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## Non-consolidated Financial Results for the Three Months Ended May 31, 2024 [Japanese GAAP]

July 5, 2024

Company name: WADAKOHSAN CORPORATION

Stock exchange listing: Tokyo

Code number: 8931

URL: <https://www.wadakohsan.co.jp>

Representative: Toshiya Mizomoto

President and Representative Director

Contact: Hiroyuki Kurokawa

Director

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Scheduled date of filing quarterly securities report: July 12, 2024

Scheduled date of commencing dividend payments: -

Availability of supplementary briefing material on quarterly financial results: No

Schedule of quarterly financial results briefing session: No

(Amounts of less than one million yen are rounded down.)

### 1. Non-consolidated Financial Results for the Three Months Ended May 31, 2024 (March 1, 2024 to May 31, 2024)

#### (1) Non-consolidated Operating Results

(% indicates changes from the previous corresponding period.)

	Net sales		Operating profit		Ordinary profit		Net income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Three months ended May 31, 2024	10,981	(24.6)	1,252	(28.6)	1,006	(36.3)	686	(37.5)
May 31, 2023	14,555	38.1	1,754	51.0	1,579	54.8	1,097	52.2

	Basic earnings per share	Diluted earnings per share
	Yen	Yen
Three months ended May 31, 2024	62.20	-
May 31, 2023	98.84	-

#### (2) Non-consolidated Financial Position

	Total assets	Net assets	Capital adequacy ratio
	Millions of yen	Millions of yen	%
As of May 31, 2024	106,173	30,774	29.0
February 29, 2024	101,228	30,658	30.3

(Reference) Equity: As of May 31, 2024: ¥ 30,774 million

As of February 29, 2024: ¥ 30,658 million

## 2. Dividends

	Annual dividends				
	1st quarter-end	2nd quarter-end	3rd quarter-end	Year-end	Total
	Yen	Yen	Yen	Yen	Yen
Fiscal year ended February 29, 2024	-	26.00	-	34.00	60.00
Fiscal year ending February 28, 2025	-				
Fiscal year ending February 28, 2025 (Forecast)		26.00	-	39.00	65.00

(Note) Revision to the forecast for dividends announced most recently: No

(Note) Breakdown of (Note) Breakdown of the year end dividend for the fiscal year ended February 29, 2024 :

Ordinary dividend	32.00 yen
Special dividend	2.00 yen

## 3. Non-consolidated Financial Results Forecast for the Fiscal Year Ending February 28, 2025(March 1, 2024 to February 28, 2025)

(% indicates changes from the previous corresponding period.)

	Net sales		Operating profit		Ordinary profit		Net income		Basic earnings per share
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
Six months ending August 31, 2024	19,000	(8.6)	1,900	(24.1)	1,400	(34.6)	1,000	(32.5)	90.09
Full year	39,000	0.4	4,700	3.8	3,800	(0.5)	2,700	2.3	243.25

(Note) Revision to the financial results forecast announced most recently: No

\* Notes:

(1) Accounting policies adopted specially for the preparation of quarterly Non-consolidated financial statements: No

(2) Changes in accounting policies, changes in accounting estimates and retrospective restatement

- 1) Changes in accounting policies due to the revision of accounting standards: No
- 2) Changes in accounting policies other than 1) above: No
- 3) Changes in accounting estimates: No
- 4) Retrospective restatement: No

(3) Total number of issued shares (common shares)

1) Total number of issued shares at the end of the period (including treasury shares):

May 31, 2024:	11,100,000 shares
February 29, 2024:	11,100,000 shares

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

May 31, 2024:	144,680 shares
February 29, 2024:	248 shares

3) Average number of shares outstanding during the period:

Three months ended May 31, 2024:	11,029,108 shares
Three months ended May 31, 2023:	11,099,752 shares

\* Quarterly results reports are exempt from quarterly review conducted by certified public accountants or an audit corporation.

\* Proper use of earnings forecasts, and other special matters

Forward-looking statements in this document, including the forecasts of financial results, etc., are based on the information currently available to the company and certain assumptions deemed to be reasonable. Actual performance and other results may differ materially from these forecasts are due to various factors.

Quarterly Non-consolidated Financial Statements  
Quarterly Non-consolidated Balance Sheets

(Thousands of yen)

	As of February 29, 2024	As of May 31, 2024
<b>Assets</b>		
Current assets		
Cash and deposits	17,345,545	17,967,197
Accounts receivable - trade	5,559	5,892
Lease receivables	794,384	788,691
Real estate for sale	9,610,934	11,322,960
Real estate for sale in process	44,283,350	46,503,242
Other	348,761	321,733
Allowance for doubtful accounts	(7,663)	(7,917)
Total current assets	72,380,873	76,901,801
Non-current assets		
Property, plant and equipment		
Buildings, net	12,470,586	12,649,264
Land	13,660,426	13,666,425
Other, net	568,548	753,265
Total property, plant and equipment	26,699,562	27,068,955
Intangible assets	668,143	666,793
Investments and other assets		
Deferred tax assets	466,061	472,466
Other	1,029,577	1,079,510
Allowance for doubtful accounts	(15,609)	(15,606)
Total investments and other assets	1,480,029	1,536,369
Total non-current assets	28,847,735	29,272,119
Total assets	101,228,609	106,173,920

(Thousands of yen)

	As of February 29, 2024	As of May 31, 2024
<b>Liabilities</b>		
Current liabilities		
Accounts payable - trade	3,783,196	1,766,034
Electronically recorded obligations - operating	4,864,649	7,782,814
Short-term borrowings	7,754,500	8,717,392
Current portion of bonds payable	56,000	56,000
Current portion of long-term borrowings	9,969,623	12,231,957
Income taxes payable	853,085	346,150
Advances received	6,287,288	3,115,527
Provision for bonuses	150,940	234,726
Provision for bonuses for directors (and other officers)	10,275	20,550
Provision for warranties for completed construction	20,000	18,000
Asset retirement obligations	1,240	-
Other	972,507	1,330,848
<b>Total current liabilities</b>	<b>34,723,306</b>	<b>35,620,001</b>
Non-current liabilities		
Bonds payable	176,000	148,000
Long-term borrowings	34,633,089	38,574,972
Provision for retirement benefits	246,116	252,728
Provision for retirement benefits for directors (and other officers)	122,569	-
Asset retirement obligations	315,735	325,338
Other	353,065	478,815
<b>Total non-current liabilities</b>	<b>35,846,575</b>	<b>39,779,855</b>
<b>Total liabilities</b>	<b>70,569,882</b>	<b>75,399,856</b>
<b>Net assets</b>		
Shareholders' equity		
Share capital	1,403,091	1,403,091
Capital surplus	1,448,280	1,448,280
Retained earnings	27,790,332	28,098,995
Treasury shares	(121)	(203,770)
<b>Total shareholders' equity</b>	<b>30,641,581</b>	<b>30,746,595</b>
Valuation and translation adjustments		
Valuation difference on available-for-sale securities	20,859	27,294
Deferred gains or losses on hedges	(3,714)	173
<b>Total valuation and translation adjustments</b>	<b>17,145</b>	<b>27,468</b>
<b>Total net assets</b>	<b>30,658,726</b>	<b>30,774,064</b>
<b>Total liabilities and net assets</b>	<b>101,228,609</b>	<b>106,173,920</b>

Quarterly Non-consolidated Statements of Income

Quarterly Non-consolidated Statements of Income (For the three months)

(Thousands of yen)

	For the three months ended May 31, 2023	For the three months ended May 31, 2024
Net sales	14,555,784	10,981,434
Cost of sales	11,735,166	8,607,175
Gross profit	2,820,618	2,374,259
Selling, general and administrative expenses	1,066,554	1,121,394
Operating profit	1,754,063	1,252,864
Non-operating income		
Interest income	56	67
Dividend income	3,255	368
Surrender value of insurance policies	6,319	1,842
Commission income	3,910	1,116
Other	2,522	3,715
Total non-operating income	16,064	7,110
Non-operating expenses		
Interest expenses	148,135	171,850
Financing expenses	37,710	77,634
Other	4,304	3,607
Total non-operating expenses	190,149	253,092
Ordinary profit	1,579,978	1,006,882
Extraordinary losses		
Loss on sale of non-current assets	2,597	-
Loss on retirement of non-current assets	-	7,629
Total extraordinary losses	2,597	7,629
Profit before income taxes	1,577,380	999,253
Income taxes - current	461,000	324,000
Income taxes - deferred	19,237	(10,800)
Total income taxes	480,237	313,199
Profit	1,097,142	686,054