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November 13, 2023

# Summary of Consolidated Financial Results for the Third Quarter of the Fiscal Year Ending December 31, 2023 (Nine Months Ended September 30, 2023)

[Japanese GAAP]

Company name: JINUSHI Co., Ltd. Listing: TSE/NSE

Securities code: 3252 URL: https://www.jinushi-jp.com/en/

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Scheduled date of filing of Quarterly Securities Report: November 14, 2023

Scheduled date of payment of dividend:

- Proposition of symplementary metaricle for questions in a significant and the symplement of the

Preparation of supplementary materials for quarterly financial results: Yes Holding of quarterly financial results meeting: None

(All amounts are rounded down to the nearest million yen)

# 1. Consolidated Financial Results for the Nine Months Ended September 30, 2023 (from January 1, 2023 to September 30, 2023)

(1) Consolidated results of operations

(Percentages represent year-on-year changes)

	Net sal	es	Operating	profit	Ordinary 1	orofit	Profit attributable to owners of parent		
	Million yen	%	Million yen	%	Million yen	%	Million yen	%	
Nine months ended Sep. 30, 2023	25,210	(15.3)	6,042	63.9	5,988	61.5	4,678	246.6	
Nine months ended Sep. 30, 2022	29,770	(25.0)	3,685	2.5	3,707	1.3	1,349	(47.9)	

Note: Comprehensive income (million yen)

Nine months ended Sep. 30, 2023: Nine months ended Sep. 30, 2022: 5,010 (up 151.5%) 1,992 (down 25.6%)

	Net income per share	Diluted net income per share
	Yen	Yen
Nine months ended Sep. 30, 2023	260.26	-
Nine months ended Sep. 30, 2022	73.81	-

(2) Consolidated financial position

	Total assets	Net assets	Equity ratio
	Million yen	Million yen	%
As of Sep. 30, 2023	92,070	31,524	34.1
As of Dec. 31, 2022	72,153	30,960	42.8

Reference: Shareholders' equity (million yen)

As of Sep. 30, 2023: 31,385

As of Dec. 31, 2022: 30,905

#### 2. Cash dividends

	Dividend per share								
	1Q-end	2Q-end	3Q-end	Year-end	Total				
	Yen	Yen	Yen	Yen	Yen				
Fiscal year ended Dec. 31, 2022	-	0.00	-	55.00	55.00				
Fiscal year ending Dec. 31, 2023	-	0.00	-						
Fiscal year ending Dec. 31, 2023 (forecasts)				55.00	55.00				

Note: Revisions to the most recently announced dividend forecast: None

# 3. Consolidated Forecast for the Fiscal Year Ending December 31, 2023 (from January 1, 2023 to December 31, 2023)

(Percentages represent year-on-year changes)

	Net sales Op		Operating p	Operating profit		Ordinary profit		utable parent	Net income per share	
	Million yen	%	Million yen	%	Million yen	%	Million yen	%	Yen	
Full year	32,000	(35.9)	6,000	(6.4)	5,500	(7.5)	4,400	20.8	250.16	

Note: Revisions to the most recently announced consolidated forecast: None

×	N	OI	tes

(1) Cha	nges i	in signif	icant	subsid	iaries	during	the	period	(change	es in	specified	subsid	diaries	resulting	in	changes	in	the
scor	oe of c	consolid	ation)	: None	e													

Newly added: – Excluded: –

- (2) Application of special accounting methods for presenting quarterly consolidated financial statements: None
- (3) Changes in accounting policies and accounting estimates, and restatements
  - 1) Changes in accounting policies due to revisions in accounting standards, others: None
  - 2) Changes in accounting policies other than 1) above: None
  - 3) Changes in accounting estimates:

    None
  - 4) Restatements: None
- (4) Number of issued shares (common shares)
  - 1) Number of issued shares at the end of the period (including treasury shares)

As of Sep. 30, 2023: 18,285,800 shares As of Dec. 31, 2022: 18,285,800 shares

2) Number of treasury shares at the end of the period

As of Sep. 30, 2023: 1,843,141 shares As of Dec. 31, 2022: 141 shares

3) Average number of shares outstanding during the period (cumulative from the beginning of the fiscal year)

Nine months ended Sep. 30, 2023: 17,975,117 shares Nine months ended Sep. 30, 2022: 18,285,659 shares

The average number of shares during the period, which is the basis for calculating net income per share in the consolidated forecast for the fiscal year ending December 31, 2023, reflects the effect of the acquisition of treasury shares based on the resolution of the Board of Directors meeting held on August 10, 2023.

Earnings forecasts regarding future performance in this material are based on assumptions judged to be valid and information currently available to the Company. Actual results may differ significantly from these forecasts for a number of factors. Please refer to "1. Qualitative Information on Quarterly Consolidated Financial Performance, (3) Explanation of Consolidated Forecast and Other Forward-looking Statements" on page 3 of Attachments for assumptions for forecasts and notes of caution for usage.

How to view supplementary materials for quarterly financial results

Supplementary materials to be distributed at the event will be available on the Company's website\*.

<sup>\*</sup> The current quarterly financial report is not subject to quarterly review by an auditing firm.

<sup>\*</sup> Cautionary statement with respect to forward-looking statements, and other special items Cautionary statement with respect to forecasts

<sup>\*</sup> https://www.jinushi-jp.com/en/ir.html/ (IR Information, News Release)

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### 1. Qualitative Information on Quarterly Consolidated Financial Performance

# (1) Explanation of Results of Operations

The Company has adopted the management philosophy, "Through our JINUSHI Business note, we create safe real estate financial products and fulfill our part in protecting the assets of people throughout the world." In the first nine months of the fiscal year ending December 31, 2023 (hereinafter, "the period under review"), we continued to promote purchases and sales of real estate for sale under the basic strategy of JINUSHI Business, which is resilient to natural disasters and market volatility and able to generate stable profits over the long term because landowners do not own the building.

As a result, the Company reported net sales for the period under review of 25,210 million yen (down 15.3% year-on-year), operating profit of 6,042 million yen (up 63.9% year-on-year), ordinary profit of 5,988 million yen (up 61.5% year-on-year), and profit attributable to owners of parent of 4,678 million yen (up 246.6% year-on-year). As of the end of the period under review, the Company has made steady progress, exceeding the profit attributable to owners of parent of 4,400 million yen in the 2023 consolidated forecast announced on August 10, 2023.

JINUSHI will continue its efforts to achieve the objectives set forth in the medium-term plan, spanning from FY12/22 to FY12/26, as well as in alignment with the ESG Policy and its associated roadmap.

Note: JINUSHI Business refers to a business model that is expected to generate stable profits over the long term by investing only in land with no additional investments for buildings because the investment in buildings is made by a tenant who enters into a long-term fixed-term land leasehold agreement.

JINUSHI aims to be a major landowner in Japan as JINUSHI Private REIT Investment Corporation (JINUSHI REIT) grows. JINUSHI REIT has achieved capital increase for seven consecutive years since the start of its operation, with the size of assets under management as of January 2023 amounting to approximately 180 billion yen. The Company has entered into the Sponsor Support Agreement with JINUSHI Asset Management Co., Ltd. and JINUSHI REIT, and will continue to strengthen support for JINUSHI REIT as a sponsor, focusing on the sale of real estate financial products through JINUSHI Business.

Results by business segment were as follows:

- i) Real Estate Investment Business
  The segment reported net sales of 23,933 million yen (down 16.3% year-on-year) with segment profit of 8,218 million yen (up 43.7% year-on-year).
- ii) Subleasing, Leasing and Fund Fee Businesses

  The segment reported net sales of 1,267 million yen (up 10.5% year-on-year) with segment profit of 936 million yen (up 8.5% year-on-year).
- iii) Planning and Brokerage Business
  The segment reported net sales of 9 million yen (down 34.8% year-on-year) with segment profit of 9 million yen (down 34.8% year-on-year).

## (2) Explanation of Financial Position

Assets, Liabilities and Net Assets

Total assets increased 19,917 million yen from the end of the previous fiscal year to 92,070 million yen at the end of the period under review. This increase was attributable mainly to an increase in real estate for sale (up 23,870 million yen) as we made steady purchases, while non-current assets (land) (down 2,491 million yen) decreased.

Total liabilities increased 19,353 million yen from the end of the previous fiscal year to 60,546 million yen. This increase was attributable mainly to an increase in long-term borrowings (up 16,065 million yen), resulting from the purchase of real estate for sale.

Net assets increased 564 million yen from the end of the previous fiscal year to 31,524 million yen. This increase was attributable mainly to an increase of 3,672 million yen in retained earnings and the acquisition of treasury shares of 3,499 million yen. Consequently, the equity ratio at the end of the period under review was 34.1%.

# (3) Explanation of Consolidated Forecast and Other Forward-looking Statements

There are no revisions to the consolidated forecast for the fiscal year ending December 31, 2023 announced on August 10, 2023.

For more details, please refer to "Results of Operations for the First Nine Months of the Fiscal Year Ending December 31, 2023" (to be available on our website\* shortly).

<sup>\*</sup> https://www.jinushi-jp.com/en/ir.html/ (IR Information, News Release)

# 2. Quarterly Consolidated Financial Statements and Notes

# (1) Quarterly Consolidated Balance Sheet

•		(Millions of yen)
	FY12/22	Third quarter of FY12/23
	(As of Dec. 31, 2022)	(As of Sep. 30, 2023)
Assets		
Current assets		
Cash and deposits	23,140	22,255
Operating accounts receivable	273	223
Real estate for sale	28,192	52,062
Advance payments to suppliers	333	282
Prepaid expenses	131	182
Other	780	99
Total current assets	52,850	75,106
Non-current assets		
Property, plant and equipment		
Buildings and structures, net	562	542
Vehicles, tools, furniture and fixtures, net	84	72
Land	16,066	13,574
Leased assets, net	89	105
Total property, plant and equipment	16,803	14,295
Intangible assets		
Other	116	57
Total intangible assets	116	57
Investments and other assets		
Investment securities	319	364
Shares of subsidiaries and associates	24	-
Investments in capital	973	1,131
Leasehold and guarantee deposits	755	794
Long-term prepaid expenses	102	113
Other	294	291
Allowance for doubtful accounts	(88)	(84)
Total investments and other assets	2,382	2,611
Total non-current assets	19,302	16,963
Total assets	72,153	92,070

		(Millions of yen)
	FY12/22	Third quarter of FY12/23
	(As of Dec. 31, 2022)	(As of Sep. 30, 2023)
Liabilities		
Current liabilities		
Trade accounts payable	103	152
Short-term borrowings	-	1,210
Current portion of long-term borrowings	1,843	747
Accounts payable-other	707	367
Income taxes payable	232	2,133
Accrued consumption taxes	58	21
Advances received	-	215
Current portion of guarantee deposits received	1,189	1,755
Other	446	507
Total current liabilities	4,583	7,111
Non-current liabilities		
Long-term borrowings	35,222	51,288
Long-term leasehold and guarantee deposits received	765	850
Provision for execution of assumption of debt	110	110
Provision for loss on liquidation of subsidiaries and associates	-	405
Other	512	780
Total non-current liabilities	36,610	53,434
Total liabilities	41,193	60,546
Net assets		
Shareholders' equity		
Share capital	3,048	3,048
Capital surplus	4,657	4,657
Retained earnings	23,030	26,702
Treasury shares	(0)	(3,499)
Total shareholders' equity	30,736	30,909
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	(22)	18
Foreign currency translation adjustment	191	457
Total accumulated other comprehensive income	169	476
Non-controlling interests	54	138
Total net assets	30,960	31,524
Total liabilities and net assets	72,153	92,070

# (2) Quarterly Consolidated Statements of Income and Comprehensive Income Quarterly Consolidated Statement of Income (For the Nine-month Period)

Net sales         29,770           Cost of sales         22,934           Gross profit         6.836           Selling, general and administrative expenses         3,150           Operating profit         3,685           Non-operating income         0           Interest income         0           Foreign exchange gains         516           Share of profit of entities accounted for using equity method         36           Outsourcing service income         100           Other         18           Total non-operating income         672           Non-operating expenses         425           Financing expenses         425           Financing expenses         213           Other         12           Total non-operating expenses         651           Other         12           Total non-operating expenses         651           Other         3,707           Extraordinary income         5           Gain on sale of non-current assets         -           Total extraordinary income         -           Extraordinary income         -           Impairment losses         1,203           Office relocation expenses         46 </th <th></th> <th></th> <th>(Millions of yen)</th>			(Millions of yen)
Net sales         29,770           Cost of sales         22,934           Gross profit         6.836           Selling, general and administrative expenses         3,150           Operating profit         3,685           Non-operating income         0           Interest income         0           Foreign exchange gains         516           Share of profit of entities accounted for using equity method         100           Otter         18           Total non-operating income         672           Non-operating expenses         213           Interest expenses         425           Financing expenses         213           Other         12           Total non-operating expenses         651           Ordinary profit         3,707           Extraordinary income         6           Gain on sale of non-current assets         -           Total extraordinary income         -           Extraordinary losses         1,203           Impairment losses         1,203           Office relocation expenses         46           Total extraordinary losses         1,250           Profit before idutibutions of profit or loss on silent partnerships and income taxes         2,456		First nine months of FY12/22	First nine months of FY12/23
Cost of sales         22,934           Gross profit         6,836           Selling, general and administrative expenses         3,150           Operating profit         3,685           Non-operating income         0           Interest income         0           Foreign exchange gains         516           Share of profit of entities accounted for using equity method         36           Outsourcing service income         100           Other         18           Total non-operating income         672           Non-operating expenses         425           Interest expenses         425           Financing expenses         425           Other         12           Total non-operating expenses         651           Ordinary profit         3,707           Extraordinary income         -           Gain on sale of non-current assets         -           Total extraordinary income         -           Extraordinary losses         1,203           Impairment losses         1,203           Office relocation expenses         1,250           Profit before distributions of profit or loss on silent partnerships and income taxes         2,456           Income taxes-deferred			(Jan. 1, 2023 – Sep. 30, 2023)
Gross profit         6,836           Selling, general and administrative expenses         3,150           Operating profit         3,685           Non-operating income         0           Interest income         0           Foreign exchange gains         516           Share of profit of entities accounted for using equity method         36           Outsourcing service income         100           Other         18           Total non-operating income         672           Non-operating expenses         425           Interest expenses         425           Financing expenses         213           Other         12           Total non-operating expenses         651           Ordinary profit         3,707           Extraordinary income         -           Gain on sale of non-current assets         -           Total extraordinary income         -           Extraordinary losses         1,203           Impairment losses         1,250           Office relocation expenses         46           Total extraordinary losses         1,250           Profit before distributions of profit or loss on silent partnerships and income taxes         0           Dristributions of profit or			25,210
Selling, general and administrative expenses         3,150           Operating profit         3,685           Non-operating income         0           Interest income         0           Foreign exchange gains         516           Share of profit of entities accounted for using equity method         36           Outsourcing service income         100           Other         18           Total non-operating income         672           Non-operating expenses         213           Interest expenses         425           Financing expenses         213           Other         12           Total non-operating expenses         651           Ordinary profit         3,707           Extraordinary income         -           Gain on sale of non-current assets         -           Total extraordinary income         -           Extraordinary losses         1,203           Office relocation expenses         46           Total extraordinary losses         1,250           Profit before distributions of profit or loss on silent partnerships and income taxes         2,456           Distributions of profit or loss on silent partnerships         0           Profit before income taxes         2,456 <td></td> <td>i</td> <td>15,995</td>		i	15,995
Operating profit         3,685           Non-operating income         0           Interest income         0           Foreign exchange gains         516           Share of profit of entities accounted for using equity method         36           Outsourcing service income         100           Other         18           Total non-operating income         672           Non-operating expenses         425           Interest expenses         425           Financing expenses         213           Other         12           Total non-operating expenses         651           Ordinary profit         3,707           Extraordinary income         -           Gain on sale of non-current assets         -           Total extraordinary income         -           Extraordinary losses         1,203           Impairment losses         1,203           Office relocation expenses         46           Total extraordinary losses         1,250           Profit before distributions of profit or loss on silent partnerships and income taxes         2,456           Distributions of profit or loss on silent partnerships         0           Profit before income taxes         2,456           Inc	-	-	9,214
Non-operating income	ling, general and administrative expenses	3,150	3,172
Interest income   0	erating profit	3,685	6,042
Foreign exchange gains         516           Share of profit of entities accounted for using equity method         36           Outsourcing service income         100           Other         18           Total non-operating income         672           Non-operating expenses         425           Interest expenses         425           Financing expenses         213           Other         12           Total non-operating expenses         651           Ordinary profit         3,707           Extraordinary income         -           Gain on sale of non-current assets         -           Total extraordinary income         -           Extraordinary losses         1,203           Office relocation expenses         46           Total extraordinary losses         1,250           Profit before distributions of profit or loss on silent partnerships and income taxes         2,456           Distributions of profit or loss on silent partnerships         0           Profit before income taxes         2,456           Income taxes-current         1,650           Income taxes-deferred         (545)           Total income taxes         1,104           Profit         1,351	n-operating income		
Share of profit of entities accounted for using equity method   100	Interest income	0	6
method         36           Outsourcing service income         100           Other         18           Total non-operating income         672           Non-operating expenses         425           Interest expenses         425           Financing expenses         213           Other         12           Total non-operating expenses         651           Ordinary profit         3,707           Extraordinary income         -           Gain on sale of non-current assets         -           Total extraordinary income         -           Extraordinary losses         1,203           Impairment losses         46           Total extraordinary losses         1,250           Profit before distributions of profit or loss on silent partnerships and income taxes         2,456           Distributions of profit or loss on silent partnerships         0           Profit before income taxes         2,456           Income taxes-current         1,650           Income taxes-deferred         (545)           Total income taxes         1,104           Profit         1,351	Foreign exchange gains	516	324
Other         18           Total non-operating income         672           Non-operating expenses		36	40
Total non-operating income         672           Non-operating expenses         425           Interest expenses         213           Other         12           Total non-operating expenses         651           Ordinary profit         3,707           Extraordinary income         -           Gain on sale of non-current assets         -           Total extraordinary income         -           Extraordinary losses         1,203           Office relocation expenses         46           Total extraordinary losses         1,250           Profit before distributions of profit or loss on silent partnerships and income taxes         2,456           Distributions of profit or loss on silent partnerships         0           Profit before income taxes         2,456           Income taxes-current         1,650           Income taxes-deferred         (545)           Total income taxes         1,104           Profit         1,351	Outsourcing service income	100	-
Non-operating expenses         425           Financing expenses         213           Other         12           Total non-operating expenses         651           Ordinary profit         3,707           Extraordinary income         -           Gain on sale of non-current assets         -           Total extraordinary income         -           Extraordinary losses         1,203           Office relocation expenses         46           Total extraordinary losses         1,250           Profit before distributions of profit or loss on silent partnerships and income taxes         2,456           Distributions of profit or loss on silent partnerships         0           Profit before income taxes         2,456           Income taxes-current         1,650           Income taxes-deferred         (545)           Total income taxes         1,104           Profit         1,351	Other	18	40
Interest expenses	Total non-operating income	672	410
Financing expenses         213           Other         12           Total non-operating expenses         651           Ordinary profit         3,707           Extraordinary income         -           Gain on sale of non-current assets         -           Total extraordinary income         -           Extraordinary losses         1,203           Office relocation expenses         46           Total extraordinary losses         1,250           Profit before distributions of profit or loss on silent partnerships and income taxes         2,456           Distributions of profit or loss on silent partnerships         0           Profit before income taxes         2,456           Income taxes-current         1,650           Income taxes-deferred         (545)           Total income taxes         1,104           Profit         1,351	n-operating expenses		
Other         12           Total non-operating expenses         651           Ordinary profit         3,707           Extraordinary income         -           Gain on sale of non-current assets         -           Total extraordinary income         -           Extraordinary losses         1,203           Office relocation expenses         46           Total extraordinary losses         1,250           Profit before distributions of profit or loss on silent partnerships and income taxes         2,456           Distributions of profit or loss on silent partnerships         0           Profit before income taxes         2,456           Income taxes-current         1,650           Income taxes-deferred         (545)           Total income taxes         1,104           Profit         1,351	Interest expenses	425	309
Total non-operating expenses  Ordinary profit  Extraordinary income  Gain on sale of non-current assets  Total extraordinary income  Extraordinary losses  Impairment losses  Office relocation expenses  Total extraordinary losses  Total extraordinary losses  1,203  Office relocation expenses  Total extraordinary losses  Profit before distributions of profit or loss on silent partnerships and income taxes  Distributions of profit or loss on silent partnerships  Profit before income taxes  Income taxes-current  Income taxes-current  Income taxes-deferred  Total income taxes  1,104  Profit  1,351	Financing expenses	213	137
Ordinary profit 3,707  Extraordinary income  Gain on sale of non-current assets - Total extraordinary income  Extraordinary losses  Impairment losses Office relocation expenses 46  Total extraordinary losses 1,203  Office relocation expenses 46  Total extraordinary losses 1,250  Profit before distributions of profit or loss on silent partnerships and income taxes  Distributions of profit or loss on silent partnerships 0  Profit before income taxes 2,456  Income taxes-current 1,650  Income taxes-deferred (545)  Total income taxes 1,104  Profit 1,351	Other	12	16
Extraordinary income Gain on sale of non-current assets Total extraordinary income  Extraordinary losses Impairment losses Office relocation expenses Total extraordinary losses Total extraordinary losses Total extraordinary losses Profit before distributions of profit or loss on silent partnerships and income taxes Distributions of profit or loss on silent partnerships O Profit before income taxes Income taxes-current Income taxes-current Income taxes-deferred (545) Total income taxes Income ta	Total non-operating expenses	651	463
Gain on sale of non-current assets Total extraordinary income  Extraordinary losses Impairment losses Impairment losses Office relocation expenses Total extraordinary losses  Interpretation of profit or loss on silent partnerships and income taxes Distributions of profit or loss on silent partnerships Profit before income taxes Distributions of profit or loss on silent partnerships  Profit before income taxes Income taxes-current Income taxes-current Income taxes-deferred Income taxes Income ta	dinary profit	3,707	5,988
Total extraordinary income  Extraordinary losses  Impairment losses  Office relocation expenses  Total extraordinary losses  Profit before distributions of profit or loss on silent partnerships and income taxes  Distributions of profit or loss on silent partnerships  Profit before income taxes  Distributions of profit or loss on silent partnerships  O  Profit before income taxes  Income taxes-current  Income taxes-deferred  (545)  Total income taxes  1,351	traordinary income		
Extraordinary losses Impairment losses Office relocation expenses Total extraordinary losses Profit before distributions of profit or loss on silent partnerships and income taxes Distributions of profit or loss on silent partnerships O Profit before income taxes Income taxes-current Income taxes-current Income taxes-deferred Total income taxes I,104 Profit In I,203 I,203 I,200 I,250 I,25	Gain on sale of non-current assets	-	1,207
Impairment losses1,203Office relocation expenses46Total extraordinary losses1,250Profit before distributions of profit or loss on silent partnerships and income taxes2,456Distributions of profit or loss on silent partnerships0Profit before income taxes2,456Income taxes-current1,650Income taxes-deferred(545)Total income taxes1,104Profit1,351	Total extraordinary income	-	1,207
Office relocation expenses  Total extraordinary losses  Profit before distributions of profit or loss on silent partnerships and income taxes  Distributions of profit or loss on silent partnerships  O  Profit before income taxes  Income taxes-current  Income taxes-deferred  Total income taxes  1,104  Profit  1,351	traordinary losses		
Total extraordinary losses  Profit before distributions of profit or loss on silent partnerships and income taxes  Distributions of profit or loss on silent partnerships  Profit before income taxes  Income taxes-current  Income taxes-deferred  Total income taxes  1,250  2,456  10  10  1,650  11  1,650  11  1,650  11  1,104  1,351	Impairment losses	1,203	40
Profit before distributions of profit or loss on silent partnerships and income taxes  Distributions of profit or loss on silent partnerships  0  Profit before income taxes  1,650  Income taxes-current  1,650  Income taxes-deferred  (545)  Total income taxes  1,104  Profit  1,351	Office relocation expenses	46	-
partnerships and income taxes  Distributions of profit or loss on silent partnerships  Profit before income taxes  Income taxes-current  Income taxes-deferred  Total income taxes  Profit  1,351	Total extraordinary losses	1,250	40
Profit before income taxes  Income taxes-current  Income taxes-deferred  Income taxes-deferred  Total income taxes		2,456	7,156
Income taxes-current         1,650           Income taxes-deferred         (545)           Total income taxes         1,104           Profit         1,351	stributions of profit or loss on silent partnerships	0	-
Income taxes-deferred (545) Total income taxes 1,104 Profit 1,351	ofit before income taxes	2,456	7,156
Total income taxes 1,104 Profit 1,351	come taxes-current	1,650	2,217
Profit 1,351	come taxes-deferred	(545)	234
Profit 1,351	tal income taxes	1,104	2,451
	ofit	-	4,704
Profit attributable to non-controlling interests 2	ofit attributable to non-controlling interests	2	26
Profit attributable to owners of parent 1,349	_		4,678

# Quarterly Consolidated Statement of Comprehensive Income (For the Nine-month Period)

		(Millions of yen)
	First nine months of FY12/22	First nine months of FY12/23
	(Jan. 1, 2022 – Sep. 30, 2022)	(Jan. 1, 2023 – Sep. 30, 2023)
Profit	1,351	4,704
Other comprehensive income		
Valuation difference on available-for-sale securities	12	40
Foreign currency translation adjustment	627	266
Total other comprehensive income	640	306
Comprehensive income	1,992	5,010
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	1,990	4,984
Comprehensive income attributable to non-controlling interests	2	26

### (3) Notes to Quarterly Consolidated Financial Statements

## **Going Concern Assumption**

Not applicable.

## Significant Changes in Shareholders' Equity

Acquisition of treasury shares

JINUSHI acquired 1,843,000 treasury shares based on a resolution of the Board of Directors meeting held on August 10, 2023. As a result, treasury shares increased by 3,499 million yen during the first nine months to 3,499 million yen at the end of the third quarter of FY12/23.

### **Segment Information**

- I First nine months of FY12/22 (Jan. 1, 2022- Sep. 30, 2022)
- 1. Information related to net sales and profit or loss for each reportable segment

(Millions of ven)

	Reportable segment						Amount shown on the	
	Real Estate	Subleasing,	Planning and		Other	Adjustment	quarterly consolidated	
	Investment	Leasing and Fund	Brokerage	Total	(Note 1)	(Note 2)	statement of income	
	Business	Fee Business	Business				(Note 3)	
Net sales (1) Sales to external customers (2) Inter-segment sales and transfers	28,608	1,146	15	29,770	-	-	29,770	
Total	28,608	1,146	15	29,770	-	-	29,770	
Segment profit (loss)	5,717	863	15	6,595	-	(2,909)	3,685	

- Notes: 1. The "Other" segment represents businesses not included in any reportable segments and includes the overseas PFI business.
  - 2. The adjustment to segment profit (loss) includes corporate expenses that mainly consist of selling, general and administrative expenses that cannot be attributed to any reportable segments.
  - 3. Segment profit (loss) is adjusted with operating profit shown on the quarterly consolidated statement of income.
- 2. Information related to impairment losses on non-current assets or goodwill, etc. for each reportable segment

Significant impairment losses on fixed assets

(Millions of yen)

	Real Estate Investment Business	Subleasing, Leasing and Fund Fee Business	Planning and Brokerage Business	Total	
Impairment losses	-	1,046	-		1,046

- II First nine months of FY12/23 (Jan. 1, 2023 Sep. 30, 2023)
- 1. Information related to net sales and profit or loss for each reportable segment

(Millions of yen)

							(Williams of yell)
	Reportable segment					Amount shown on the	
	Real Estate	Subleasing,	Planning and		Other	Adjustment	quarterly consolidated
	Investment	Leasing and Fund	Brokerage	Total	(Note 1)	(Note 2)	statement of income
	Business	Fee Business	Business				(Note 3)
Net sales							
(1) Sales to external	23,933	1,267	Q	25,210	_	_	25,210
customers	23,933	1,207		23,210	_	_	23,210
(2) Inter-segment	_	_	_	_	_	_	_
sales and transfers							
Total	23,933	1,267	9	25,210	-	-	25,210
Segment profit (loss)	8,218	936	9	9,164	-	(3,122)	6,042

Notes: 1. The "Other" segment represents businesses not included in any reportable segments and includes the overseas PFI business.

- 2. The adjustment to segment profit (loss) includes corporate expenses that mainly consist of selling, general and administrative expenses that cannot be attributed to any reportable segments.
- 3. Segment profit (loss) is adjusted with operating profit shown on the quarterly consolidated statement of income.
- 2. Information related to impairment losses on non-current assets or goodwill, etc. for each reportable segment.

Impairment losses of 40 million yen was recorded in corporate assets that are not allocated to any of the reportable segments.

## **Subsequent Events**

Not applicable.