



Japan Excellent, Inc.

**For Immediate Release  
For Translation Purposes Only**

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Japan Excellent, Inc. (TSE: 8987)  
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## Japan Excellent, Inc. Reports 35<sup>th</sup> Period Financial Results

(From July 1, 2023 to December 31, 2023)

This financial report has been prepared in accordance with Japanese accounting standards and the Japanese national law. Figures have been rounded down to the nearest one million yen.

### 1. Operating Results

	35 <sup>th</sup> Period Ended <u>December 31, 2023</u>	34 <sup>th</sup> Period Ended <u>June 30, 2023</u>
Total revenues	10,857 million yen	13,823 million yen
Operating income	4,665 million yen	4,477 million yen
Ordinary income	4,050 million yen	3,882 million yen
Net income	4,049 million yen	3,881 million yen
Return on equity	2.7%	2.6%
Return on assets	1.4%	1.3%
Ordinary income to Operating Revenue ratio	37.3%	28.1%

### 2. Distributions

	35 <sup>th</sup> Period Ended <u>December 31, 2023</u>	34 <sup>th</sup> Period Ended <u>June 30, 2023</u>
Distribution per unit	2,800 yen	2,800 yen
Distributions in excess of earnings per unit	-	-
Total distribution	3,745 million yen	3,745 million yen
Total distributions in excess	-	-
Payout ratio	92.5%	96.5%
Dividend ratio to net assets	2.5%	2.5%

### 3. Financial Situation

	35 <sup>th</sup> Period Ended <u>December 31, 2023</u>	34 <sup>th</sup> Period Ended <u>June 30, 2023</u>
Total assets	294,823 million yen	287,045 million yen
Net assets	150,659 million yen	150,354 million yen
Capital ratio	51.1%	52.4%
Net assets per unit	112,634 yen	112,406 yen

### 4. Cash Flow

	35 <sup>th</sup> Period Ended <u>December 31, 2023</u>	34 <sup>th</sup> Period Ended <u>June 30, 2023</u>
Cash flow from operating activities	5,541 million yen	28,546 million yen
Cash flow from investing activities	(18,976) million yen	(3,880) million yen
Cash flow from financing activities	4,239 million yen	(11,761) million yen
Cash and cash equivalents at end of period	21,548 million yen	30,744 million yen

### 5. Forecasts

	36 <sup>th</sup> Period Ended <u>June 30, 2024</u>	37 <sup>th</sup> Period Ended <u>December 31, 2024</u>
Total revenues	11,419 million yen	11,116 million yen
Operating income	4,747 million yen	4,536 million yen
Ordinary income	4,102 million yen	3,824 million yen
Net income	4,101 million yen	3,823 million yen
Distribution per unit	2,760 yen	2,600 yen

#### Assumption of Forecasts

##### 1. Total Number of Outstanding Investment Units

1,337,598 units

#### Disclaimer

This news release was prepared solely for the convenience of and reference by investors and neither corresponds to the original Japanese documents nor is it intended to constitute a disclosure document. The Japanese language Kessan-Tanshin should always be referred to as originals of this document.

English terms for Japanese legal, accounting, tax, and business concepts used herein may not be precisely identical to the concepts of the equivalent Japanese terms. With respect to any and all terms herein, the original Japanese documents will always govern the meaning and interpretation.

The financial statements are a translation of the audited financial statements that were prepared in accordance with generally accepted principles in Japan which may materially differ in certain respects from generally accepted accounting principles and practices in other jurisdictions.



**Japan Excellent, Inc.**

Certain provisions of this document contain forward-looking statements and information. We base these statements on our beliefs as well as our assumptions based solely on certain limited information currently available to us. Because these statements reflect our current views concerning future events, these statements involve known and unknown risks, uncertainties, and assumptions. These forward-looking statements are not a guarantee of future performance and involve risks and uncertainties, and there are certain important factors that could cause actual results to differ, possibly materially, from expectations or estimates reflected in such forward-looking statements, including without limitation: the general economy, market conditions, financial markets including the performance of the real estate market, interest rate fluctuations, competition with our properties, and the impact of changing regulations or taxation.

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