
Consolidated Financial Results
for the Six Months Ended June 30, 2025
(January 1, 2025 – June 30, 2025)

**This document is an English translation of a statement written initially in Japanese.
The original Japanese should be considered the primary version.*

Disclaimer Regarding Forward-Looking Statements

The forward-looking statements, including forecasts of performance of Hulic and its Group companies, contained in these materials are based on information currently available to the Hulic management and on certain assumptions deemed to be reasonable. Actual business and other results may vary substantially due to various factors.



(TSE Code: 3003)

Consolidated Financial Results

for the Six Months Ended June 30, 2025 <under Japanese GAAP>

July 28, 2025

Name of company listed: **Hulic Co., Ltd.**

Stock exchange listing: Tokyo (Prime Market)

Code number: 3003 URL: <https://www.hulic.co.jp/en/>

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Quarterly Securities Report to be filed on: August 4, 2025

Planned dividends payment date: September 3, 2025

Preparation of supplementary material on quarterly financial results: Yes

Holding of quarterly financial results presentation meeting: Yes (For institutional investors and analysts)

1. Consolidated Financial Results for the Six Months Ended June 30, 2025 (January 1, 2025 to June 30, 2025)

(1) Consolidated Financial Results (cumulative)

(Amounts indicated are displayed with amounts less than one million yen rounded off.)
(Percentages indicate the YoY increase / decrease.)

	Operating revenue		Operating profit		Ordinary profit		Profit attributable to owners of parent	
Six months ended	Million yen	%	Million yen	%	Million yen	%	Million yen	%
June 30, 2025	300,081	46.4	75,055	8.8	66,547	2.6	44,893	1.7
June 30, 2024	204,852	11.3	68,923	3.4	64,856	4.2	44,130	0.0

Note: Comprehensive income: Six months ended June 30, 2025: ¥47,561 million [(9.0)%]

Six months ended June 30, 2024: ¥52,296 million [(10.5)%]

	EPS (Net income per share)	Diluted EPS
Six months ended	Yen	Yen
June 30, 2025	59.06	—
June 30, 2024	57.98	57.98

(2) Consolidated Financial Position

	Total assets	Net assets	Equity ratio	BPS (Net assets per share)
As of	Million yen	Million yen	%	Yen
June 30, 2025	3,424,321	867,691	24.7	1,117.07
December 31, 2024	3,048,935	856,344	27.3	1,093.78

Reference: Equity: June 30, 2025: ¥848,219 million, December 31, 2024: ¥832,991 million

2. Dividends

	Annual dividends				
	End of the 1st quarter	End of the 2nd quarter	End of the 3rd quarter	Year-end	Total
Fiscal year ended December 31, 2024	Yen —	Yen 26.00	Yen —	Yen 28.00	Yen 54.00
Fiscal year ending December 31, 2025	—	28.50			
Fiscal year ending December 31, 2025 (Planned)			—	28.50	57.00

Note: Revision to the planned dividends announced recently: N/A

3. Forecasts of Consolidated Financial Results for the Fiscal Year Ending December 31, 2025

(January 1, 2025 to December 31, 2025)

(Percentages indicate the YoY increase / decrease.)

	Operating revenue		Operating profit		Ordinary profit		Profit attributable to owners of parent		EPS (Net income per share)
Fiscal year ending December 31, 2025	Million yen	%	Million yen	%	Million yen	%	Million yen	%	Yen
	—	—	178,000	8.9	164,000	6.2	108,000	5.5	142.16

Note: Revision to the forecasts of financial results announced recently: N/A

The Company has a stable business structure centered on leasing operations, however, operating revenue (net sales) fluctuates substantially due to trends in the buying and selling of real estate for sale. Success or failure in this buying and selling of properties is affected significantly by economic conditions and the real estate market. As forecasting such trends is currently problematic, the Company has not provided a forecast of its operating revenue. The Company will disclose this information promptly once it becomes possible to make a forecast.

* Notes

(1) Significant Changes in the Scope of Consolidation during this Period: Yes

Newly included: —

Excluded: One: (company name) Ginza Rokuchome Property Godo Kaisha

(2) Application of Special Accounting for Preparing Quarterly Consolidated Financial Statements: N/A

(3) Changes in Accounting Policies, Changes in Accounting Estimates, and Restatement of Prior Period Financial Statements

1. Changes in accounting policies due to revisions of accounting standards, etc.: N/A

2. Changes in accounting policies due to other reasons: N/A

3. Changes in accounting estimates: N/A

4. Restatement of prior period financial statements: N/A

(4) Number of Issued Shares (common shares)

1) Number of issued shares as of the end of each period (including treasury shares)	767,907,735 (as of June 30, 2025)	767,907,735 (as of December 31, 2024)
2) Number of treasury shares as of the end of each period	8,587,856 (as of June 30, 2025)	6,339,456 (as of December 31, 2024)
3) Average number of outstanding shares for each period (consolidated cumulative period)	760,007,814 (six months ended June 30, 2025)	761,077,871 (six months ended June 30, 2024)

* Reviews of the Japanese-language originals of the attached Quarterly Consolidated Financial Statements by certified accountants or auditors: N/A

* Disclaimer regarding forward-looking statements

This document contains forward-looking statements about the performance of Hulic and its Group companies, based on management's assumptions in light of current available information. In no way do these statements provide any assurance by Hulic of achieving such results. Actual results may differ substantially from these statements due to various factors.

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1. Consolidated Business Results and Financial Position

(1) Overview of the Quarterly Consolidated Business Results

During six months ended June 30, 2025, leasing income from real estate was stable due to the completion and acquisition of properties in the previous fiscal year and in the current fiscal year. In addition, sales of real estate for sale steadily progressed during six months ended June 30, 2025. As a result, operating revenue was ¥300,081 million (increased ¥95,229 million or 46.4% compared with the same period of the previous fiscal year, hereinafter “YoY”), operating profit was ¥75,055 million (increased ¥6,132 million or 8.8% YoY), ordinary profit was ¥66,547 million (increased ¥1,691 million or 2.6% YoY) and profit attributable to owners of parent was ¥44,893 million (increased ¥762 million or 1.7% YoY).

The business results for each segment were as follows.

(Operating revenue for each segment includes inter-segment operating revenue and the balance of book-entry transfers.)

<Real Estate>

The Group’s core business is a leasing business that utilizes approximately 250 buildings and properties (excluding real estate for sale), amounting to approximately 1,280,000 square meters of floor space, located mainly in Tokyo’s 23 wards. From the perspective of restructuring the portfolio to achieve “high profit growth” and “stable core profit increase”, we work to continuously reshuffle the portfolio to properties with competitive advantages that can adapt to environmental changes and promote carefully selected development projects. In addition, we work to acquire stable and continuous capital gains and asset management fees through diversifying exit strategies of properties to maximize the development margin as the completion of development projects starts in full swing.

New acquisitions (non-current assets) during six months ended June 30, 2025 included Ario Nishiarai (partial) (Adachi-ku, Tokyo), Hulic Kamiyacho Building (Minato-ku, Tokyo), and others.

In development and reconstruction business (non-current assets), (tentative name) Misato Logistics Development Project (Misato-shi, Saitama), (tentative name) Ginza Building Reconstruction Project (Chuo-ku, Tokyo), (tentative name) Sapporo Reconstruction Project II (Chuo-ku, Sapporo-shi), (tentative name) Shinsaibashi Project (Chuo-ku, Osaka-shi), Jiyugaoka 1-29 Redevelopment Project (Meguro-ku, Tokyo), (tentative name) Ginza 8-chome 9-11, 12 Development Project (Chuo-ku, Tokyo), (tentative name) Aoyama Building Reconstruction Project (Minato-ku, Tokyo), (tentative name) Ginza 5-chome Development Project (Chuo-ku, Tokyo), and (tentative name) Shinjuku 318 Development Project (Shinjuku-ku, Tokyo), etc. were proceeded as planned.

In PPP (Public Private Partnership) business, projects including “Urban Renewal Step-Up Project (Shibuya Area) Shibuya 1-chome Area Joint Development Project” conducted by the Tokyo Metropolitan Government and the Shibuya City Government, etc. were proceeded as planned.

As for real estate for sale, properties including Hulic Hiroo Building (Minato-ku, Tokyo), (tentative name) Ichigaya Development Project (Chiyoda-ku, Tokyo), and Hulic Shinjuku Building (partial) (Shinjuku-ku, Tokyo), etc. were sold.

As described above, the segment operations progressed as planned because leasing income from real estate was firm and stable due to completion of properties as well as acquisition of properties in the previous fiscal year and in the current fiscal year. In addition, sales of real estate for sale steadily progressed during six months ended June 30, 2025. As a result, operating revenue in this business segment totaled ¥257,335 million (increased ¥76,795 million or 42.5% YoY) and operating profit was ¥79,713 million (increased ¥6,874 million or 9.4% YoY).

<Insurance Agency>

Hulic Insurance Service Co., Ltd., one of the Company’s consolidated subsidiaries, serves as an insurance agency for both Japanese and foreign insurance companies operating in Japan and sells various insurance products to both corporate and individual customers. Although a difficult business environment continues to surround the insurance business industry, Hulic Insurance Service Co., Ltd. is pursuing expansion of this business, concentrating on corporate transactions, with a strategy of acquiring the business rights of existing non-life insurance agents.

As a result, operating revenue in this business segment was ¥1,966 million (increased ¥74 million or 3.9% YoY) and operating profit was ¥557 million (decreased ¥29 million or 5.0% YoY).

<Hotels / Ryokans>

In Hotels / Ryokans business, as the Company’s consolidated subsidiaries, Hulic Hotel Management Co., Ltd. manages “THE GATE HOTEL” brand hotel series and “View Hotel” brand hotel series, while HULIC FUFU Co., Ltd. manages “FUFU” ryokan series.

During six months ended June 30, 2025, ADR (Average Daily Rates) increased due to robust inbound demand, and we steadily captured active demand both domestically and internationally.

As a result, operating revenue in this business segment was ¥27,943 million (increased ¥2,958 million or 11.8% YoY) and

operating profit was ¥2,652 million (increased ¥1,119 million or 73.0% YoY).

<Others>

Hulic Build Co., Ltd., one of the Company's consolidated subsidiaries, regularly takes orders of repair constructions, constructions of refurbishment at the end of lease contracts and interior fit-outs at the beginning of lease contracts from the Company's existing properties. In addition, Riso Kyoiku Co., Ltd., one of the Company's consolidated subsidiaries, operates and manages children education services, etc.

As a result, operating revenue was ¥19,019 million (increased ¥14,536 million or 324.3% YoY) and operating loss was ¥52 million (the same period of the previous fiscal year: operating profit ¥187 million).

(2) Overview of the Quarterly Consolidated Financial Position

1) Changes in Consolidated Financial Position

<Assets>

Total assets as of June 30, 2025 was ¥3,424,321 million, increased by ¥375,385 million from December 31, 2024. From the perspective of restructuring the portfolio to achieve "high profit growth" and "stable core profit increase", we work to continuously reshuffle the portfolio to properties with competitive advantages that can adapt to environmental changes and promote carefully selected development projects.

In addition, the Group strives to provide support and backup as a sponsor to maintain and improve the long-term earnings of Hulic Reit, Inc. & Hulic Private Reit, Inc. and realize steady growth of their assets under management.

Changes in amount of major items are as follows.

- Cash and deposits: Increased ¥35,237 million
- Land: Increased ¥87,316 million (Acquisition of properties, transfer to real estate for sale, etc.)
- Investment securities: Increased ¥43,011 million (Acquisition and sales of investment securities, an increase in unrealized gains of investment securities, etc.)

<Liabilities>

Total liabilities as of June 30, 2025 was ¥2,556,629 million, increased ¥364,038 million from December 31, 2024. This was mainly attributable to financing carried out for capital investment and the like.

The balance of borrowings was ¥1,562,406 million, which included ¥34,830 million non-recourse borrowings owed by a consolidated SPC. Financing from financial institutions was operated stably at low cost thanks to the credit strength on the back of the Group's high earnings level.

<Net Assets>

Total net assets as of June 30, 2025 was ¥867,691 million, increased ¥11,347 million from December 31, 2024. Total shareholders' equity was ¥781,909 million, increased ¥12,732 million from December 31, 2024, due mainly to an increase of retained earnings in profit attributable to owners of parent and a decrease of retained earnings in the cash dividend payment.

Total accumulated other comprehensive income was ¥66,309 million, increased ¥2,495 million from December 31, 2024, due mainly to an increase of valuation difference on available-for-sale securities due to an increase in unrealized gains of securities.

2) Consolidated Cash Flows

During six months ended June 30, 2025, cash and cash equivalents amounted to ¥169,585 million as of June 30, 2025 as a result of an increase of ¥47,195 million through operating activities, a decrease of ¥220,580 million through investing activities and an increase of ¥208,721 million through financing activities.

Million yen

	Six months ended June 30,	
	2025	2024
Cash flows from operating activities	47,195	85,234
Cash flows from investing activities	(220,580)	(298,199)
Cash flows from financing activities	208,721	240,431
Cash and cash equivalents at end of period	169,585	110,230

Cash flows in each activity and the major contributing factors during six months ended June 30, 2025 were presented as follows.

<Cash flows from operating activities>

Cash flows from operating activities was ¥47,195 million (decreased ¥38,039 million YoY). This was mainly attributable to ¥68,648 million in profit before income taxes with the main factors of leasing income from real estate and sales of real estate for sale, ¥25,029 million of a decrease in real estate for sale, ¥21,580 million of an increase in operational investment securities, and ¥30,000 million of income taxes paid.

<Cash flows from investing activities>

Cash flows from investing activities was negative ¥220,580 million (decreased ¥77,619 million YoY). This was mainly attributable to portfolio reshuffling, development and reconstruction carried out from the perspective of restructuring the portfolio to achieve “high profit growth” and “stable core profit increase”.

<Cash flows from financing activities>

Cash flows from financing activities was ¥208,721 million (decreased ¥31,710 million YoY). This was mainly attributable to financing for above-mentioned portfolio reshuffling, development and reconstruction projects.

(3) Notes Regarding Forward-looking Statements such as Forecasts of Consolidated Financial Results

As the Company’s business performance for six months ended June 30, 2025 broadly proceeded according to plans, it has not made any changes to the forecasts of consolidated financial results for the fiscal year ending December 31, 2025.

2. Consolidated Financial Statements (Unaudited)

(1) Quarterly Consolidated Balance Sheets (Unaudited)

(Million yen)

Item	As of	
	June 30, 2025	December 31, 2024
ASSETS		
Current assets		
Cash and deposits	169,700	134,462
Notes and accounts receivable, and contract assets	13,156	14,194
Merchandise	218	225
Real estate for sale	365,294	354,961
Real estate for sale in process	54,992	49,425
Costs on construction contracts in progress	62	26
Supplies	477	472
Other	176,928	30,114
Allowance for doubtful accounts	(25)	(19)
Total current assets	780,806	583,864
Non-current assets		
Property, plant and equipment		
Buildings and structures, net	242,160	243,489
Machinery, equipment and vehicles, net	19,852	17,848
Land	1,492,676	1,405,359
Construction in progress	68,150	45,782
Other, net	11,325	11,344
Total property, plant and equipment	1,834,165	1,723,825
Intangible assets		
Goodwill	113,762	117,160
Leasehold interests in land	81,330	70,843
Other	29,108	28,881
Total intangible assets	224,201	216,886
Investments and other assets		
Investment securities	463,499	420,487
Guarantee deposits	57,970	53,986
Deferred tax assets	3,920	3,867
Net defined benefit asset	209	197
Other	57,978	44,436
Allowance for doubtful accounts	(7)	(7)
Total investments and other assets	583,571	522,967
Total non-current assets	2,641,938	2,463,680
Deferred assets		
Total deferred assets	1,576	1,391
Total assets	3,424,321	3,048,935

(Million yen)

Item	As of	
	June 30, 2025	December 31, 2024
LIABILITIES		
Current liabilities		
Short-term borrowings	279,045	359,719
Short-term bonds payable	159,613	29,909
Current portion of bonds payable	180,000	—
Accrued expenses	7,120	5,867
Income taxes payable	23,130	27,725
Advances received	11,037	10,464
Provision for bonuses	1,197	962
Provision for bonuses for directors (and other officers)	188	382
Other	26,779	27,721
Total current liabilities	688,111	462,754
Non-current liabilities		
Bonds payable	324,010	444,000
Long-term borrowings	1,283,361	1,037,369
Deferred tax liabilities	92,199	89,978
Provision for share awards	3,842	3,151
Net defined benefit liability	4,870	4,652
Long-term guarantee deposits	114,002	104,947
Other	46,229	45,737
Total non-current liabilities	1,868,517	1,729,837
Total liabilities	2,556,629	2,192,591
NET ASSETS		
Shareholders' equity		
Share capital	111,609	111,609
Capital surplus	130,165	137,738
Retained earnings	546,349	522,922
Treasury shares	(6,215)	(3,094)
Total shareholders' equity	781,909	769,176
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	68,208	65,506
Deferred gains or losses on hedges	(1,038)	(517)
Foreign currency translation adjustment	(743)	(1,063)
Remeasurements of defined benefit plans	(115)	(111)
Total accumulated other comprehensive income	66,309	63,814
New share acquisition rights	75	75
Non-controlling interests	19,396	23,278
Total net assets	867,691	856,344
Total liabilities and net assets	3,424,321	3,048,935

(2) Quarterly Consolidated Statements of Income and Quarterly Consolidated Statements of Comprehensive Income (Unaudited)

(Million yen)

Item	Six months ended June 30,	
	2025	2024
Operating revenue	300,081	204,852
Operating costs	179,940	106,591
Operating gross profit	120,141	98,261
Selling, general and administrative expenses	45,086	29,337
Operating profit	75,055	68,923
Non-operating income		
Interest income	263	30
Dividend income	2,367	2,167
Share of profit of entities accounted for using equity method	1,082	52
Termination of lease contracts	171	677
Other	549	390
Total non-operating income	4,434	3,318
Non-operating expenses		
Interest expenses	9,451	6,207
Other	3,490	1,177
Total non-operating expenses	12,942	7,385
Ordinary profit	66,547	64,856
Extraordinary income		
Gain on sale of investment securities	3,705	5,445
Gain on investments in silent partnership, etc.	318	46
Other	96	53
Total extraordinary income	4,120	5,545
Extraordinary losses		
Loss on retirement of non-current assets	1,217	1,998
Loss on reconstructions of buildings	228	147
Impairment losses	570	31
Loss on step acquisitions	—	2,792
Other	3	30
Total extraordinary losses	2,019	5,000
Profit before income taxes	68,648	65,400
Income taxes - current	23,672	21,333
Income taxes - deferred	(104)	(249)
Total income taxes	23,568	21,083
Net income before non-controlling interests	45,079	44,317
Profit attributable to non-controlling interests	186	186
Profit attributable to owners of parent	44,893	44,130

Quarterly Consolidated Statements of Comprehensive Income (Unaudited)

(Million yen)

Item	Six months ended June 30,	
	2025	2024
Net income before non-controlling interests	45,079	44,317
Other comprehensive income		
Valuation difference on available-for-sale securities	2,861	8,484
Deferred gains or losses on hedges	(520)	(243)
Foreign currency translation adjustment	330	0
Remeasurements of defined benefit plans, net of tax	(45)	(84)
Share of other comprehensive income of entities accounted for using equity method	(142)	(177)
Total other comprehensive income	2,482	7,978
Comprehensive income	47,561	52,296
Comprehensive income attributable to		
Owners of parent	47,389	52,109
Non-controlling interests	172	186

(3) Quarterly Consolidated Statements of Cash Flows (Unaudited)

(Million yen)

Item	Six months ended June 30,	
	2025	2024
Cash flows from operating activities		
Profit before income taxes	68,648	65,400
Depreciation	9,385	8,503
Increase (decrease) in allowance for doubtful accounts	5	14
Increase (decrease) in provision for bonuses	234	(31)
Increase (decrease) in provision for bonuses for directors (and other officers)	(193)	(194)
Increase (decrease) in provision for share awards	691	178
Increase (decrease) in net defined benefit asset and liability	136	57
Interest and dividend income	(2,630)	(2,198)
Interest expenses	9,451	6,207
Share of loss (profit) of entities accounted for using equity method	(1,082)	(52)
Loss on retirement of non-current assets	1,217	1,998
Loss (gain) on sale of non-current assets	(59)	(0)
Loss (gain) on sale of investment securities	(3,705)	(5,445)
Loss (gain) on investments in silent partnership, etc.	(318)	(46)
Loss (gain) on step acquisitions	—	2,792
Decrease (increase) in trade receivables	1,038	(1,658)
Decrease (increase) in real estate for sale	25,029	21,817
Decrease (increase) in operational investment securities	(21,580)	—
Decrease (increase) in guarantee deposits	(3,984)	(1,037)
Increase (decrease) in guarantee deposits received	9,055	5,033
Decrease (increase) in other assets	(4,859)	4,279
Increase (decrease) in other liabilities	(4,726)	666
Subtotal	81,751	106,283
Interest and dividends received	4,210	3,431
Interest paid	(8,766)	(6,095)
Income taxes paid	(30,000)	(18,384)
Income taxes refund	—	0
Cash flows from operating activities	47,195	85,234
Cash flows from investing activities		
Payments into time deposits	(12)	(2,232)
Proceeds from withdrawal of time deposits	33	10
Purchase of property, plant and equipment	(165,038)	(244,711)
Purchase of intangible assets	(10,210)	(4,723)
Proceeds from sale of non-current assets	155	0
Purchase of investment securities	(82,281)	(53,195)
Proceeds from sale of investment securities	4,292	6,603
Proceeds from redemption of investment securities	44,293	8,982
Purchase of shares of subsidiaries resulting in change in scope of consolidation	(232)	(8,508)
Proceeds from sale of shares of subsidiaries resulting in change in scope of consolidation	—	168
Loan advances	(2,580)	(47)
Proceeds from collection of loans receivable	2	0
Other, net	(9,003)	(545)
Cash flows from investing activities	(220,580)	(298,199)

Item	Six months ended June 30,	
	2025	2024
Cash flows from financing activities		
Net increase (decrease) in short-term borrowings	(164,451)	13,856
Net increase (decrease) in short-term bonds payable	129,315	154,821
Proceeds from long-term borrowings	440,392	121,000
Repayments of long-term borrowings	(110,622)	(60,763)
Proceeds from issuance of bonds	59,521	62,604
Redemption of bonds	(120,000)	(30,000)
Purchase of treasury shares	(3,121)	(0)
Proceeds from sale of treasury shares	0	—
Dividends paid	(21,466)	(20,699)
Proceeds from share issuance to non-controlling interests	1,487	—
Dividends paid to non-controlling interests	(1,017)	(120)
Other, net	(1,315)	(265)
Cash flows from financing activities	208,721	240,431
Foreign currency translation difference on cash and cash equivalents	(76)	0
Net increase (decrease) in cash and cash equivalents	35,260	27,466
Cash and cash equivalents at beginning of period	134,326	82,763
Decrease in cash and cash equivalents resulting from exclusion of subsidiaries from consolidation	(1)	—
Cash and cash equivalents at end of period	169,585	110,230

(4) Footnotes on the Quarterly Consolidated Financial Statements

(Footnotes on the Assumption of Going Concern)

N/A

(Footnotes on Shareholders' Equity in Case of Significant Changes)

N/A

(Footnotes on Segment Information, etc.)

【Segment Information】

I. Six months ended June 30, 2025 (from January 1, 2025 to June 30, 2025)

1. Information on operating revenue, profit or loss by reportable segment

(Million yen)

	Reportable segment				Others (Note 1)	Total	Adjustment (Note 2)	Value recorded in the Quarterly Consolidated Statements of Income (Note 3)
	Real estate business	Insurance agency business (subsidiary)	Hotels / Ryokans (subsidiaries)	Sub-total				
Operating revenue								
Outside customers	252,759	1,966	27,760	282,486	17,594	300,081	—	300,081
Inter-segment	4,575	—	183	4,758	1,424	6,182	(6,182)	—
Total	257,335	1,966	27,943	287,245	19,019	306,264	(6,182)	300,081
Segment profit or (loss)	79,713	557	2,652	82,923	(52)	82,871	(7,816)	75,055

Notes:

1. The category of “Others” included business segments that were not included in the reportable segments, such as general construction, design / construction management, and child education business, etc.
2. Adjustment of segment profit or (loss) of negative ¥7,816 million included elimination of intersegment transactions of ¥570 million and corporate expenses of negative ¥8,386 million which were not distributed to reportable segments. Corporate expenses were expenses mainly related to general administrative departments that did not belong to reportable segments.
3. Segment profit or (loss) was adjusted with operating profit reported in the Quarterly Consolidated Statements of Income.

2. Information on impairment losses on non-current assets or goodwill for each reportable segment:

The information was omitted because it was immaterial.

II. Six months ended June 30, 2024 (from January 1, 2024 to June 30, 2024)

1. Information on operating revenue, profit or loss by reportable segment

(Million yen)

	Reportable segment				Others (Note 1)	Total	Adjustment (Note 2)	Value recorded in the Quarterly Consolidated Statements of Income (Note 3)
	Real estate business	Insurance agency business (subsidiary)	Hotels / Ryokans (subsidiaries)	Sub-total				
Operating revenue								
Outside customers	175,852	1,892	24,843	202,588	2,263	204,852	—	204,852
Inter-segment	4,687	—	141	4,829	2,218	7,047	(7,047)	—
Total	180,539	1,892	24,984	207,417	4,482	211,899	(7,047)	204,852
Segment profit	72,839	587	1,532	74,959	187	75,146	(6,223)	68,923

Notes:

1. The category of “Others” included business segments that were not included in the reportable segments, such as general construction, design / construction management, etc.
2. Adjustment of segment profit of negative ¥6,223 million included elimination of intersegment transactions of ¥323 million and corporate expenses of negative ¥6,546 million, which were not distributed to reportable segments. Corporate expenses were expenses mainly related to general administrative departments that did not belong to reportable segments.
3. Segment profit was adjusted with operating profit reported in the Quarterly Consolidated Statements of Income.

2. Information on impairment losses on non-current assets or goodwill for each reportable segment:

The information was omitted because it was immaterial.