Average price per transaction	33.7	34.7	36.5	38.7	42.6
仲介収益	Brokerage revenues	35,032	29,056	35,294	35,357	35,662

仲介営業センター数(国内)	Number of brokerage offices (Japan)	271	272	270	249	233
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[財務の状況] (Financial Indices)

(参考)

単位: 百万円 (millions of yen)

		2019/9	2020/9	2021/9	2022/9	2023/9	2023/3 前期末 Mar-23
		Sep-19	Sep-20	Sep-21	Sep-22	Sep-23	
総資産	Total assets	5,151,095	5,390,213	5,735,036	5,854,704	6,550,878	6,365,436
自己資本	Shareholders' equity	1,283,355	1,420,260	1,597,595	1,720,779	1,954,204	1,799,372
連結有利子負債	Interest-bearing debt	3,309,337	3,442,550	3,569,129	3,596,013	3,989,338	3,938,021
現金・預金	Cash and deposits	180,259	166,375	183,374	181,597	234,828	185,119
連結純有利子負債	Net interest-bearing debt	3,129,077	3,276,174	3,385,754	3,414,415	3,754,509	3,752,902

(参考)2023年3月期 (Mar-23) 連結決算 (Consolidated base)

*2020年3月期期首より、会計方針(住友不動産販売の収益認識基準)の変更をしております。2019年3月期は遡及適用後の数値を記載しております。
(Financial results for March 2019 fiscal year have been adjusted retroactively, reflecting the adoption of Accounting Standard for Revenue Recognition in Sumitomo Real Estate Sales effective from the beginning of March 2020 fiscal year.)

[損益計算書] (Statements of operations)

		2019/3	2020/3	2021/3	2022/3	2023/3	2024/3
単位: 百万円 (millions of yen)		Mar-19	Mar-20	Mar-21	Mar-22	Mar-23	通期予想 Mar-24 (F)
売上高	Revenue from operations	1,012,198	1,013,512	917,472	939,430	939,904	970,000
売上総利益	Gross profit	301,148	321,680	287,907	302,442	314,452	328,000
粗利益率	Gross profit margin	29.8%	31.7%	31.4%	32.2%	33.5%	33.8%
広告費	Selling expenses	21,250	18,514	9,236	9,163	9,181	9,000
一般管理費	G & A expenses	60,508	68,833	59,426	59,396	63,996	64,000
販管費	S,G&A expenses	81,758	87,348	68,663	68,560	73,178	73,000
営業利益	Operating income	219,389	234,332	219,244	233,882	241,274	255,000
営業利益率	Operating income margin	21.7%	23.1%	23.9%	24.9%	25.7%	26.3%
受取利息・配当金	Interest & dividend income	10,066	11,679	11,835	12,792	16,079	
その他	Others	630	570	2,041	1,463	565	
営業外収益	Non-operating income	10,697	12,249	13,877	14,255	16,645	
支払利息	Interest expenses	20,184	19,186	18,317	18,033	17,576	
その他	Others	6,675	6,874	4,854	4,989	3,691	
営業外費用	Non-operating expenses	26,859	26,061	23,172	23,023	21,268	
(金融収支)	(Net interest receive)	(▲10,118)	(▲7,507)	(▲6,482)	(▲5,241)	(▲1,497)	
経常利益	Ordinary profit	203,227	220,520	209,949	225,115	236,651	250,000
固定資産売却益	Gain on sale of fixed assets	75	278	536	97	14	
投資有価証券売却益	Gain on sale of investment securities	11	1,417	13,115	2,426	4,712	
その他	Others		4,824				
特別利益	Extraordinary income	86	6,519	13,652	2,524	4,727	
固定資産売却損	Loss on sale of fixed assets	3,723	2,130		0		
固定資産減損損失	Loss on impairment of fixed assets	8,575	9,660	3,876	3,453	8,099	
固定資産除却損	Loss on disposal of fixed assets	1,280	1,566	7,890	4,014	1,742	
投資有価証券評価損	Loss on devaluation of investment securities	1,104	7,838	489	1,160	213	
投資有価証券売却損	Loss on sale of investment securities			312	1	7	
新型コロナウイルス感染症による損失	Loss related to COVID-19			629			
その他	Others	70	35	44	355	979	
特別損失	Extraordinary loss	14,755	21,231	13,242	8,986	11,042	
税金等調整前当期利益	Income before income taxes	188,558	205,809	210,359	218,653	230,336	
法人税等	Income tax and other taxes	58,456	64,812	68,970	68,201	68,410	
非支配株主に帰属する当期純利益	Profit attributable to non-controlling interests						
親会社株主に帰属する当期純利益	Profit attributable to owners of parent	130,102	140,997	141,389	150,452	161,925	175,000
減価償却費	Depreciation	46,312	48,974	57,812	60,645	64,635	69,000

[セグメント情報] (Segment Information)

* 2021年3月期期首よりセグメント変更を行い、「販売事業」、「流通事業」、「調整額(記載省略)」に計上していた住友不動産販売の業績は「流通事業」へ計上しております。2020年3月期は変更後の数値を記載しております。

(From the beginning of March 2021 fiscal year, the business segments for revenue and income from Sumitomo Real Estate Sales have been changed, from the allocation to "Sales", "Brokerage" and "Adjustments (not presented in the document)", to be consolidated into "Brokerage". Financial results for March 2020 fiscal year have been adjusted retroactively.)

(1)売上高 Revenue from operations 単位:百万円 (millions of yen)		2019/3	2020/3	2021/3	2022/3	2023/3	2024/3 通期予想 Mar-24 (F)
		Mar-19	Mar-20	Mar-21	Mar-22	Mar-23	Mar-24 (F)
賃貸事業	Leasing	381,763	395,592	398,237	425,081	425,368	445,000
販売事業	Sales	331,751	324,928	263,394	233,788	222,077	225,000
完工事業	Housing Construction	221,693	218,930	188,707	204,361	213,584	220,000
流通事業	Brokerage	71,867	71,199	65,792	73,484	75,107	77,000
合計	Total	1,012,198	1,013,512	917,472	939,430	939,904	970,000

(2)営業利益 Operating income 単位:百万円 (millions of yen)		2019/3	2020/3	2021/3	2022/3	2023/3	2024/3 通期予想 Mar-24 (F)
		Mar-19	Mar-20	Mar-21	Mar-22	Mar-23	Mar-24 (F)
賃貸事業	Leasing	149,932	169,416	155,245	162,649	165,693	172,000
販売事業	Sales	47,115	46,490	53,931	50,485	53,928	54,000
完工事業	Housing Construction	20,407	20,583	15,565	18,523	21,421	23,000
流通事業	Brokerage	20,977	14,592	11,480	18,025	20,030	22,000
合計	Total	219,389	234,332	219,244	233,882	241,274	255,000

(3)営業利益率 Operating income margin		2019/3	2020/3	2021/3	2022/3	2023/3	2024/3 通期予想 Mar-24 (F)
		Mar-19	Mar-20	Mar-21	Mar-22	Mar-23	Mar-24 (F)
賃貸事業	Leasing	39.3%	42.8%	39.0%	38.3%	39.0%	38.7%
販売事業	Sales	14.2%	14.3%	20.5%	21.6%	24.3%	24.0%
完工事業	Housing Construction	9.2%	9.4%	8.2%	9.1%	10.0%	10.5%
流通事業	Brokerage	29.2%	20.5%	17.4%	24.5%	26.7%	28.6%
合計	Total	21.7%	23.1%	23.9%	24.9%	25.7%	26.3%

(4)資産 Assets of segment 単位:百万円 (millions of yen)		2019/3	2020/3	2021/3	2022/3	2023/3	2024/3 通期予想 Mar-24 (F)
		Mar-19	Mar-20	Mar-21	Mar-22	Mar-23	Mar-24 (F)
賃貸事業	Leasing	3,737,136	3,922,764	4,226,733	4,297,595	4,588,062	/
販売事業	Sales	713,300	673,420	658,010	761,443	927,787	
完工事業	Housing Construction	30,057	25,053	23,460	23,625	22,976	
流通事業	Brokerage	14,074	170,883	179,631	193,444	230,095	
合計	Total	5,130,118	5,317,623	5,673,666	5,806,040	6,365,436	/

(5)従業員数 Number of employees		2019/3	2020/3	2021/3	2022/3	2023/3	2024/3 通期予想 Mar-24 (F)
		Mar-19	Mar-20	Mar-21	Mar-22	Mar-23	Mar-24 (F)
賃貸事業	Leasing	3,771	4,059	4,036	3,978	3,923	/
販売事業	Sales	894	852	895	854	826	
完工事業	Housing Construction	4,050	4,137	3,993	3,867	3,854	
流通事業	Brokerage	3,329	3,633	3,647	3,397	3,354	
合計	Total	13,238	13,676	13,530	13,040	12,957	/

[事業の概況] (Review of operations)

(1) 賃貸事業部門 (Leasing)		2019/3	2020/3	2021/3	2022/3	2023/3	2024/3
【連結ベース】(Consolidated base)							通期予想
単位:千㎡ (1,000㎡)		Mar-19	Mar-20	Mar-21	Mar-22	Mar-23	Mar-24 (F)
期末延床面積	Gross floor area	5,037	5,461	5,575	5,633	5,984	
所有	Outright ownership	4,226	4,633	4,773	4,856	5,215	
サブリース事業	Sub-lease business	811	828	802	777	769	
東京都区部	Tokyo 23wards	4,738	5,169	5,284	5,339	5,658	
その他	Other Area	299	292	291	294	327	

オフィス期末空室率*	Vacancy rate*	2.8%	1.4%	2.8%	5.8%	6.0%	
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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 (Vacancy rate for existing buildings)

(2) 販売事業部門 (Sales)		2019/3	2020/3	2021/3	2022/3	2023/3	2024/3
【連結ベース】(Consolidated base)							通期予想
単位:戸、百万円 (units、millions of yen)		Mar-19	Mar-20	Mar-21	Mar-22	Mar-23	Mar-24 (F)
マンション新規発売戸数	Condominium units supplied	6,384	4,969	3,427	2,277	3,260	3,000
マンション契約戸数	Condominium units sold	5,111	4,865	3,047	3,047	3,702	3,000
マンション完成済み未契約戸数	Condominium units unsold	1,044	1,466	1,184	1,174	1,215	

計上戸数		Units delivered	5,970	5,431	4,164	3,604	2,961	3,000
マンション・戸建	Condominiums & Detached houses	5,948	5,413	4,149	3,569	2,886		
宅地	Land lots	22	18	15	35	75		
売上高	Sales income	331,751	324,928	263,394	233,788	222,077	225,000	
マンション・戸建	Condominiums & Detached houses	323,297	314,429	252,394	218,289	200,482		
宅地・その他	Land lots & Others	8,454	10,498	11,000	15,498	21,595		

(3) 完工事業部門 (Housing Construction)		2019/3	2020/3	2021/3	2022/3	2023/3	2024/3
【連結ベース】(Consolidated base)							通期予想
単位:棟、百万円 (units、millions of yen)		Mar-19	Mar-20	Mar-21	Mar-22	Mar-23	Mar-24 (F)
受注棟数	Units contracted	13,526	9,666	10,061	10,981	9,867	10,700
新築そっくりさん	Remodeling "Shinchiku Sokkurisan"	10,449	7,506	7,534	8,362	7,796	8,200
注文住宅	Custom Home	3,077	2,160	2,527	2,619	2,071	2,500

計上棟数		Units delivered	12,013	11,927	9,940	10,582	10,658	10,600
新築そっくりさん	Remodeling "Shinchiku Sokkurisan"	9,132	9,301	7,566	7,971	8,136	8,200	
注文住宅	Custom Home	2,881	2,626	2,374	2,611	2,522	2,400	
売上高	Revenue from housing business	221,693	218,930	188,707	204,361	213,584	220,000	
新築そっくりさん	Remodeling "Shinchiku Sokkurisan"	116,195	119,801	98,160	105,746	110,749	116,000	
注文住宅	Custom Home	93,458	86,783	80,361	88,431	91,952	92,000	
その他	Others	12,040	12,346	10,186	10,184	10,883	12,000	

(4) 流通事業部門 (Brokerage)		2019/3	2020/3	2021/3	2022/3	2023/3	2024/3
【住友不動産販売】(Sumitomo Real Estate Sales)							通期予想
単位:件、百万円 (transactions、millions of yen)		Mar-19	Mar-20	Mar-21	Mar-22	Mar-23	Mar-24 (F)
仲介件数	Number of transactions	37,643	37,715	35,122	38,144	34,906	36,000
取扱高	Total transaction value	1,326,357	1,287,508	1,241,023	1,453,387	1,396,127	1,450,000
取扱単価	Average price per transaction	35.2	34.1	35.3	38.1	39.9	40.2
仲介収益	Brokerage revenues	68,583	67,063	62,358	71,278	72,549	75,000

仲介営業センター数 (国内)	Number of brokerage offices (Japan)	270	276	269	256	249	
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[連結キャッシュ・フロー計算書] (Consolidated Statements of Cash Flows)

		2019/3	2020/3	2021/3	2022/3	2023/3
単位: 百万円 (millions of yen)		Mar-19	Mar-20	Mar-21	Mar-22	Mar-23
税金等調整前当期純利益	Income before income taxes	188,558	205,809	210,359	218,653	230,336
減価償却費	Depreciation and amortization	46,312	48,974	57,812	60,645	64,635
貸倒引当金の増加額又は減少額(△)	Provision for allowance for doubtful accounts -- net	△308	△4,848	△21	134	226
固定資産売却損益(△は益)	Loss (Gain) on sale of property and equipment	3,648	1,852	△536	△97	△14
固定資産減損損失	Loss on impairment of fixed assets	8,575	9,660	3,876	3,453	8,099
売上債権の増加額(△)又は減少額	Decrease (Increase) in accounts receivable -- trade	2,233	4,636	△1,184	△4,572	△14,761
棚卸資産の増加額(△)又は減少額	Decrease (Increase) in inventories	65,981	46,766	7,303	△48,326	△55,461
仕入債務の増加額又は減少額(△)	Increase (Decrease) in notes and accounts payable -- trade	26,188	△18,542	△12,041	17,610	△13,283
前受金の増加額又は減少額(△)	Increase (Decrease) in advances received	△12,072	△415	△4,921	2,082	7,189
法人税等の支払額	Payments for income tax and other taxes	△69,426	△65,218	△57,029	△78,018	△78,710
その他	Other -- net	367	1,783	22,329	21,402	16,856
営業活動によるキャッシュ・フロー		260,057	230,458	225,947	192,967	165,112
Net cash provided by operating activities						
有形固定資産の取得による支出	Payments for purchases of property and equipment	△188,573	△270,347	△355,431	△179,553	△449,345
有形固定資産の売却による収入	Proceeds from sale of property and equipment	6,617	11,307	1,658	524	597
有価証券／投資有価証券の純増減	Decrease (Increase) in securities	△30,946	△44,019	28,640	△4,783	△27,514
敷金及び保証金の純増減	Decrease (Increase) in guarantee and lease deposits paid to lessors	3,737	△316	1,205	1,452	△195
預り敷金及び保証金の純増減	Increase (Decrease) in guarantee and lease deposits received	21,340	18,575	7,714	△7,971	6,531
共同投資事業出資預託金の純増減	Receipts (Restitution) of deposits from partnership investors	△9,438	△22,185	△7,650	△12,195	△12,650
その他	Other -- net	△11,948	16,866	△12,820	△7,459	△7,221
投資活動によるキャッシュ・フロー		△209,212	△290,118	△336,682	△209,984	△489,799
Net cash used in investing activities						
短期借入金・CPの純増減	Increase (Decrease) in short-term bank loans & CP	△35,773	121,083	△106	△78,010	140,000
社債の純増減	Increase (Decrease) in bonds and notes	△60,000	△40,000	—	20,000	30,000
長期借入金の純増減	Increase (Decrease) in long-term debt	△27,451	23,681	128,029	73,054	212,814
SPC借入金・社債の純増減	Increase (Decrease) in non-recourse loans and bonds	△7,501	△6,643	△7,538	△16,344	△4,786
配当金の支払額	Cash dividends paid	△13,268	△15,162	△18,004	△20,374	△22,271
その他	Other -- net	△2,064	△313	△294	△242	△201
財務活動によるキャッシュ・フロー		△146,058	82,644	102,086	△21,917	355,555
Net cash provided by (used in) financing activities						
現金及び現金同等物の増加額又は減少額		△94,969	22,740	△9,736	△36,971	33,742
Net increase (decrease) in cash and cash equivalents						
現金及び現金同等物の期首残高		262,045	170,707	193,448	187,281	150,309
Cash and cash equivalents at beginning of year						
現金及び現金同等物の期末残高		170,707	193,448	187,281	150,309	184,052
Cash and cash equivalents at end of year						

[財務の状況] (Financial Indices)

(1) 総資産、自己資本		2019/3	2020/3	2021/3	2022/3	2023/3
Total assets & Equity (millions of yen)		Mar-19	Mar-20	Mar-21	Mar-22	Mar-23
総資産	Total assets	5,130,118	5,317,623	5,673,666	5,806,040	6,365,436
ROA*1	Return On Assets*1	4.5%	4.7%	4.2%	4.3%	4.2%
自己資本	Shareholders' equity	1,202,103	1,294,998	1,503,021	1,634,049	1,799,372
自己資本比率	Equity ratio	23.4%	24.4%	26.5%	28.1%	28.3%
ROE*2	Return On Equity*2	11.2%	11.3%	10.1%	9.6%	9.4%

*1 (営業利益+受取利息・配当金)÷総資産(期首期末平均) (Operating income + Interest & Dividend income/Total assets)

*2 当期利益÷自己資本(期首期末平均) (Net income/Shareholders' equity)

(2) 連結有利子負債		2019/3	2020/3	2021/3	2022/3	2023/3
Interest-bearing debt (millions of yen, times)		Mar-19	Mar-20	Mar-21	Mar-22	Mar-23
CP	Commercial Paper	-	120,000	120,000	40,000	180,000
短期借入	Short-term loans	25,643	26,726	26,620	28,610	28,610
長期借入	Long-term loans	2,603,945	2,703,627	2,831,656	2,904,710	3,117,524
社債	Bonds; Debentures	310,000	270,000	270,000	290,000	320,000
SPC長期借入金・社債	Non-recourse loans and bonds	403,198	320,555	313,017	296,673	291,887
連結有利子負債	Interest-bearing debt	3,342,786	3,440,908	3,561,293	3,559,993	3,938,021
長期比率	Ratio of long-term debt	99%	96%	96%	98%	95%
固定金利比率	Ratio of fixed-interest debt	96%	95%	94%	96%	86%
現金・預金	Cash and deposits	172,191	195,360	188,340	151,392	185,119
連結純有利子負債	Net interest-bearing debt	3,170,595	3,245,548	3,372,953	3,408,601	3,752,902
デットエクイティレシオ*3	Net D/E Ratio*3	2.6	2.5	2.2	2.1	2.1
インタレストカバレッジレシオ*4	Interest Coverage Ratio*4	11.4	12.8	12.6	13.7	14.6
純有利子負債/営業利益倍率*5	Net Debt/Operating Income Ratio*5	13.8	13.2	14.6	13.8	14.6

*3 連結純有利子負債÷連結自己資本 (Net Interest-bearing debt/Shareholders' equity)

*4 (営業利益+受取利息・配当金)÷支払利息 (Operating income + Interest & Dividend income/Interest expenses)

*5 連結純有利子負債÷(営業利益+受取利息・配当金) (Net Interest-bearing debt/Operating income + Interest & Dividend income)

(3) 賃貸セグメント資産総利回り		2019/3	2020/3	2021/3	2022/3	2023/3
Return on leasing assets (millions of yen)		Mar-19	Mar-20	Mar-21	Mar-22	Mar-23
賃貸営業利益	Operating income of leasing business	149,932	169,416	155,245	162,649	165,693
減価償却費	Depreciation	43,200	45,420	54,332	57,394	61,172
賃貸キャッシュフロー	Cash flows from leasing business	193,132	214,836	209,577	220,043	226,865
賃貸セグメント資産	Assets of leasing segment	3,737,136	3,922,764	4,226,733	4,297,595	4,588,062
預り敷金及び保証金	Guarantee & security deposits received from tenants	▲ 228,958	▲ 247,609	▲ 258,219	▲ 249,275	▲ 254,008
賃貸投資残	Net investments of leasing business	3,508,178	3,675,155	3,968,514	4,048,320	4,334,054
賃貸セグメント資産総利回り*6	Return on leasing assets*6	5.6%	6.0%	5.5%	5.5%	5.4%

*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)

2023年3月期 (Mar-23) 単体推移 (Non-consolidated base)

[損益計算書](Statements of operations)

		2019/3	2020/3	2021/3	2022/3	2023/3
単位: 百万円 (millions of yen)		Mar-19	Mar-20	Mar-21	Mar-22	Mar-23
賃貸事業	Leasing	335,677	356,138	373,988	385,978	382,943
販売事業	Sales	331,748	324,928	263,394	233,788	222,077
完成工事事業	Housing Construction	208,704	206,057	178,308	194,111	202,342
その他事業	Others	3,023	666	641	574	660
売上高	Revenue from operations	879,154	887,791	816,333	814,453	808,024
賃貸事業	Leasing	132,864	162,047	154,385	153,638	154,119
販売事業	Sales	65,466	63,732	62,701	58,111	61,216
完成工事事業	Housing Construction	55,989	56,742	50,012	54,191	56,523
その他事業	Others	3,009	649	623	555	646
売上総利益	Gross profit	257,329	283,172	267,722	266,496	272,504
賃貸事業	Leasing	39.6%	45.5%	41.3%	39.8%	40.2%
販売事業	Sales	19.7%	19.6%	23.8%	24.9%	27.6%
完成工事事業	Housing Construction	26.8%	27.5%	28.0%	27.9%	27.9%
その他事業	Others	99.5%	97.4%	97.2%	96.7%	97.9%
粗利益率	Gross profit margin	29.3%	31.9%	32.8%	32.7%	33.7%
販売費	Selling expenses	23,936	21,627	12,980	12,933	12,688
一般管理費	G & A expenses	47,566	51,088	47,938	47,621	50,798
販管費	S,G&A expenses	71,503	72,716	60,919	60,555	63,486
営業利益	Operating income	185,826	210,455	206,803	205,940	209,017
受取利息・配当金	Interest & dividend income	11,761	22,241	12,867	13,738	16,430
その他	Others	888	1,154	1,986	2,113	1,244
営業外収益	Non-operating income	12,650	23,395	14,854	15,851	17,674
支払利息	Interest expenses	17,597	16,958	16,551	16,497	16,179
その他	Others	7,792	5,984	4,341	11,009	3,225
営業外費用	Non-operating expenses	25,390	22,942	20,893	27,506	19,405
(金融収支)	(Net interest receive)	(▲5,836)	(5,283)	(▲3,684)	(▲2,759)	(251)
経常利益	Ordinary profit	173,087	210,908	200,764	194,285	207,287
固定資産売却益	Gain on sales of fixed assets	75	277	202	97	14
投資有価証券売却益	Gain on sale of investment securities	11	1,417	13,115	2,426	4,712
その他	Others		618		25	
特別利益	Extraordinary income	86	2,313	13,318	2,549	4,727
固定資産売却損	Loss on sale of fixed assets	0	2,130		0	
固定資産減損損失	Loss on impairment of fixed assets			3,577	400	8,099
固定資産除却損	Loss on disposal of fixed assets	1,054	1,287	7,360	3,749	1,422
投資有価証券評価損	Loss on devaluation of investment securities	1,078	7,838	489	10,660	170
投資有価証券売却損	Loss on sale of investment securities			312	1	7
その他	Others	28	34	427	355	996
特別損失	Extraordinary loss	2,162	11,290	12,166	15,167	10,696
税引前当期利益	Income before income taxes	171,011	201,931	201,915	181,667	201,318
法人税等	Income tax and other taxes	50,553	55,232	61,573	58,803	60,757
当期利益	Profit	120,458	146,699	140,342	122,864	140,560
減価償却費	Depreciation	35,282	38,253	47,133	50,716	54,164

四半期営業情報
Quarterly Information

(別紙)
(Appendix)

		既存ビル 期末空室率 Vacancy Rate (Office)	マンション契約戸数 Condominium Units Sold		新築そっくりさん Remodeling "Shinchiku Sokkurisan" 受注棟数 Units Contracted				注文住宅 Custom Home 受注棟数 Units Contracted	
				前年 同期比 YoY		前年 同期比 YoY	受注高 Total contract value (百万円) (millions of yen)	前年 同期比 YoY		前年 同期比 YoY
2019/3	1st	4.7%	1,314	-25.4%	2,397	-2.3%	29,566	4.0%	708	0.9%
Mar-19	2nd	4.3%	1,347	-45.3%	2,544	6.9%	31,879	11.2%	889	12.4%
	3rd	4.2%	1,103	-28.7%	2,570	14.9%	32,838	13.0%	666	5.4%
	4th	2.8%	1,347	-15.0%	2,938	28.9%	38,619	35.9%	814	-5.9%
	Year-end	2.8%	5,111	-30.5%	10,449	11.8%	132,902	16.0%	3,077	2.9%
2020/3	1st	2.3%	1,018	-22.5%	1,713	-28.5%	20,190	-31.7%	438	-38.1%
Mar-20	2nd	1.7%	1,390	3.2%	2,017	-20.7%	27,023	-15.2%	677	-23.8%
	3rd	1.6%	1,353	22.7%	2,056	-20.0%	25,425	-22.6%	385	-42.2%
	4th	1.4%	1,104	-18.0%	1,720	-41.5%	23,351	-39.5%	660	-18.9%
	Year-end	1.4%	4,865	-4.8%	7,506	-28.2%	95,989	-27.8%	2,160	-29.8%
2021/3	1st	1.5%	302	-70.3%	1,241	-27.6%	16,038	-20.6%	364	-16.9%
Mar-21	2nd	1.8%	1,006	-27.6%	2,191	8.6%	27,634	2.3%	812	19.9%
	3rd	2.3%	772	-42.9%	2,160	5.1%	26,963	6.0%	448	16.4%
	4th	2.8%	967	-12.4%	1,942	12.9%	25,499	9.2%	903	36.8%
	Year-end	2.8%	3,047	-37.4%	7,534	0.4%	96,134	0.2%	2,527	17.0%
2022/3	1st	3.5%	743	146.0%	2,195	76.9%	27,818	73.5%	620	70.3%
Mar-22	2nd	5.6%	791	-21.4%	2,055	-6.2%	26,951	-2.5%	739	-9.0%
	3rd	5.9%	820	6.2%	1,996	-7.6%	26,674	-1.1%	438	-2.2%
	4th	5.8%	693	-28.3%	2,116	9.0%	29,183	14.4%	822	-9.0%
	Year-end	5.8%	3,047	0.0%	8,362	11.0%	110,626	15.1%	2,619	3.6%
2023/3	1st	5.9%	1,087	46.3%	1,985	-9.6%	25,540	-8.2%	464	-25.2%
Mar-23	2nd	5.9%	927	17.2%	1,979	-3.7%	26,726	-0.8%	572	-22.6%
	3rd	5.7%	777	-5.2%	1,911	-4.3%	27,400	2.7%	375	-14.4%
	4th	6.0%	911	31.5%	1,921	-9.2%	28,264	-3.1%	660	-19.7%
	Year-end	6.0%	3,702	21.5%	7,796	-6.8%	107,930	-2.4%	2,071	-20.9%
2024/3	1st	6.0%	788	-27.5%	1,698	-14.5%	23,641	-7.4%	483	4.1%
Mar-24	2nd	5.9%	899	-3.0%	1,813	-8.4%	27,736	3.8%	664	16.1%