

平成28年5月10日

# 決算説明会資料

## FACT BOOK

2016年3月期

Year ended March 31,2016



京阪神ビルディング株式会社  
Keihanshin Building Co.,Ltd.

証券コード:8818

Code No. 8818

## 財務ハイライト Financial highlights (連結 Consolidated)

単位: 百万円(million yen)

|            |  | 2012    | 2013    | 2014    | 2015    | 2016    |
|------------|--|---------|---------|---------|---------|---------|
| 売上高        | Revenue from operations                      | 13,291  | 13,679  | 14,031  | 14,852  | 14,930  |
| 土地建物賃貸事業   | Building lease business                      | 12,959  | 13,272  | 13,600  | 14,571  | 14,746  |
| その他の事業     | Other business                               | 331     | 407     | 430     | 280     | 183     |
| 売上原価       | Cost of revenue from operations              | 8,036   | 8,172   | 8,621   | 8,855   | 8,673   |
| 売上総利益      | Gross profit                                 | 5,254   | 5,507   | 5,410   | 5,996   | 6,256   |
| 販売費及び一般管理費 | Selling, general and administrative expenses | 849     | 872     | 946     | 1,030   | 1,138   |
| 営業利益       | Operating income                             | 4,404   | 4,634   | 4,463   | 4,966   | 5,118   |
| 経常利益       | Ordinary income                              | 3,448   | 3,800   | 3,699   | 4,457   | 4,782   |
| 当期純利益      | Net income                                   | 1,740   | 2,331   | 2,369   | 2,732   | 3,610   |
| 総資産        | Total assets                                 | 110,671 | 114,577 | 115,015 | 115,243 | 111,418 |
| 純資産        | Net assets                                   | 38,792  | 41,733  | 48,250  | 51,850  | 54,556  |

## 経営指標 Performance Indicators (連結 Consolidated)

|                    |                                 | 2012 | 2013 | 2014 | 2015 | 2016 |
|--------------------|---------------------------------|------|------|------|------|------|
| 売上高売上総利益率(%)       | Gross profit ratio(%)           | 39.5 | 40.3 | 38.6 | 40.4 | 41.9 |
| 売上高営業利益率(%)        | Operating income ratio(%)       | 33.1 | 33.9 | 31.8 | 33.4 | 34.3 |
| 売上高経常利益率(%)        | Ordinary income ratio(%)        | 25.9 | 27.8 | 26.4 | 30.0 | 32.0 |
| 自己資本当期純利益率(ROE)(%) | Return on equity (ROE)(%)       | 4.6  | 5.8  | 5.3  | 5.5  | 6.8  |
| 総資産当期純利益率(ROA)(%)  | Return on total assets (ROA)(%) | 1.6  | 2.1  | 2.1  | 2.4  | 3.2  |
| 総資産経常利益率(%)        | Return on assets(%)             | 3.2  | 3.4  | 3.2  | 3.9  | 4.2  |
| 自己資本比率(%)          | Shareholder's equity ratio(%)   | 35.1 | 36.4 | 42.0 | 45.0 | 49.0 |

※ROE=当期純利益÷((前期末純資産+当期末純資産)÷2) ROE=Net income÷((Net assets at preceding year end+Net assets at current year end)÷2)

※ROA=当期純利益÷((前期末総資産+当期末総資産)÷2) ROA=Net income÷((Total assets at preceding year end+Total assets at current year end)÷2)

## 負債の指標 Liabilities Indicators (連結 Consolidated)

単位: 百万円(million yen)

|                     |   | 2012   | 2013   | 2014   | 2015   | 2016   |
|---------------------|---|--------|--------|--------|--------|--------|
| 金融収支                | Financial income and expence              | ▲ 969  | ▲ 892  | ▲ 774  | ▲ 515  | ▲ 337  |
| 有利子負債               | Interest-bearing debt                     | 60,940 | 63,440 | 56,750 | 51,286 | 45,317 |
| 借入金依存度(%)           | Interest-bearing debt dependence ratio(%) | 55.1   | 55.4   | 49.3   | 44.5   | 40.7   |
| インタレスト・カバレッジ・レシオ(倍) | Interest coverage ratio(times)            | 3.9    | 6.9    | 5.5    | 10.6   | 9.3    |

※借入依存度=有利子負債÷総資産 Interest-bearing debt dependence ratio=Interest-bearing debt÷Total assets

※インタレスト・カバレッジ・レシオ=営業キャッシュ・フロー÷利払い Interest coverage ratio=Operating cash flows÷Interest paid

## 一株当たり指標 Per Share Indicators (連結 Consolidated)

|                    |                                 | 2012  | 2013  | 2014  | 2015  | 2016    |
|--------------------|---------------------------------|-------|-------|-------|-------|---------|
| 一株当たり当期純利益(EPS)(円) | Earnings per share (EPS)(yen)   | 38.7  | 51.8  | 46.1  | 50.6  | 66.9    |
| 一株当たり純資産(BPS)(円)   | Book value per share (BPS)(yen) | 862.5 | 927.9 | 893.9 | 960.6 | 1,010.8 |

## その他の指標 Other Indicators (連結 Consolidated)

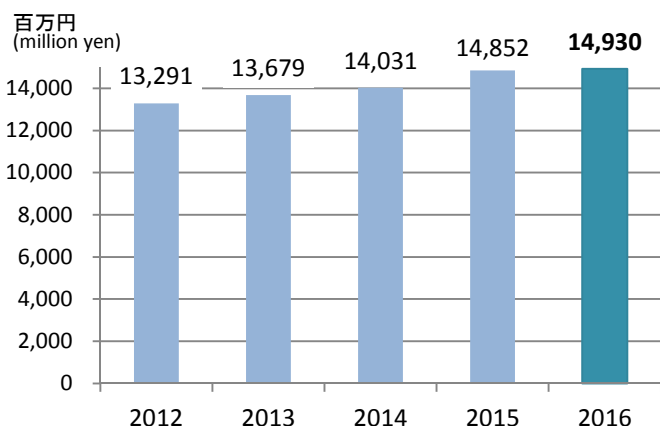
単位: 百万円(million yen)

|             |                              | 2012  | 2013  | 2014  | 2015  | 2016  |
|-------------|------------------------------|-------|-------|-------|-------|-------|
| 設備投資費       | Capital expenditure          | 5,054 | 751   | 472   | 9,572 | 9,510 |
| 減価償却費       | Depreciation & Amortization  | 2,438 | 2,663 | 2,612 | 2,738 | 2,636 |
| 年間配当金(円)    | Dividends per share(yen)     | 12.0  | 14.0  | 14.0  | 15.0  | 16.0  |
| 配当性向(%)     | Dividend payout ratio(%)     | 31.0  | 27.0  | 30.4  | 29.6  | 23.9  |
| 従業員数(連結)(人) | Number of employees(persons) | 36    | 35    | 38    | 39    | 40    |

# 業績推移 Financial Performance (連結 Consolidated)

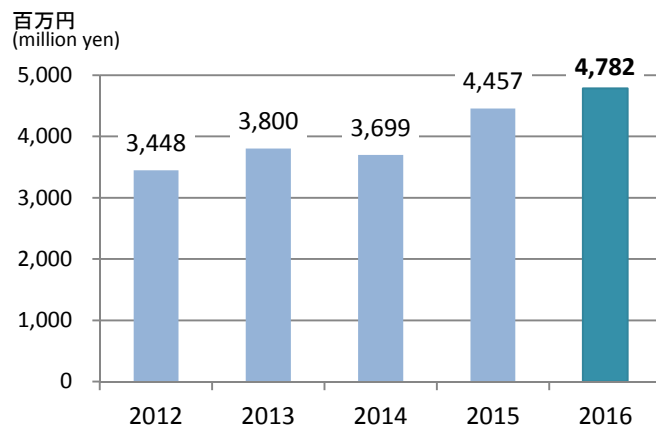
## 売上高

### Revenue from Operations



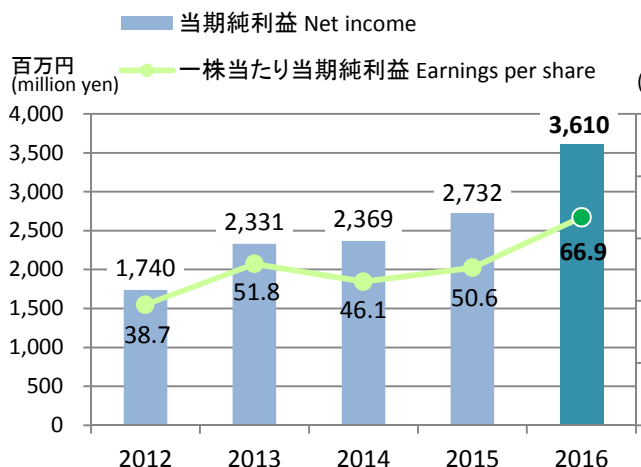
## 経常利益

### Ordinary income



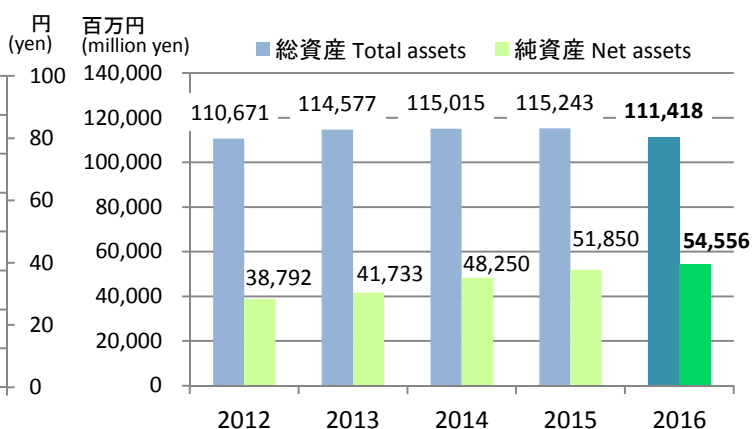
## 当期純利益/一株当たり当期純利益

### Net income/Earnings per share



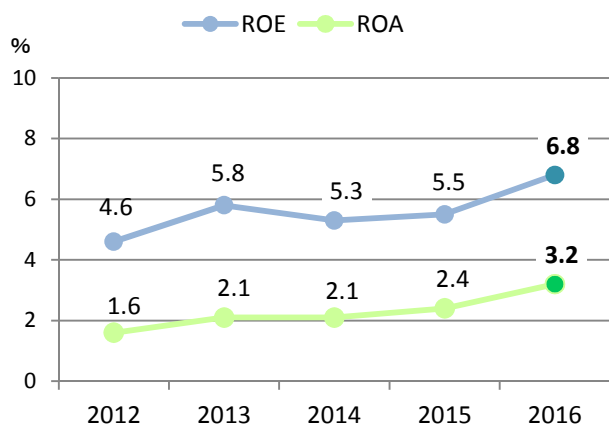
## 総資産/純資産

### Total assets/Net assets



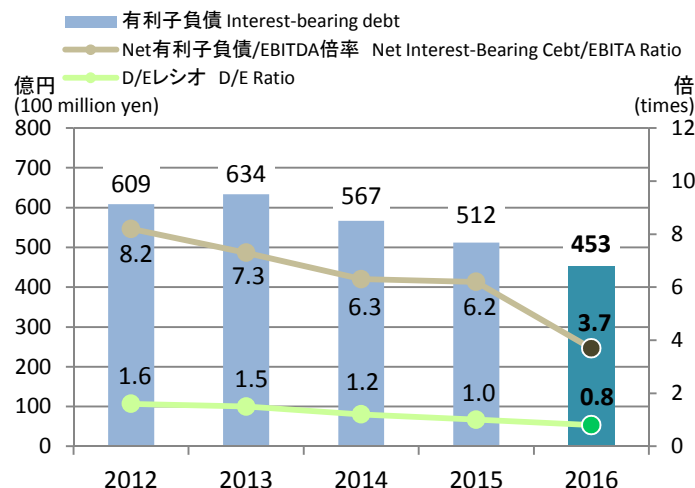
## ROE/ROA

### Return on equity/Return on total assets



## 財務指標の推移

### Change of financial indicators



貸借対照表 Balance Sheets (連結 Consolidated)

単位:百万円(million yen)

| (資産の部)          | (Assets)  | 2012    | 2013    | 2014    | 2015    | 2016    |
|-----------------|---|---------|---------|---------|---------|---------|
| I. 流動資産         | I. Current assets                               |         |         |         |         |         |
| 1. 現金及び預金       | 1. Cash and cash equivalents                    | 4,771   | 10,180  | 12,283  | 3,576   | 16,552  |
| 2. 売掛金          | 2. Accounts receivable-trade                    | 364     | 355     | 420     | 281     | 258     |
| 3. その他          | 3. Other current assets                         | 648     | 216     | 177     | 239     | 285     |
| 流動資産合計          | Total current assets                            | 5,783   | 10,753  | 12,880  | 4,097   | 17,095  |
| II. 固定資産        | II. Fixed assets                                |         |         |         |         |         |
| 1. 有形固定資産       | 1. Property and equipment                       |         |         |         |         |         |
| (1) 建物及び構築物     | (1) Buildings and structures                    | 42,642  | 40,714  | 38,405  | 36,944  | 33,652  |
| (2) 土地          | (2) Land  | 52,036  | 51,952  | 51,291  | 51,291  | 32,438  |
| (3) 信託建物        | (3) Buildings in trust                          | -       | -       | -       | 2,005   | 3,002   |
| (4) 信託土地        | (4) Land in trust                               | -       | -       | -       | 6,261   | 11,038  |
| (5) 建設仮勘定       | (5) Construction in progress                    | -       | -       | -       | 2       | -       |
| (6) その他         | (6) Other property and equipment                | 184     | 172     | 151     | 131     | 134     |
| 有形固定資産合計        | Total property and equipment                    | 94,863  | 92,839  | 89,847  | 96,637  | 80,266  |
| 2. 無形固定資産       | 2. Intangible assets                            | 79      | 79      | 69      | 53      | 60      |
| 3. 投資その他の資産     | 3. Investments and other assets                 |         |         |         |         |         |
| (1) 投資有価証券      | (1) Investment securities                       | 5,808   | 7,581   | 9,450   | 11,806  | 11,364  |
| (2) 敷金及び保証金     | (2) Lease deposits                              | 2,299   | 2,279   | 2,272   | 2,180   | 2,180   |
| (3) その他         | (3) Other Investments and other assets          | 1,836   | 1,044   | 495     | 468     | 451     |
| 投資その他の資産合計      | Total investments and other assets              | 9,944   | 10,905  | 12,218  | 14,454  | 13,995  |
| 固定資産合計          | Total fixed assets                              | 104,887 | 103,824 | 102,135 | 111,145 | 94,322  |
| 資産合計            | Total assets                                    | 110,671 | 114,577 | 115,015 | 115,243 | 111,418 |
| (負債の部)          | (Liabilities)                                   | 2012    | 2013    | 2014    | 2015    | 2016    |
| I. 流動負債         | I. Current liabilities                          |         |         |         |         |         |
| 1. 買掛金          | 1. Accounts payable                             | 149     | 153     | 168     | 11      | 111     |
| 2. 短期借入金        | 2. Short-term borrowings                        | 9,545   | 8,805   | 26,937  | 15,384  | 5,548   |
| 3. 1年内償還予定の社債   | 3. Current portion of bonds                     | 1,500   | 300     | -       | -       | 7,000   |
| 4. 未払法人税等       | 4. Income taxes payable                         | 679     | 668     | 371     | 1,155   | 1,294   |
| 5. その他          | 5. Other current liabilities                    | 3,627   | 2,143   | 1,423   | 1,673   | 1,920   |
| 流動負債合計          | Total current liabilities                       | 15,502  | 12,070  | 28,901  | 18,224  | 15,874  |
| II. 固定負債        | II Long-term liabilities                        |         |         |         |         |         |
| 1. 社債           | 1. Bonds  | 12,300  | 22,000  | 22,000  | 22,000  | 20,000  |
| 2. 長期借入金        | 2. Long-term debt                               | 37,045  | 31,869  | 7,431   | 13,606  | 12,558  |
| 3. 長期預り敷金保証金    | 3. Lease deposits from tenants                  | 6,351   | 6,286   | 6,134   | 6,483   | 5,436   |
| 4. 退職給付引当金      | 4. Accrued employees' retirement benefits       | 189     | 223     | -       | -       | -       |
| 5. 役員退職慰労引当金    | 5. Provision for directors' retirement benefits | -       | -       | 171     | 182     | 175     |
| 6. 退職給付に係る負債    | 6. Net defined benefit liability                | -       | -       | 56      | 60      | 67      |
| 7. その他          | 7. Other Long-term liabilities                  | 490     | 393     | 2,069   | 2,836   | 2,748   |
| 固定負債合計          | Total long-term liabilities                     | 56,377  | 60,773  | 37,863  | 45,168  | 40,987  |
| 負債合計            | Total liabilities                               | 71,879  | 72,843  | 66,765  | 63,392  | 56,861  |
| (純資産の部)         | (Net assets)                                    | 2012    | 2013    | 2014    | 2015    | 2016    |
| I. 株主資本         | I Shareholders' equity                          |         |         |         |         |         |
| 1. 資本金          | 1. Common stock                                 | 7,688   | 7,688   | 9,827   | 9,827   | 9,827   |
| 2. 資本剰余金        | 2. Capital surplus                              | 7,529   | 7,529   | 9,786   | 9,786   | 9,786   |
| 3. 利益剰余金        | 3. Retained earnings                            | 26,987  | 28,779  | 30,411  | 32,388  | 35,162  |
| 4. 自己株式         | 4. Treasury stock                               | △ 366   | △ 367   | △ 9     | △ 9     | △ 9     |
| 株主資本合計          | Total shareholders' equity                      | 41,838  | 43,630  | 50,015  | 51,992  | 54,766  |
| II. その他の包括利益累計額 | II. Accumulated other comprehensive income      |         |         |         |         |         |
| 1. その他有価証券評価差額金 | 1. Unrealized gains on securities               | 616     | 1,766   | 3,003   | 4,756   | 4,628   |
| 2. 土地再評価差額金     | 2. Land revaluation reserve                     | △ 3,663 | △ 3,663 | △ 4,769 | △ 4,898 | △ 4,838 |
| その他の包括利益累計額合計   | Total accumulated other comprehensive income    | △ 3,046 | △ 1,896 | △ 1,765 | △ 142   | △ 209   |
| 純資産合計           | Total net assets                                | 38,792  | 41,733  | 48,250  | 51,850  | 54,556  |
| 負債純資産合計         | Total liabilities and net assets                | 110,671 | 114,577 | 115,015 | 115,243 | 111,418 |

## 損益計算書及び包括利益計算書 Statements of Income and Comprehensive Income (連結 Consolidated)

### 1. 損益計算書 Statements of Income (連結 Consolidated)

単位:百万円(million yen)

|                 |  | 2012   | 2013   | 2014   | 2015   | 2016   |
|-----------------|--|--------|--------|--------|--------|--------|
| I.売上高           | I.Revenue from operations                                  | 13,291 | 13,679 | 14,031 | 14,852 | 14,930 |
| II.売上原価         | II.Cost of revenue from operations                         | 8,036  | 8,172  | 8,621  | 8,855  | 8,673  |
| 売上総利益           | Gross profit   | 5,254  | 5,507  | 5,410  | 5,996  | 6,256  |
| III.販売費及び一般管理費  | III.Selling, general and administrative expenses           | 849    | 872    | 946    | 1,030  | 1,138  |
| 営業利益            | Operating income   | 4,404  | 4,634  | 4,463  | 4,966  | 5,118  |
| IV.営業外収益        | IV.Non-operating income                                    |        |        |        |        |        |
| 1.受取利息及び配当金     | 1.Interest income  | 134    | 142    | 154    | 178    | 228    |
| 2.その他           | 2.Other non-operating income                               | 16     | 77     | 17     | 15     | 10     |
| 営業外収益合計         | Total non-operating income                                 | 151    | 219    | 172    | 194    | 238    |
| V.営業外費用         | V.Non-operating expenses                                   |        |        |        |        |        |
| 1.支払利息等         | 1.Interest expense   | 1,103  | 1,034  | 929    | 694    | 565    |
| 2.その他           | 2.Other non-operating expenses                             | 3      | 19     | 7      | 9      | 8      |
| 営業外費用合計         | Total non-operating expenses                               | 1,107  | 1,054  | 937    | 703    | 573    |
| 経常利益            | Ordinary income  | 3,448  | 3,800  | 3,699  | 4,457  | 4,782  |
| VI.特別利益         | VI.Extraordinary income                                    |        |        |        |        |        |
| 1.固定資産売却益       | 1.Gain on sales of fixed assets                            | -      | 16     | 170    | 4      | 1,205  |
| 2.その他           | 2.Other extraordinary income                               | 26     | -      | 15     | -      | -      |
| 特別利益合計          | Total extraordinary income                                 | 26     | 16     | 186    | 4      | 1,205  |
| VII.特別損失        | VII.Extraordinary loss                                     |        |        |        |        |        |
| 1.固定資産売却損       | 1.Loss on sales of noncurrent assets                       | 25     | 28     | 0      | -      | -      |
| 2.固定資産除却損       | 2.Loss related to retirement of fixed assets               | 51     | 17     | 7      | 76     | 13     |
| 3.減損損失          | 3.Impairment loss  | -      | -      | 32     | -      | -      |
| 4.投資有価証券評価損     | 4.Loss on valuation of investment securities               | -      | 0      | -      | -      | 101    |
| 5.不動産取得税及び登録免許税 | 5.Real estate acquisition tax and registration license tax | 155    | 0      | 0      | -      | -      |
| 6.その他           | 6.Other extraordinary loss                                 | 11     | -      | -      | -      | 0      |
| 特別損失合計          | Total extraordinary loss                                   | 244    | 46     | 39     | 76     | 115    |
| 税金等調整前当期純利益     | Income before income taxes                                 | 3,230  | 3,769  | 3,846  | 4,386  | 5,872  |
| 法人税、住民税及び事業税    | Income taxes   | 1,360  | 1,315  | 972    | 1,591  | 2,049  |
| 法人税等調整額         | Deferred income taxes                                      | 129    | 122    | 504    | 61     | 212    |
| 少数株主損益調整前当期純利益  | Income before minority interests                           | 1,740  | 2,331  | 2,369  | 2,732  | -      |
| 当期純利益           | Net income   | 1,740  | 2,331  | 2,369  | 2,732  | 3,610  |
| 親会社株主に帰属する当期純利益 | Profit attributable to owners of parent                    | -      | -      | -      | -      | 3,610  |

### 2. 包括利益計算書 Statements of Comprehensive Income (連結 Consolidated)

単位:百万円(million yen)

|         |                            | 2012  | 2013  | 2014  | 2015  | 2016  |
|---------|----------------------------|-------|-------|-------|-------|-------|
| 当期純利益   | Net income                 | 1,740 | 2,331 | 2,369 | 2,732 | 3,610 |
| その他包括利益 | Other comprehensive income | 21    | 1,149 | 130   | 1,623 | △ 67  |
| 包括利益    | Comprehensive income       | 1,761 | 3,481 | 2,500 | 4,356 | 3,543 |

# キャッシュ・フロー計算書 Statements of Cash Flows (連結 Consolidated)

単位:百万円(million yen)

|                               |   | 2012           | 2013           | 2014           | 2015           | 2016           |
|-------------------------------|---|----------------|----------------|----------------|----------------|----------------|
| <b>I. 営業活動によるキャッシュ・フロー</b>    | <b>I. Cash flows from operating activities</b>                            |                |                |                |                |                |
| 税金等調整前当期純利益                   | Income before income taxes  | 3,230          | 3,769          | 3,846          | 4,386          | 5,872          |
| 減価償却費                         | Depreciation and amortization   | 2,438          | 2,663          | 2,612          | 2,738          | 2,636          |
| 減損損失                          | Impairment loss   | -              | -              | 32             | -              | -              |
| 受取利息及び受取配当金                   | Interest and dividends income   | △ 134          | △ 142          | △ 154          | △ 178          | △ 228          |
| 支払利息等                         | Interest expense  | 1,103          | 1,034          | 929            | 694            | 534            |
| 有形固定資産売却損益(△は益)               | Loss(Gain) on sales of property, plant and equipment                      | -              | △ 16           | △ 170          | △ 4            | △ 1,205        |
| その他                           | Other, net  | △ 776          | 852            | △ 522          | 754            | △ 449          |
| 小計                            | Sub-total   | 5,862          | 8,162          | 6,571          | 8,389          | 7,161          |
| 法人税等の支払額                      | Income taxes paid   | △ 1,365        | △ 1,327        | △ 1,274        | △ 833          | △ 1,941        |
| その他                           | Other, net  | △ 819          | △ 742          | △ 689          | △ 470          | △ 299          |
| <b>営業活動によるキャッシュ・フロー</b>       | <b>Net cash flows from operating activities</b>                           | <b>3,676</b>   | <b>6,091</b>   | <b>4,607</b>   | <b>7,086</b>   | <b>4,919</b>   |
| <b>II. 投資活動によるキャッシュ・フロー</b>   | <b>II. Cash flows from investing activities</b>                           |                |                |                |                |                |
| 有形固定資産の取得による支出                | Purchase of property, plant and equipment                                 | △ 2,815        | △ 2,722        | △ 818          | △ 9,528        | △ 9,509        |
| 有形固定資産の売却による収入                | Proceeds from sales of property, plant and equipment                      | -              | 105            | 1,036          | 7              | 24,440         |
| その他                           | Other, net  | △ 106          | △ 26           | △ 90           | △ 124          | △ 112          |
| <b>投資活動によるキャッシュ・フロー</b>       | <b>Net cash flows from investing activities</b>                           | <b>△ 2,922</b> | <b>△ 2,644</b> | <b>128</b>     | <b>△ 9,644</b> | <b>14,818</b>  |
| <b>III. 財務活動によるキャッシュ・フロー</b>  | <b>III. Cash flows from financing activities</b>                          |                |                |                |                |                |
| 短期借入金の純増減額(△は減少)              | Net increase (decrease) in short-term borrowings                          | △ 300          | -              | △ 200          | 9,000          | △ 9,000        |
| 長期借入れによる収入                    | Proceeds from long-term borrowings  | 400            | 1,000          | -              | 10,900         | 2,000          |
| 長期借入金の返済による支出                 | Repayments of long-term borrowings  | △ 8,125        | △ 6,915        | △ 6,105        | △ 25,279       | △ 3,884        |
| 社債の発行による収入                    | Proceeds from issuance of corporate bonds                                 | 12,000         | 10,000         | -              | -              | 5,000          |
| 社債の償還による支出                    | Redemption of corporate bonds   | △ 500          | △ 1,500        | △ 300          | -              | -              |
| 株式の発行による収入                    | Proceeds from issuance of common stock                                    | -              | -              | 4,278          | -              | -              |
| 自己株式の売却による収入                  | Proceeds from sales of treasury stock                                     | -              | 0              | 475            | -              | 0              |
| 配当金の支払額                       | Cash dividends paid   | △ 539          | △ 539          | △ 736          | △ 755          | △ 836          |
| その他                           | Other, net  | △ 100          | △ 83           | △ 46           | △ 13           | △ 41           |
| <b>財務活動によるキャッシュ・フロー</b>       | <b>Net cash flows from financing activities</b>                           | <b>2,833</b>   | <b>1,961</b>   | <b>△ 2,633</b> | <b>△ 6,148</b> | <b>△ 6,762</b> |
| <b>IV. 現金及び現金同等物に係る換算差額</b>   | <b>IV. Effect of change in exchange rate on cash and cash equivalents</b> | <b>-</b>       | <b>-</b>       | <b>-</b>       | <b>-</b>       | <b>-</b>       |
| <b>V. 現金及び現金同等物の増減額(△は減少)</b> | <b>V. Net increase (decrease) in cash and cash equivalents</b>            | <b>3,588</b>   | <b>5,408</b>   | <b>2,102</b>   | <b>△ 8,706</b> | <b>12,976</b>  |
| <b>VI. 現金及び現金同等物の期首残高</b>     | <b>VI. Cash and cash equivalents at the beginning of the year</b>         | <b>1,183</b>   | <b>4,771</b>   | <b>10,180</b>  | <b>12,283</b>  | <b>3,576</b>   |
| <b>VII. 現金及び現金同等物の期末残高</b>    | <b>VII. Cash and cash equivalents at the end of the year</b>              | <b>4,771</b>   | <b>10,180</b>  | <b>12,283</b>  | <b>3,576</b>   | <b>16,552</b>  |

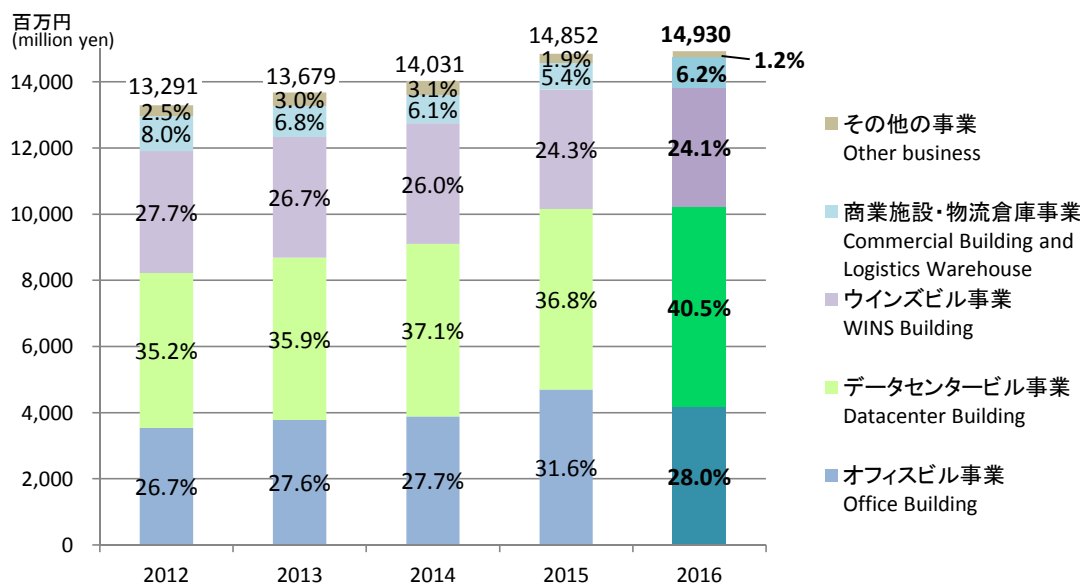
## セグメント情報 Segment Information (連結 Consolidated)

単位:百万円(million yen)

|             |   | 2012   | 2013   | 2014   | 2015   | 2016   |
|-------------|---|--------|--------|--------|--------|--------|
| 土地建物賃貸事業    | Building lease business                     | 12,959 | 13,272 | 13,600 | 14,571 | 14,746 |
| オフィスビル事業    | Office Building                             | 3,543  | 3,779  | 3,889  | 4,697  | 4,184  |
| データセンタービル事業 | Datacenter Building                         | 4,682  | 4,904  | 5,211  | 5,457  | 6,044  |
| ウインズビル事業    | WINS Building                               | 3,689  | 3,652  | 3,647  | 3,613  | 3,588  |
| 商業施設・物流倉庫事業 | Commercial Building and Logistics Warehouse | 1,046  | 935    | 852    | 803    | 929    |
| その他の事業      | Other business                              | 331    | 407    | 430    | 280    | 183    |
| 合計          | Total                                       | 13,291 | 13,679 | 14,031 | 14,852 | 14,930 |

### 部門別売上高

#### Sales by Segment



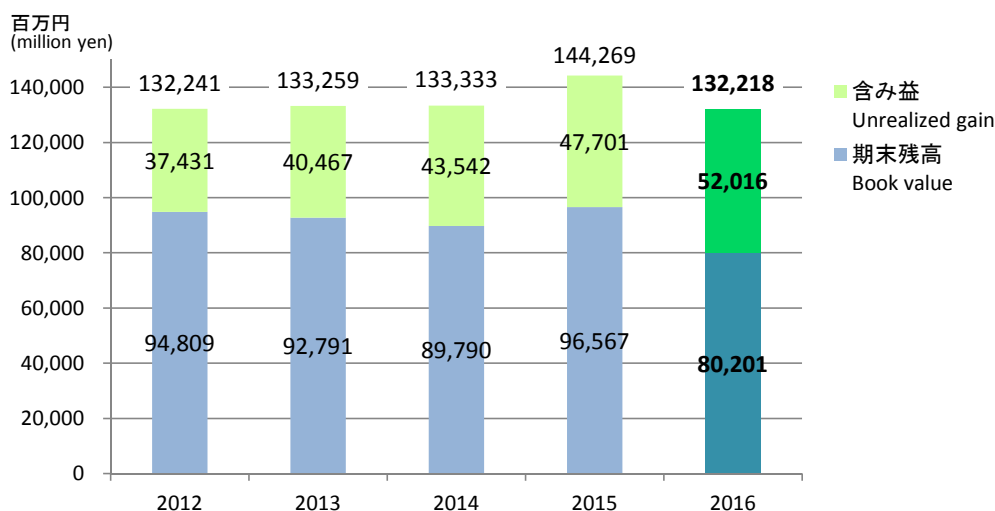
## 賃貸等不動産の評価額 Appraised Value of Investment and Rental Properties

単位:百万円(million yen)

|      |                 | 2012    | 2013    | 2014    | 2015    | 2016    |
|------|-----------------|---------|---------|---------|---------|---------|
| 期末時価 | Fair value      | 132,241 | 133,259 | 133,333 | 144,269 | 132,218 |
| 期末残高 | Book value      | 94,809  | 92,791  | 89,790  | 96,567  | 80,201  |
| 含み益  | Unrealized gain | 37,431  | 40,467  | 43,542  | 47,701  | 52,016  |

### 期末時価

#### Fair value

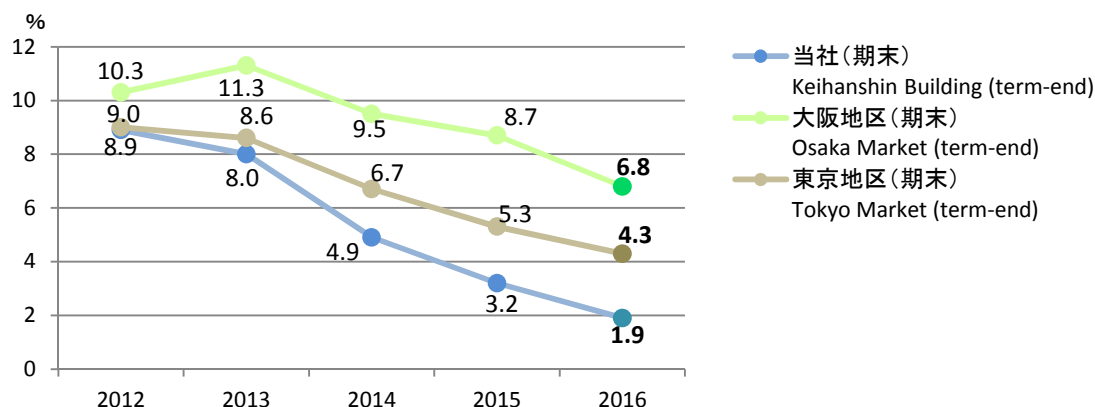


## 空室率 Vacancy Rates

単位: %

|          |                                | 2012 | 2013 | 2014 | 2015 | 2016 |
|----------|--------------------------------|------|------|------|------|------|
| 当社(期末)   | Keihanshin Building (term-end) | 8.9  | 8.0  | 4.9  | 3.2  | 1.9  |
| 大阪地区(期末) | Osaka business area(term-end)  | 10.3 | 11.3 | 9.5  | 8.7  | 6.8  |
| 東京地区(期末) | Tokyo business area(term-end)  | 9.0  | 8.6  | 6.7  | 5.3  | 4.3  |

### 空室率 Vacancy Rates

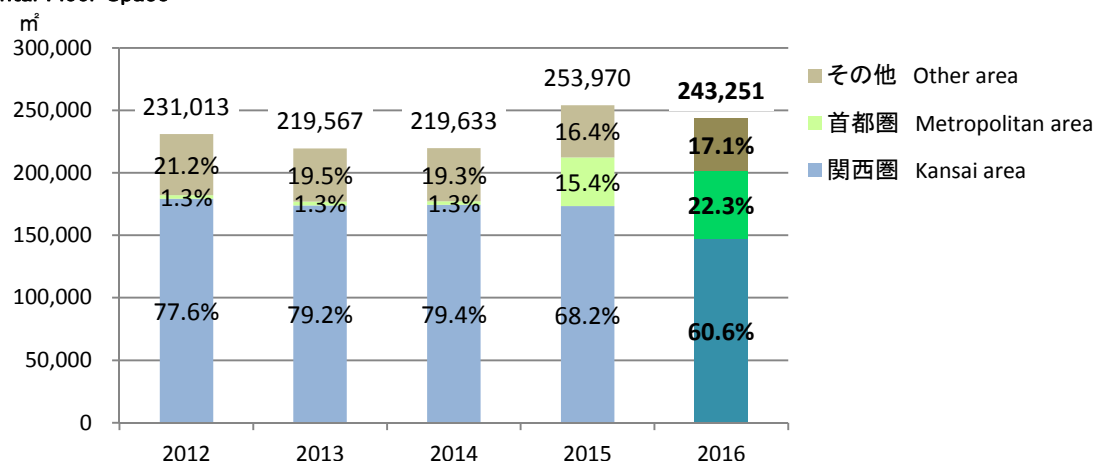


## 所有物件 賃貸可能面積等 Rental Floor Space

単位: m<sup>2</sup>

|           |   | 2012    | 2013    | 2014    | 2015    | 2016    | 物件数<br>(Number of properties) |
|-----------|---|---------|---------|---------|---------|---------|-------------------------------|
| 関西圏       | Kansai area                                 |         |         |         |         |         |                               |
| オフィスビル    | Office Building                             | 59,147  | 59,149  | 59,149  | 59,020  | 33,181  | 5                             |
| データセンタービル | Datacenter Building                         | 58,766  | 58,766  | 58,781  | 58,840  | 58,840  | 7                             |
| ウインズビル    | WINS Building                               | 30,831  | 30,831  | 31,239  | 31,239  | 31,140  | 5                             |
| 商業施設・物流倉庫 | Commercial Building and Logistics Warehouse | 30,454  | 25,218  | 25,218  | 24,183  | 24,183  | 3                             |
| 小計        | Sub-total                                   | 179,200 | 173,965 | 174,387 | 173,284 | 147,346 | 20                            |
| 首都圏       | Metropolitan area                           |         |         |         |         |         |                               |
| オフィスビル    | Office Building                             | 2,889   | 2,889   | 2,889   | 39,090  | 42,762  | 3                             |
| 商業施設・物流倉庫 | Commercial Building and Logistics Warehouse | -       | -       | -       | -       | 11,547  | 1                             |
| 小計        | Sub-total                                   | 2,889   | 2,889   | 2,889   | 39,090  | 54,309  | 4                             |
| その他       | Other area                                  |         |         |         |         |         |                               |
| 商業施設・物流倉庫 | Commercial Building and Logistics Warehouse | 48,923  | 42,713  | 42,355  | 41,596  | 41,596  | 2                             |
| 小計        | Sub-total                                   | 48,923  | 42,713  | 42,355  | 41,596  | 41,596  | 2                             |
| 合計        | Total                                       | 231,013 | 219,567 | 219,633 | 253,970 | 243,251 | 26                            |

### 賃貸可能面積 Rental Floor Space





## 株式情報 Stock Information (2016年3月31日現在 as of March 31, 2016)

### 株式の状況 Stock Data

|   |  |
|---|--|
| 発行可能株式総数<br>Number of common stock authorized to issue    | 80,000,000株<br>80,000,000 shares                       |
| 発行済株式の総数<br>Number of common stock issued and outstanding | 53,998,798株<br>53,998,798 shares                       |
| 株主数<br>Number of shareholders                             | 7,794名<br>7,794  |
| 上場証券取引所<br>Stock listing                                  | 東京証券取引所 市場第一部<br>First section of Tokyo Stock Exchange |
| 単元株式数<br>Trading unit                                     | 100株<br>100 shares                                     |

### 大株主の状況 Major Shareholders

| 株主名<br>name  | 持株数(千株)<br>Number of shares owned (thousand) | 持株比率(%)<br>Stockholding ratio (%) |
|--|--|-----------------------------------|
| 銀泉株式会社<br>GINSEN Co.,Ltd.  | 6,440  | 11.9                              |
| 日本トラスティ・サービス信託銀行株式会社(信託口)<br>Japan Trustee Services Bank,Ltd.(trust account)   | 2,410  | 4.5                               |
| 株式会社三井住友銀行<br>Sumitomo Mitsui Banking Corporation.   | 2,133  | 4.0                               |
| ダイキン工業株式会社<br>Daikin Industries,Ltd.   | 1,568  | 2.9                               |
| 株式会社きんでん<br>KINDEN CORPORATION   | 1,393  | 2.6                               |
| 鹿島建設株式会社<br>KAJIMA CORPORATION   | 1,376  | 2.5                               |
| 株式会社三重銀行<br>The Mie Bank,Ltd.  | 1,287  | 2.4                               |
| 米山鐘秀<br>Kanehide Yoneyama  | 1,010  | 1.9                               |
| 日本マスタートラスト信託銀行株式会社(信託口)<br>The Master Trust Bank of Japan ,Ltd.(trust account)   | 930  | 1.7                               |
| ビービーエイチ ポストン フォー ノムラ ジャパン スモラー<br>キャピタライゼーション ファンド 620065<br>BBH BOSTON FOR NOMURA JAPAN SMALLER<br>CAPITALIZATION FUND 620065 | 928  | 1.7                               |

### 株式分布状況 Breakdown of Shareholder's

