

Translation

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## Summary of Consolidated Financial Results for the Nine Months Ended December 31, 2022 (Based on Japanese GAAP)

February 13, 2023

Company name: MEIWA ESTATE Co., Ltd.  
 Stock exchange listing: Tokyo  
 Stock code: 8869 URL <https://www.meiwajisyo.co.jp/corp/>  
 Representative: President & CEO Hideaki Harada  
 Inquiries: Executive Director, Executive Officer Shunsuke Yoshizawa TEL 03(5489)0111  
 Scheduled date to file Quarterly Securities Report: February 13, 2023  
 Scheduled date to commence dividend payments: –  
 Preparation of supplementary material on quarterly financial results: Yes  
 Holding of quarterly financial results meeting: No

(Amounts less than one million yen are rounded down)

### 1. Consolidated financial results for the nine months ended December 31, 2022 (from April 1, 2022 to December 31, 2022)

#### (1) Consolidated operating results (cumulative)

Percentages indicate year-on-year changes

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Nine months ended December 31, 2022	28,128	(14.4)	403	(70.0)	(535)	–	(440)	–
Nine months ended December 31, 2021	32,864	–	1,344	(62.2)	631	(79.8)	492	(81.0)

	Earnings per share		Diluted earnings per share	
	Yen		Yen	
Nine months ended December 31, 2022	(18.78)		–	
Nine months ended December 31, 2021	20.83		–	

#### (2) Consolidated financial position

	Total assets	Net assets	Equity ratio	Net assets per share
	Millions of yen	Millions of yen	%	Yen
As of December 31, 2022	105,817	25,318	23.9	1,080.02
As of March 31, 2022	95,708	26,568	27.8	1,133.11

### 2. Cash dividends

	Annual dividends per share				
	1st quarter-end	2nd quarter-end	3rd quarter-end	Fiscal year-end	Total
	Yen				
Year ended March 31, 2022	–	0.00	–	35.00	35.00
Year ending March 31, 2023	–	0.00	–		
Year ending March 31, 2023 (Forecast)				45.00	45.00

### 3. Forecast of consolidated financial results for the year ending March 31, 2023 (from April 1, 2022 to March 31, 2023)

Percentages indicate year-on-year changes

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent		Earnings per share
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
Full year	62,300	8.9	5,900	41.5	4,600	45.6	3,800	46.3	162.06

4. Notes

- (1) Changes in significant subsidiaries during the nine months ended December 31, 2022  
(changes in specified subsidiaries resulting in the change in scope of consolidation): No
- (2) Application of special accounting methods for preparing quarterly consolidated financial statements: No
- (3) Changes in accounting policies, changes in accounting estimates, and restatement of prior period financial statements
- |  |     |
|--|-----|
| Changes in accounting policies due to revisions to accounting standards and other regulations: | Yes |
| Changes in accounting policies due to other reasons:   | No  |
| Changes in accounting estimates:   | No  |
| Restatement of prior period financial statements:  | No  |

(4) Number of issued shares (common shares)

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

As of December 31, 2022	24,893,734 shares	As of March 31, 2022	24,893,734 shares
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Number of treasury shares at the end of the period

As of December 31, 2022	1,446,050 shares	As of March 31, 2022	1,446,050 shares
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Average number of shares during the period (cumulative from the beginning of the fiscal year)

Nine months ended December 31, 2022	23,447,684 shares	Nine months ended December 31, 2021	23,658,011 shares
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**Quarterly consolidated financial statements**  
**Consolidated balance sheets**

(Millions of yen)

	As of March 31, 2022	As of December 31, 2022
<b>Assets</b>		
Current assets		
Cash and deposits	27,699	17,583
Notes and accounts receivable - trade	278	192
Real estate for sale	8,867	4,779
Real estate for sale in process	47,794	70,800
Operating loans	554	403
Income taxes refund receivable	1	319
Other	644	997
Allowance for doubtful accounts	(1)	(0)
Total current assets	85,838	95,076
Non-current assets		
Property, plant and equipment		
Buildings and structures, net	2,263	2,262
Land	5,230	5,230
Other, net	169	185
Total property, plant and equipment	7,662	7,678
Intangible assets		
Software	13	25
Goodwill	17	14
Other	37	183
Total intangible assets	68	223
Investments and other assets		
Investment securities	48	501
Deferred tax assets	761	875
Retirement benefit asset	238	252
Other	1,147	1,269
Allowance for doubtful accounts	(57)	(59)
Total investments and other assets	2,138	2,839
Total non-current assets	9,869	10,741
Total assets	95,708	105,817

(Millions of yen)

	As of March 31, 2022	As of December 31, 2022
<b>Liabilities</b>		
Current liabilities		
Notes and accounts payable - trade	4,164	3,643
Electronically recorded obligations - operating	9,117	6,540
Short-term borrowings	8,690	8,915
Current portion of long-term borrowings	8,189	13,377
Accrued expenses	226	207
Income taxes payable	327	9
Advances received	3,716	5,208
Provision for bonuses	503	227
Provision for bonuses for directors (and other officers)	106	69
Other	1,483	1,136
Total current liabilities	36,525	39,334
Non-current liabilities		
Long-term borrowings	31,768	40,170
Provision for retirement benefits for directors (and other officers)	226	240
Retirement benefit liability	195	208
Other	423	544
Total non-current liabilities	32,613	41,164
Total liabilities	69,139	80,498
<b>Net assets</b>		
Shareholders' equity		
Share capital	3,537	3,537
Capital surplus	5,395	5,395
Retained earnings	18,616	17,355
Treasury shares	(965)	(965)
Total shareholders' equity	26,583	25,322
Accumulated other comprehensive income		
Remeasurements of defined benefit plans	(14)	(3)
Total accumulated other comprehensive income	(14)	(3)
Total net assets	26,568	25,318
<b>Total liabilities and net assets</b>	<b>95,708</b>	<b>105,817</b>

**Consolidated statements of income (cumulative) and consolidated statements of comprehensive income (cumulative)**

**Consolidated statements of income (cumulative)**

(Millions of yen)

	Nine months ended December 31, 2021	Nine months ended December 31, 2022
Net sales	32,864	28,128
Cost of sales	25,156	21,022
Gross profit	7,708	7,105
Selling, general and administrative expenses	6,363	6,702
Operating profit	1,344	403
Non-operating income		
Interest income	0	0
Penalty income	24	49
Subsidy income	20	12
Reversal of allowance for doubtful accounts	0	2
Other	38	31
Total non-operating income	84	95
Non-operating expenses		
Interest expenses	435	642
consumption tax	272	281
Other	88	111
Total non-operating expenses	796	1,035
Ordinary profit (loss)	631	(535)
Extraordinary income		
Gain on sale of golf membership	6	6
Total extraordinary income	6	6
Extraordinary losses		
Loss on retirement of non-current assets	19	3
Other	0	-
Total extraordinary losses	19	3
Profit (loss) before income taxes	618	(532)
Income taxes - current	112	24
Income taxes - deferred	13	(116)
Total income taxes	125	(92)
Profit (loss)	492	(440)
Profit (loss) attributable to owners of parent	492	(440)

**Consolidated statements of comprehensive income (cumulative)**

(Millions of yen)

	Nine months ended December 31, 2021	Nine months ended December 31, 2022
Profit (loss)	492	(440)
Other comprehensive income		
Remeasurements of defined benefit plans, net of tax	3	11
Total other comprehensive income	3	11
Comprehensive income	496	(429)
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	496	(429)