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October 28, 2022

FACT BOOK

2023年3月期 第2四半期
Year ended March 31,2023-2nd Quarter



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)				
		2019/3	2020/3	2021/3	2022/3	2023/3 2Q
売上高	Net sales	14,995	15,319	15,333	17,815	9,330
土地建物賃貸事業	Building lease business	14,942	15,220	15,317	17,815	9,330
その他の事業	Other business	52	98	16	-	-
売上原価	Cost of sales	8,224	8,487	8,491	11,151	5,450
売上総利益	Gross profit	6,770	6,831	6,842	6,664	3,879
販売費及び一般管理費	Selling, general and administrative expenses	1,318	1,416	1,547	1,539	807
営業利益	Operating profit	5,451	5,414	5,295	5,124	3,072
経常利益	Ordinary profit	5,214	5,214	5,081	4,879	2,973
当期純利益	Profit	3,998	3,919	8,251	5,165	2,747
総資産	Total assets	132,780	136,605	154,043	149,994	148,930
純資産	Net assets	64,228	64,377	70,539	70,510	70,075

経営指標 Performance Indicators (連結 Consolidated)

		2019/3	2020/3	2021/3	2022/3	2023/3 2Q
税引後償却前経常利益(百万円)	Ordinary income after tax before depreciation(million yen)	5,829	5,802	5,796	7,117	3,968
売上高売上総利益率(%)	Gross profit ratio(%)	45.2	44.6	44.6	37.4	41.6
売上高営業利益率(%)	Operating profit ratio(%)	36.4	35.3	34.5	28.8	32.9
売上高経常利益率(%)	Ordinary profit ratio(%)	34.8	34.0	33.1	27.4	31.9
自己資本当期純利益率(ROE)(%)	Rate of return on equity (ROE)(%)	6.3	6.1	12.3	7.3	-
総資産営業利益率(ROA)(%)	Rate of return on total assets (ROA)(%)	4.3	4.0	3.6	3.4	-
総資産経常利益率(%)	Ordinary profit to total assets ratio(%)	4.1	3.9	3.5	3.2	-
自己資本比率(%)	Capital adequacy ratio(%)	48.3	47.0	45.7	46.9	47.0

※ROE＝当期純利益÷((前期末純資産-前期新株予約権+当期末純資産-当期新株予約権)÷2)

ROE = Profit ÷ ((Net assets at preceding year end - Share acquisition rights at preceding year end + Net assets at current year end - Share acquisition rights at current year end) ÷ 2)

※ROA＝営業利益÷((前期末総資産+当期末総資産)÷2)

ROA = Operating profit ÷ ((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)				
		2019/3	2020/3	2021/3	2022/3	2023/3 2Q
金融収支	Financial income and expense	△ 149	△ 158	△ 180	△ 238	△ 97
有利子負債	Interest-bearing debt	55,709	58,401	66,645	64,859	63,858
借入金依存度(%)	Interest-bearing debt dependence ratio(%)	42.0	42.8	43.3	43.2	42.9
インタレスト・カバレッジ・レシオ(倍)	Interest coverage ratio(times)	12.6	14.4	16.9	5.4	22.9

※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)

		2019/3	2020/3	2021/3	2022/3	2023/3 2Q
一株当たり当期純利益(EPS)(円)	Basic earnings per share(eps)(yen)	74.6	74.6	158.8	102.3	55.1
一株当たり純資産(BPS)(円)	Basic book value per share(BPS)(yen)	1,217.3	1,236.5	1,362.0	1,403.7	1,423.5

その他の指標 Other Indicators (連結 Consolidated)

		単位: 百万円(million yen)				
		2019/3	2020/3	2021/3	2022/3	2023/3 2Q
設備投資費	Capital expenditure	3,734	10,639	11,504	14,283	1,054
減価償却費	Depreciation	2,210	2,183	2,270	3,731	1,904
年間配当金(円)	Dividends per share(yen)	23.0	27.0	31.0	36.0	※1 18.0
配当性向(%)	Dividend payout ratio(%)	30.8	36.2	19.5	35.2	※2 32.7
従業員数(連結)(人)	Number of employees(persons)	43	45	46	51	52

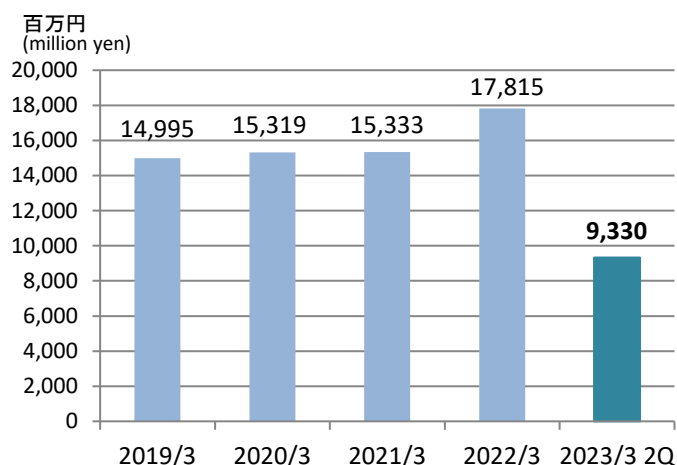
※1中間配当金(Interim dividend)

※2予想(Forecast)

業績推移 Financial Performance (連結 Consolidated)

売上高

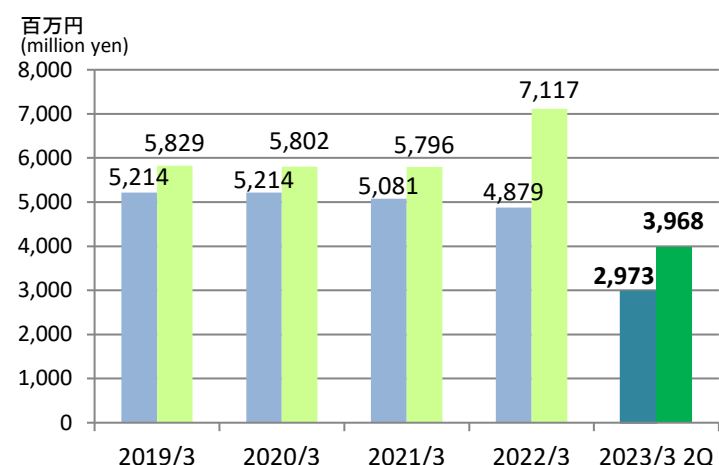
Net sales



経常利益 / 税引後償却前経常利益

Ordinary profit / Ordinary income after tax before depreciation

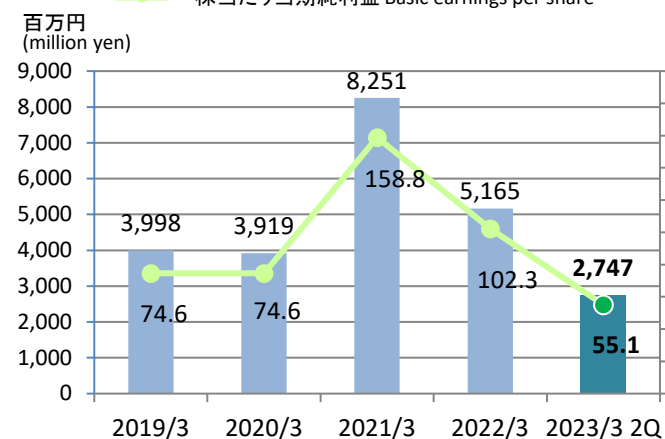
■ 経常利益 Ordinary profit
■ 税引後償却前経常利益 Ordinary income after tax before depreciation



当期純利益/一株当たり当期純利益

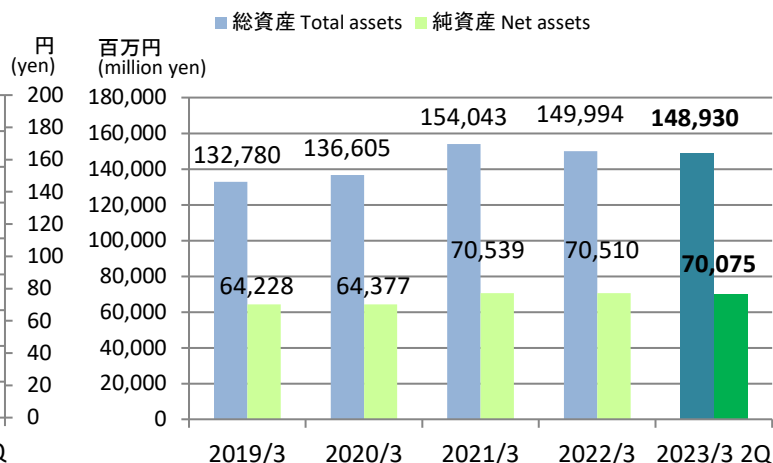
Profit/Basic earnings per share

■ 当期純利益 Profit
■ 一株当たり当期純利益 Basic earnings per share



総資産/純資産

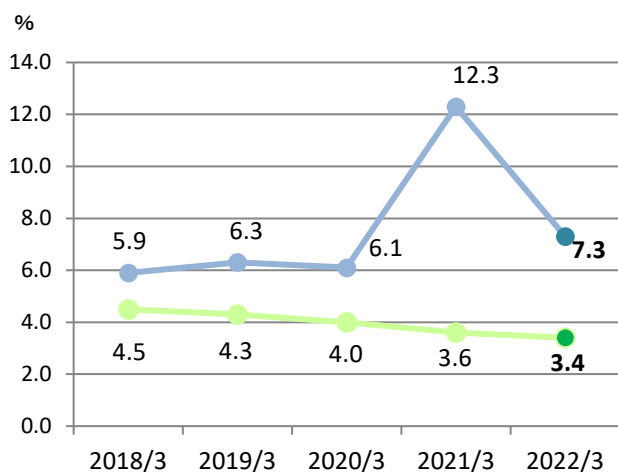
Total assets/Net assets



ROE/ROA

Rate of return on equity/Rate of return on total assets

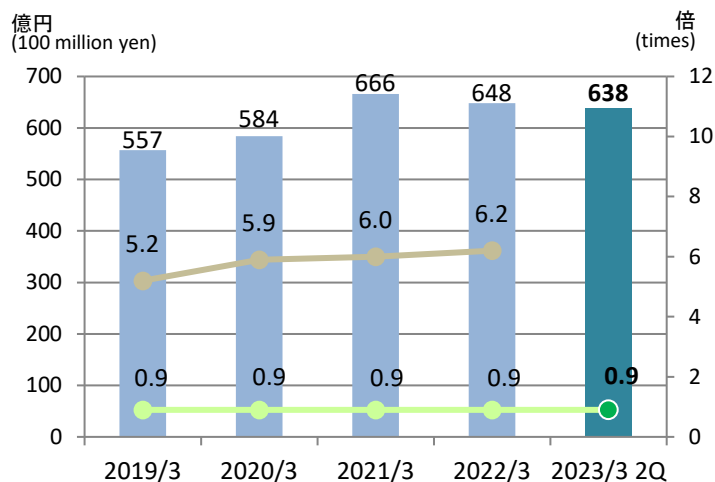
■ ROE ■ ROA



財務指標の推移

Change of financial indicators

■ 有利子負債 Interest-bearing debt
■ Net有利子負債/EBITDA倍率 Net Interest-bearing Debt/EBITDA Ratio
■ D/Eレシオ D/E Ratio



貸借対照表 Balance Sheets (連結 Consolidated)

単位:百万円(million yen)

		2019/3	2020/3	2021/3	2022/3	2023/3 2Q
(資産の部)	(Assets)					
I. 流動資産	I. Current assets					
1.現金及び預金	1.Cash and deposits	15,918	13,205	21,550	9,876	12,364
2.売掛金	2.Accounts receivable-trade	473	408	331	381	516
3.その他	4.Other	128	129	720	2,002	354
流動資産合計	Total current assets	16,520	13,742	22,603	12,260	13,235
II. 固定資産	II. Non-current assets					
1.有形固定資産	1.Property, plant and equipment					
(1)建物及び構築物	(1)Buildings and structures	29,185	28,898	31,144	59,926	59,219
(2)土地	(2)Land	52,640	52,664	52,424	52,058	52,058
(3)信託建物	(3)Buildings in trust	2,266	2,092	1,924	1,756	1,672
(4)信託土地	(4)Land in trust	11,038	11,038	11,038	11,038	11,038
(5)建設仮勘定	(5)Construction in progress	3,118	12,614	19,990	80	29
(6)その他	(6)Other	152	153	242	298	286
有形固定資産合計	Total property, plant and equipment	98,400	107,460	116,765	125,159	124,305
2.無形固定資産	2.Intangible assets	79	116	125	126	116
3.投資その他の資産	3.Investments and other assets					
(1)投資有価証券	(1)Investment securities	15,104	12,629	11,910	9,775	8,627
(2)敷金及び保証金	(2)Leasehold and guarantee deposits	2,192	2,193	2,193	2,193	2,193
(3)その他	(3)Other	482	462	444	478	452
投資その他の資産合計	Total investments and other assets	17,779	15,285	14,548	12,447	11,273
固定資産合計	Total non-current assets	116,259	122,862	131,439	137,733	135,694
資産合計	Total assets	132,780	136,605	154,043	149,994	148,930
(負債の部)	(Liabilities)					
I. 流動負債	I. Current liabilities					
1.買掛金	1.Accounts payable-trade	7	8	3	0	0
2.短期借入金	2.Short-term borrowings	4,422	4,146	4,285	4,090	3,874
3.1年内償還予定の社債	3.Current portion of bonds payable	5,000	-	-	-	-
4.未払法人税等	4.Income taxes payable	1,006	1,013	3,043	514	1,043
5.その他	5.Other	2,041	3,210	2,246	3,603	3,633
流動負債合計	Total current liabilities	12,478	8,378	9,578	8,208	8,552
II. 固定負債	II Non-current liabilities					
1.社債	1.Bonds payable	35,000	40,000	45,000	45,000	45,000
2.長期借入金	2.Long-term borrowings	11,286	14,255	17,359	15,769	14,984
3.長期預り敷金保証金	3.Long-term leasehold and guarantee deposits received	5,634	6,212	7,867	7,866	7,930
4.退職給付に係る負債	4.Retirement benefit liability	66	75	63	67	72
5.その他	5.Other	4,084	3,304	3,633	2,573	2,315
固定負債合計	Total non-current liabilities	56,073	63,848	73,924	71,275	70,303
負債合計	Total liabilities	68,551	72,227	83,503	79,484	78,855
(純資産の部)	(Net assets)					
I. 株主資本	I Shareholders' equity					
1.資本金	1.Share capital	9,827	9,827	9,827	9,827	9,827
2.資本剰余金	2.Capital surplus	9,786	9,199	9,199	9,199	9,199
3.利益剰余金	3.Retained earnings	43,029	45,281	50,938	51,728	53,384
4.自己株式	4.Treasury shares	△ 1,126	△ 1,200	△ 697	△ 232	△ 1,552
株主資本合計	Total shareholders' equity	61,516	63,108	69,268	70,523	70,860
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.Valuation difference on available-for-sale securities	7,385	5,844	5,683	4,399	3,671
2.土地再評価差額金	2.Revaluation reserve for land	△ 4,768	△ 4,696	△ 4,532	△ 4,532	△ 4,532
その他の包括利益累計額合計	Total accumulated other comprehensive income	2,617	1,148	1,151	△ 132	△ 861
III. 新株予約権	III. Share acquisition rights					
		95	121	120	120	76
純資産合計	Total net assets	64,228	64,377	70,539	70,510	70,075
負債純資産合計	Total liabilities and net assets	132,780	136,605	154,043	149,994	148,930

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)					
		2019/3	2020/3	2021/3	2022/3	2022/3 2Q	2023/3 2Q
I. 売上高	I. Net sales	14,995	15,319	15,333	17,815	8,824	9,330
II. 売上原価	II. Cost of sales	8,224	8,487	8,491	11,151	5,712	5,450
売上総利益	Gross profit	6,770	6,831	6,842	6,664	3,111	3,879
III. 販売費及び一般管理費	III. Selling, general and administrative expenses	1,318	1,416	1,547	1,539	750	807
営業利益	Operating profit	5,451	5,414	5,295	5,124	2,361	3,072
IV. 営業外収益	IV. Non-operating income						
1. 受取利息及び配当金	1. Interest and dividend income	282	302	291	262	141	148
2. その他	2. Other	20	9	12	11	6	4
営業外収益合計	Total non-operating income	303	311	303	273	147	152
V. 営業外費用	V. Non-operating expenses						
1. 支払利息	1. Interest expenses	431	460	471	500	253	245
2. その他	2. Other	108	50	45	19	11	6
営業外費用合計	Total non-operating expenses	540	511	517	519	265	251
経常利益	Ordinary profit	5,214	5,214	5,081	4,879	2,243	2,973
VI. 特別利益	VI. Extraordinary income						
1. 固定資産売却益	1. Gain on sale of non-current assets	523	1	803	376	-	-
2. 投資有価証券売却益	2. Gain on sale of investment securities	138	696	6,032	2,164	10	1,006
3. その他	3. Other	2	-	1	45	20	0
特別利益合計	Total extraordinary income	664	697	6,837	2,586	31	1,006
VII. 特別損失	VII. Extraordinary losses						
1. 固定資産除却損	1. Loss on retirement of non-current assets	9	23	12	38	3	23
2. 投資有価証券評価損	2. Loss on valuation of investment securities	87	147	-	-	-	-
3. その他	3. Other	-	-	-	0	0	-
特別損失合計	Total extraordinary losses	96	170	12	39	3	23
税金等調整前当期純利益	Profit before income taxes	5,782	5,741	11,906	7,426	2,270	3,957
法人税、住民税及び事業税	Income taxes-current	1,742	1,826	3,735	2,334	792	986
法人税等調整額	Income taxes-deferred	41	△ 3	△ 81	△ 72	△ 92	223
当期純利益	Profit	3,998	3,919	8,251	5,165	1,570	2,747
親会社株主に帰属する当期純利益	Profit attributable to owners of parent	3,998	3,919	8,251	5,165	1,570	2,747

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

		単位: 百万円(million yen)					
		2019/3	2020/3	2021/3	2022/3	2022/3 2Q	2023/3 2Q
当期純利益	Profit	3,998	3,919	8,251	5,165	1,570	2,747
その他包括利益	Other comprehensive income	56	△ 1,469	△ 160	△ 1,284	437	△ 728
包括利益	Comprehensive income	4,054	2,449	8,091	3,880	2,008	2,018

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)

		2019/3	2020/3	2021/3	2022/3	2022/3 2Q	2023/3 2Q
I. 営業活動によるキャッシュ・フロー	I. Cash flows from operating activities						
税金等調整前当期純利益	Profit before income taxes	5,782	5,741	11,906	7,426	2,270	3,957
減価償却費	Depreciation	2,210	2,183	2,270	3,731	1,829	1,904
受取利息及び受取配当金	Interest and dividend income	△ 282	△ 302	△ 291	△ 262	△ 141	△ 148
支払利息	Interest expenses	431	460	471	500	253	245
投資有価証券売却損益(△は益)	Loss(Gain) on sale of investment securities	△ 138	△ 696	△ 6,032	△ 2,164	△ 10	△ 1,006
有形固定資産売却損益(△は益)	Loss(Gain) on sale of property, plant and equipment	△ 523	△ 1	△ 803	△ 376	0	-
営業債権の増減額(△は増加)	Decrease(Increase) in trade receivables	△ 233	79	△ 494	465	279	△ 284
営業債務の増減額(△は減少)	Increase(Decrease) in trade payables	△ 214	845	2,571	254	365	△ 830
その他	Other, net	73	364	33	△ 1,822	△ 1,824	2,372
小計	Sub-total	7,104	8,675	9,630	7,751	3,023	6,209
法人税等の支払額	Income taxes paid	△ 1,711	△ 1,821	△ 1,774	△ 4,774	△ 2,919	△ 480
その他	Other, net	△ 134	△ 161	△ 162	△ 241	△ 113	△ 97
営業活動によるキャッシュ・フロー	Net cash provided by (used in) operating activities	5,259	6,693	7,693	2,736	△ 9	5,632
II. 投資活動によるキャッシュ・フロー	II. Cash flows from investing activities						
有形固定資産の取得による支出	Purchase of property, plant and equipment	△ 3,096	△ 10,432	△ 13,344	△ 12,479	△ 10,752	△ 702
有形固定資産の売却による収入	Proceeds from sale of property, plant and equipment	1,228	1	1,269	1,262	1	-
投資有価証券の売却による収入	Proceeds from sale of investment securities	351	784	6,530	2,468	31	1,087
その他	Other, net	△ 102	△ 59	△ 21	95	△ 9	-
投資活動によるキャッシュ・フロー	Net cash provided by (used in) investing activities	△ 1,619	△ 9,705	△ 5,566	△ 8,652	△ 10,728	385
III. 財務活動によるキャッシュ・フロー	III. Cash flows from financing activities						
短期借入金の純増額	Net increase (decrease) in short-term borrowings	-	-	-	-	-	△ 200
長期借入れによる収入	Proceeds from long-term borrowings	-	5,000	5,000	-	-	-
長期借入金の返済による支出	Repayments of long-term borrowings	△ 2,542	△ 2,307	△ 1,756	△ 1,785	△ 973	△ 801
社債の発行による収入	Proceeds from issuance of bonds	15,000	5,000	5,000	-	-	-
社債の償還による支出	Redemption of bonds	△ 5,000	△ 5,000	-	-	-	-
自己株式の取得による支出	Purchase of treasury shares	△ 1,039	△ 1,046	△ 467	△ 2,290	△ 2,290	△ 1,499
配当金の支払額	Dividends paid	△ 1,049	△ 1,289	△ 1,506	△ 1,681	△ 904	△ 1,027
その他	Other, net	△ 140	△ 57	△ 49	-	-	0
財務活動によるキャッシュ・フロー	Net cash provided by (used in) financing activities	5,227	298	6,219	△ 5,757	△ 4,168	△ 3,528
IV. 現金及び現金同等物の増減額(△は減少)	IV. Net increase (decrease) in cash and cash equivalents	8,867	△ 2,713	8,345	△ 11,674	△ 14,906	2,488
V. 現金及び現金同等物の期首残高	V. Cash and cash equivalents at beginning of period	7,051	15,918	13,205	21,550	21,550	9,876
VI. 現金及び現金同等物の期末残高	VI. Cash and cash equivalents at end of period	15,918	13,205	21,550	9,876	6,644	12,364

事業部門別状況 Status of Each Business Division (連結 Consolidated)

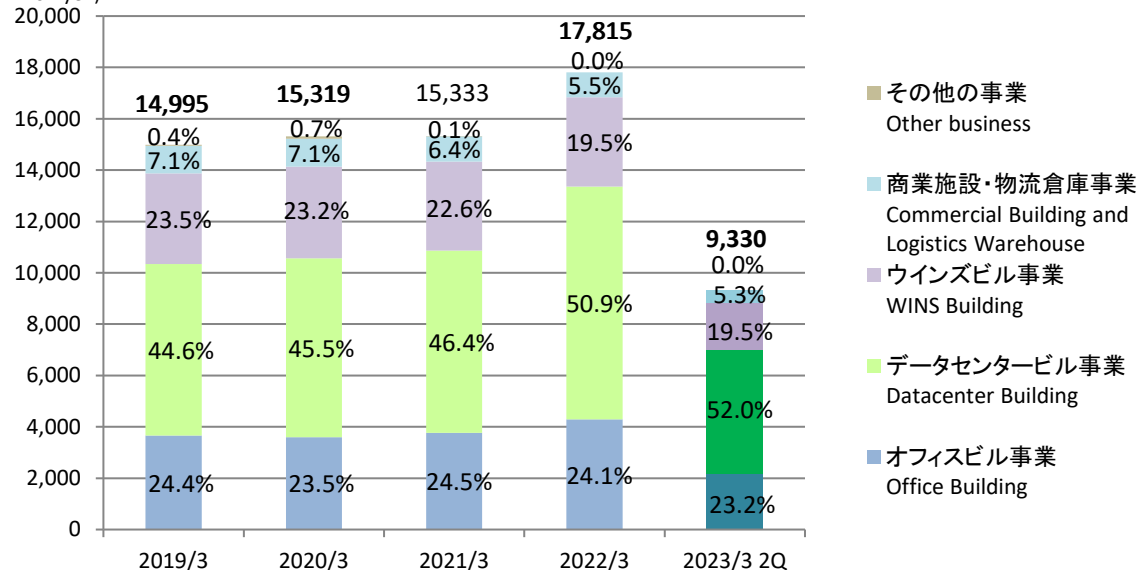
単位:百万円(million yen)

		2019/3	2020/3	2021/3	2022/3	2023/3 2Q
土地建物賃貸事業	Building lease business	14,942	15,220	15,317	17,815	9,330
オフィスビル事業	Office Building	3,658	3,593	3,761	4,286	2,161
データセンタービル事業	Datacenter Building	6,690	6,975	7,111	9,073	4,850
ウインズビル事業	WINS Building	3,524	3,560	3,458	3,473	1,825
商業施設・物流倉庫事業	Commercial Building and Logistics Warehouse	1,069	1,091	985	982	492
その他の事業	Other business	52	98	16	-	-
合計	Total	14,995	15,319	15,333	17,815	9,330

部門別売上高

Sales by Business Division

百万円
(million yen)



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

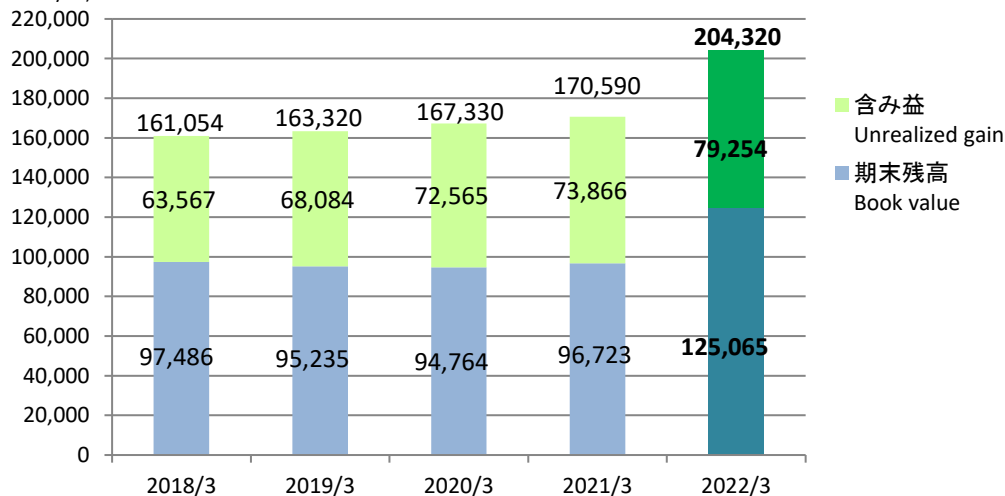
単位:百万円(million yen)

		2018/3	2019/3	2020/3	2021/3	2022/3
期末時価	Fair value	161,054	163,320	167,330	170,590	204,320
期末残高	Book value	97,486	95,235	94,764	96,723	125,065
含み益	Unrealized gain	63,567	68,084	72,565	73,866	79,254

期末時価

Fair value

百万円
(million yen)



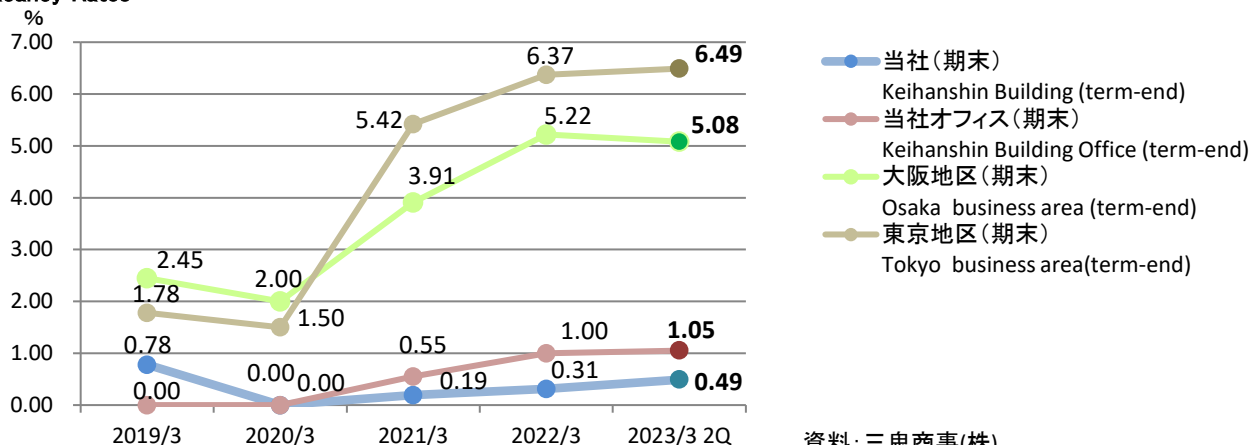
空室率 Vacancy Rates

単位：%

		2019/3	2020/3	2021/3	2022/3	2023/3 2Q
当社(期末)	Keihanshin Building (term-end)	0.78	0.00	0.19	0.31	0.49
当社オフィス(期末)	Keihanshin Building Office (term-end)	0.00	0.00	0.55	1.00	1.05
大阪地区(期末)	Osaka business area(term-end)	2.45	2.00	3.91	5.22	5.08
東京地区(期末)	Tokyo business area(term-end)	1.78	1.50	5.42	6.37	6.49

空室率

Vacancy Rates



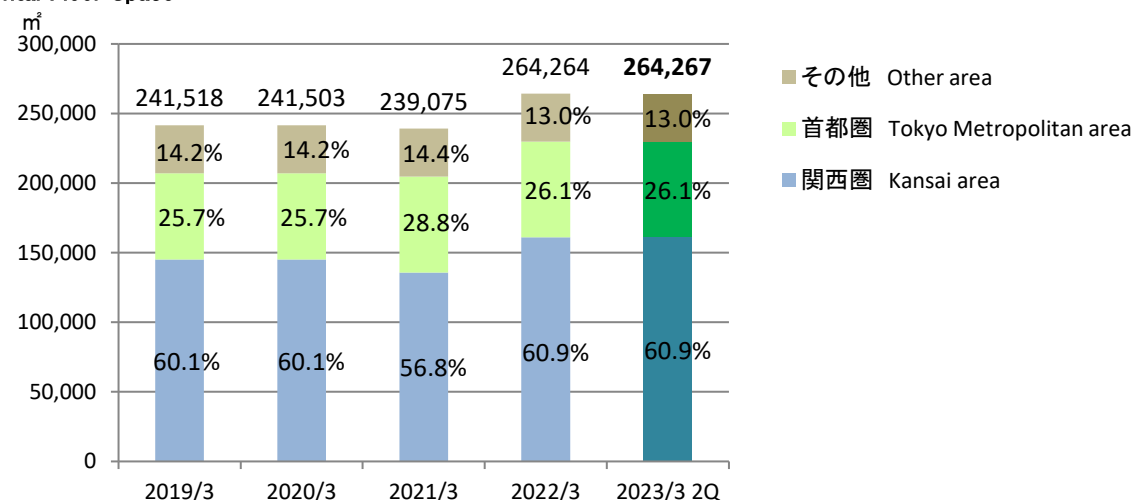
所有物件 賃貸可能面積等 Rental Floor Space

単位：㎡

		2019/3	2020/3	2021/3	2022/3	2023/3 2Q	物件数 (Number of properties)
関西圏	Kansai area						
オフィスビル	Office Building	31,517	31,517	31,517	31,517	31,517	4
データセンタービル	Datacenter Building	58,204	58,189	58,279	83,466	83,466	8
ウインズビル	WINS Building	31,122	31,122	31,122	31,124	31,127	5
商業施設・物流倉庫	Commercial Building and Logistics Warehouse	24,243	24,243	14,840	14,840	14,840	2
小計	Sub-total	145,088	145,072	135,760	160,949	160,952	19
首都圏	Tokyo Metropolitan area						
オフィスビル	Office Building	42,762	42,762	49,647	49,647	49,647	4
商業施設・物流倉庫	Commercial Building and Logistics Warehouse	19,286	19,286	19,286	19,286	19,286	2
小計	Sub-total	62,049	62,049	68,934	68,934	68,934	6
その他	Other area						
商業施設・物流倉庫	Commercial Building and Logistics Warehouse	34,381	34,381	34,381	34,381	34,381	1
小計	Sub-total	34,381	34,381	34,381	34,381	34,381	1
合計	Total	241,518	241,503	239,075	264,264	264,267	26

賃貸可能面積

Rental Floor Space



株式の状況
Stock Data

発行可能株式総数 Number of shares authorized to issue	80,000,000株 80,000,000 shares
発行済株式の総数 Number of shares issued and outstanding	50,309,498株 50,309,498 shares
株主数 Number of shareholders	6,272名 6,272
上場証券取引所 Stock listing	東京証券取引所 プライム市場 The Prime Market of Tokyo Stock Exchange

大株主の状況
Major Shareholders

株主名 Name	持株数(千株) Number of shares owned (thousand)	持株比率(%) Shareholding ratio (%)
銀泉株式会社 GINSEN Co., Ltd.	6,440	13.1
日本マスタートラスト信託銀行株式会社(信託口) The Master Trust Bank of Japan ,Ltd.(trust account)	4,097	8.3
株式会社三井住友銀行 Sumitomo Mitsui Banking Corporation.	2,133	4.3
株式会社きんでん KINDEN CORPORATION	1,393	2.8
鹿島建設株式会社 KAJIMA CORPORATION	1,376	2.8
株式会社日本カストディ銀行(信託口) Custody Bank of Japan ,Ltd.(trust account)	1,358	2.8
株式会社三十三銀行 San ju San Bank, Ltd.	1,287	2.6
株式会社百十四銀行 The Hyakujushi Bank, Ltd.	891	1.8
三精テクノロジーズ株式会社 Sansei Technologies, Inc.	865	1.8
SSBTC CLIENT OMNIBUS ACCOUNT SSBTC CLIENT OMNIBUS ACCOUNT	801	1.6

株式分布状況
Breakdown of Shareholders

