

2025年1月31日  
January 31, 2025

# FACT BOOK

2025年3月期 第3四半期  
Year ending March 31, 2025-3rd 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)

		2021/3	2022/3	2023/3	2024/3	2025/3 3Q
売上高	Net sales	15,333	17,815	18,879	19,310	14,674
土地建物賃貸事業	Building lease business	15,317	17,815	18,879	19,310	14,674
その他の事業	Other business	16	-	-	-	-
売上原価	Cost of sales	8,491	11,151	11,794	12,427	9,211
売上総利益	Gross profit	6,842	6,664	7,084	6,883	5,462
販売費及び一般管理費	Selling, general and administrative expenses	1,547	1,539	1,708	1,799	1,444
営業利益	Operating profit	5,295	5,124	5,375	5,083	4,018
経常利益	Ordinary profit	5,081	4,879	5,040	4,842	4,052
当期純利益	Profit	8,251	5,165	4,186	3,793	3,833
総資産	Total assets	154,043	149,994	152,321	166,616	164,784
純資産	Net assets	70,539	70,510	70,870	74,874	75,723

## 経営指標 Performance Indicators (連結 Consolidated)

		2021/3	2022/3	2023/3	2024/3	2025/3 3Q
事業利益(百万円)	Business profit (million yen)	5,295	5,124	5,375	5,152	4,169
償却前事業利益(百万円)	Business profit before depreciation and amortization (million yen)	7,565	8,855	9,194	9,128	7,105
売上高売上総利益率(%)	Gross profit ratio (%)	44.6	37.4	37.5	35.6	37.2
売上高営業利益率(%)	Operating profit ratio (%)	34.5	28.8	28.5	26.3	27.4
売上高経常利益率(%)	Ordinary profit ratio (%)	33.1	27.4	26.7	25.1	27.6
自己資本当期純利益率(ROE)(%)	Rate of return on equity (ROE) (%)	12.3	7.3	5.9	5.2	-
総資産事業利益率(ROA)(%)	Rate of return on total assets (ROA) (%)	3.6	3.4	3.6	3.2	-
総資産経常利益率(%)	Ordinary profit to total assets ratio (%)	3.5	3.2	3.3	3.0	-
自己資本比率(%)	Equity ratio (%)	45.7	46.9	46.5	44.9	45.9

※事業利益＝営業利益＋投資事業組合運用損益等

Business profit = Operating profit + Gain (Loss) on investments in investment partnerships, etc.

※ROE＝当期純利益÷((前期末純資産-前期末新株予約権+当期末純資産-当期末新株予約権)÷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＝事業利益÷((前期末総資産+当期末総資産)÷2)

ROA = Business profit ÷ ((Total assets at preceding year end + Total assets at current year end) ÷ 2)

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

		2021/3	2022/3	2023/3	2024/3	2025/3 3Q
金融収支(百万円)	Financial income and expense (million yen)	△ 180	△ 238	△ 229	△ 276	△ 97
有利子負債(百万円)	Interest-bearing debt (million yen)	66,645	64,859	67,156	75,529	73,412
借入金依存度(%)	Interest-bearing debt dependence ratio (%)	43.3	43.2	44.1	45.3	44.6
インタレスト・カバレッジ・レシオ(倍)	Interest coverage ratio (times)	16.9	5.4	17.9	15.0	10.7

※借入金依存度＝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)

		2021/3	2022/3	2023/3	2024/3	2025/3 3Q
一株当たり当期純利益(EPS)(円)	Basic earnings per share (EPS)(yen)	158.8	102.3	84.7	77.5	78.4
一株当たり純資産(BPS)(円)	Basic book value per share (BPS)(yen)	1,362.0	1,403.7	1,445.5	1,528.7	1,557.5
株価純資産倍率(PBR)(倍)	Price book-value ratio (PBR)(times)	1.09	1.07	0.83	1.07	1.06

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

		2021/3	2022/3	2023/3	2024/3	2025/3 3Q
設備投資費(百万円)	Capital expenditure (million yen)	11,504	14,283	12,529	12,243	1,770
減価償却費(百万円)	Depreciation and amortization (million yen)	2,270	3,731	3,818	3,976	2,936
年間配当金(円)	Dividends per share (yen)	31.0	36.0	36.0	37.0	※1 40.0
配当性向(%)	Dividend payout ratio (%)	19.5	35.2	42.5	47.8	※2 45.4
従業員数(連結)(人)	Number of employees (persons)	46	51	53	60	63
政策保有株式純資産対比(%)	Cross-shareholdings to net assets ratio (%)	16.9	13.9	13.6	※3 16.6	※3 15.2

※1 予想 Forecast

※2 配当性向＝年間配当金(通期予想)÷一株当たり当期純利益(通期予想ベース)

Dividends payout ratio = Dividends per share (full-year forecast) ÷ Basic earnings per share (based on full-year forecast)

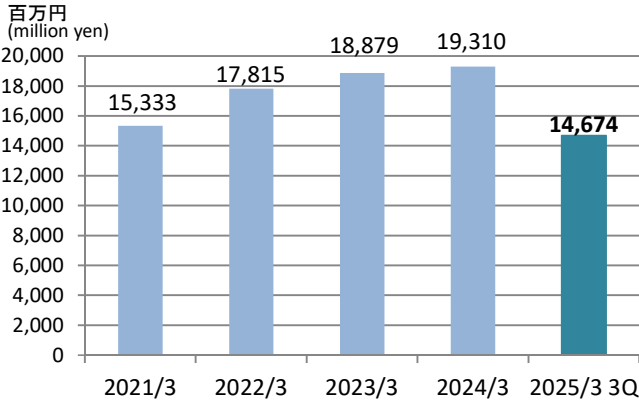
※3 政策保有株式(投資有価証券からエクイティ出資金等を除く)の純資産額に対する割合

Excluding equity investments in capital, etc. from investment securities.

# 業績推移 Financial Performance (連結 Consolidated)

## 売上高

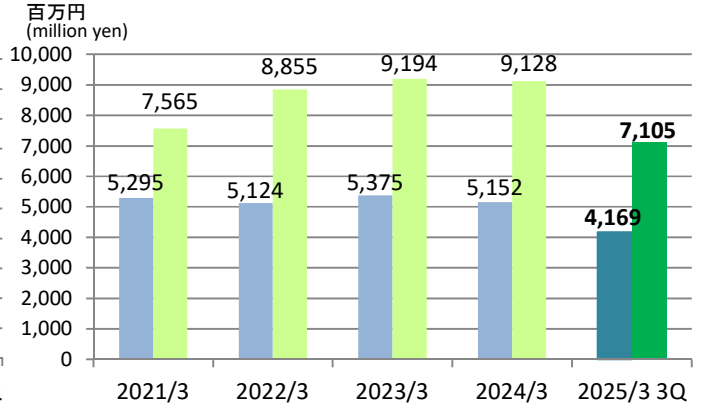
Net sales



## 事業利益 / 償却前事業利益

Business profit / Business profit before depreciation and amortization

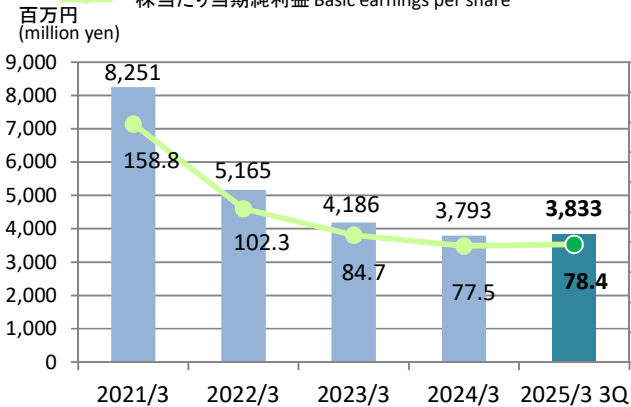
■ 事業利益 Business profit  
■ 償却前事業利益 Business profit before depreciation and amortization



## 当期純利益/一株当たり当期純利益

Profit/Basic earnings per share

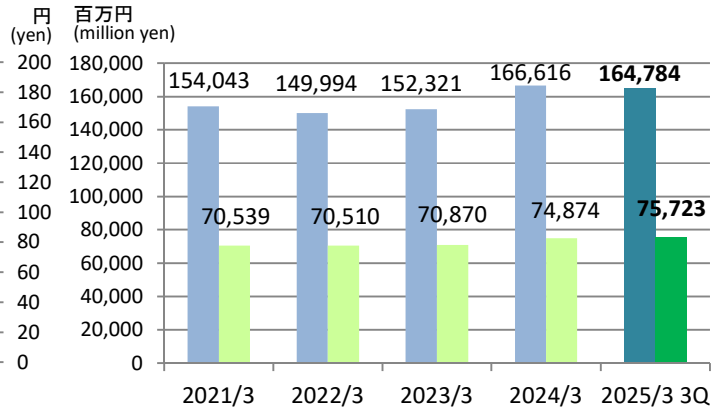
■ 当期純利益 Profit  
● 一株当たり当期純利益 Basic earnings per share



## 総資産/純資産

Total assets/Net assets

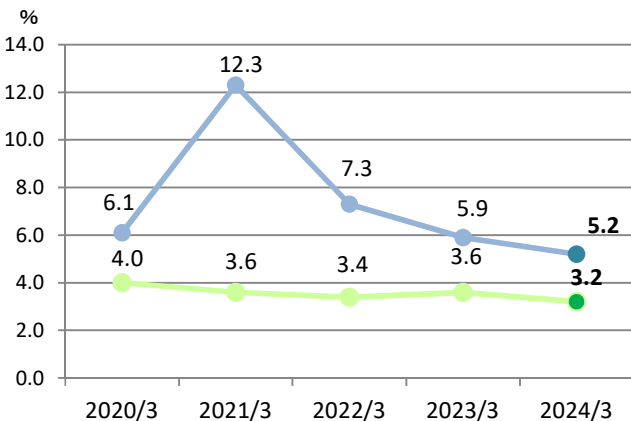
■ 総資産 Total assets ■ 純資産 Net assets



## ROE/ROA

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

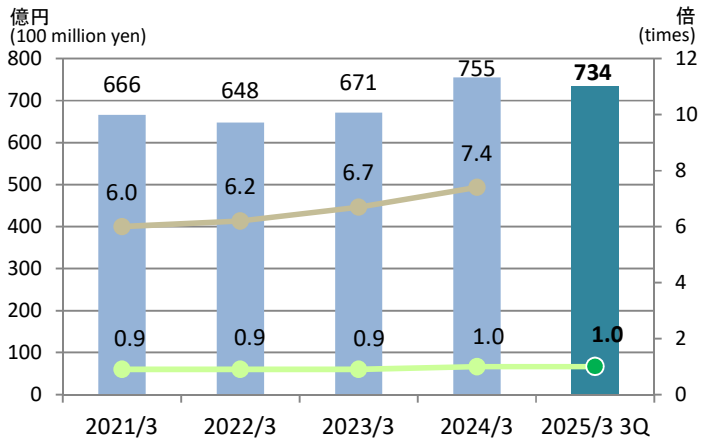
● ROE ● ROA



## 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)

(資産の部)		(Assets)	2021/3	2022/3	2023/3	2024/3	2025/3 3Q
I. 流動資産		I. Current assets					
1. 現金及び預金	1. Cash and deposits	21,550	9,876	5,312	8,668	8,660	
2. 売掛金	2. Accounts receivable-trade	331	381	560	486	533	
3. その他	3. Other	720	2,002	829	230	476	
流動資産合計		Total current assets	22,603	12,260	6,702	9,385	9,671
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	31,144	59,926	58,918	56,970	54,584	
(2) 土地	(2) Land	52,424	52,058	52,660	52,660	52,660	
(3) 信託建物	(3) Buildings in trust	1,924	1,756	1,588	1,987	1,792	
(4) 信託土地	(4) Land in trust	11,038	11,038	19,694	25,235	25,235	
(5) 建設仮勘定	(5) Construction in progress	19,990	80	100	17	72	
(6) その他	(6) Other	242	298	310	281	252	
有形固定資産合計		Total property, plant and equipment	116,765	125,159	133,273	137,152	134,597
2. 無形固定資産		2. Intangible assets	125	126	109	107	93
3. 投資その他の資産		3. Investments and other assets					
(1) 投資有価証券	(1) Investment securities	11,910	9,775	9,607 ※1	17,382 ※2	17,875	
(2) 敷金及び保証金	(2) Leasehold and guarantee deposits	2,193	2,193	2,192	2,192	2,192	
(3) その他	(3) Other	444	478	435	395	354	
投資その他の資産合計		Total investments and other assets	14,548	12,447	12,235	19,971	20,422
固定資産合計		Total non-current assets	131,439	137,733	145,618	157,230	155,113
資産合計		Total assets	154,043	149,994	152,321	166,616	164,784
(負債の部)		(Liabilities)	2021/3	2022/3	2023/3	2024/3	2025/3 3Q
I. 流動負債		I. Current liabilities					
1. 買掛金	1. Accounts payable-trade	3	0	0	-	-	
2. 短期借入金	2. Short-term borrowings	4,285	4,090	3,922	4,676	6,810	
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	3,043	514	498	940	826	
5. その他	5. Other	2,246	3,603	3,466	3,113	2,793	
流動負債合計		Total current liabilities	9,578	8,208	7,887	8,731	15,430
II. 固定負債		II. Non-current liabilities					
1. 社債	1. Bonds payable	45,000	45,000	45,000	50,000	45,000	
2. 長期借入金	2. Long-term borrowings	17,359	15,769	18,234	20,853	16,602	
3. 長期預り敷金保証金	3. Long-term leasehold and guarantee deposits received	7,867	7,866	7,776	8,451	8,749	
4. 退職給付に係る負債	4. Retirement benefit liability	63	67	65	71	67	
5. その他	5. Other	3,633	2,573	2,486	3,634	3,211	
固定負債合計		Total non-current liabilities	73,924	71,275	73,562	83,010	73,630
負債合計		Total liabilities	83,503	79,484	81,450	91,741	89,061
(純資産の部)		(Net assets)	2021/3	2022/3	2023/3	2024/3	2025/3 3Q
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	9,199	9,199	9,199	9,199	9,214	
3. 利益剰余金	3. Retained earnings	50,938	51,728	52,436	54,459	56,457	
4. 自己株式	4. Treasury shares	△ 697	△ 232	△ 310	△ 382	△ 951	
株主資本合計		Total shareholders' equity	69,268	70,523	71,153	73,104	74,548
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	5,683	4,399	4,173	6,226	5,662	
2. 土地再評価差額金	2. Revaluation reserve for land	△ 4,532	△ 4,532	△ 4,532	△ 4,532	△ 4,532	
3. 為替換算調整勘定	3. Foreign currency translation adjustment	-	-	-	-	△ 31	
その他の包括利益累計額合計		Total accumulated other comprehensive income	1,151	△ 132	△ 358	1,693	1,098
III. 新株予約権		III. Share acquisition rights	120	120	76	76	76
純資産合計		Total net assets	70,539	70,510	70,870	74,874	75,723
負債純資産合計		Total liabilities and net assets	154,043	149,994	152,321	166,616	164,784

※1エクイティ出資金等4,933百万円を含む

Including 4,933 million yen in equity investments in capital, etc.

※2エクイティ出資金等6,368百万円を含む

Including 6,368 million yen in equity investments in capital, etc.

## 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)

		2021/3	2022/3	2023/3	2024/3	2024/3 3Q	2025/3 3Q
I.売上高	I.Net sales	15,333	17,815	18,879	19,310	14,655	14,674
II.売上原価	II.Cost of sales	8,491	11,151	11,794	12,427	9,125	9,211
売上総利益	Gross profit	6,842	6,664	7,084	6,883	5,529	5,462
III.販売費及び一般管理費	III.Selling, general and administrative expenses	1,547	1,539	1,708	1,799	1,343	1,444
営業利益	Operating profit	5,295	5,124	5,375	5,083	4,185	4,018
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	291	262	267	294	283	358
2.投資事業組合運用益	2.Gain on investments in investment partnerships	-	-	-	69	-	150
3.その他	3.Other	12	11	45	8	5	12
営業外収益合計	Total non-operating income	303	273	312	371	289	521
V.営業外費用	V.Non-operating expenses						
1.支払利息	1.Interest expenses	471	500	496	570	419	455
2.その他	2.Other	45	19	150	42	38	32
営業外費用合計	Total non-operating expenses	517	519	646	612	457	488
経常利益	Ordinary profit	5,081	4,879	5,040	4,842	4,016	4,052
VI.特別利益	VI.Extraordinary income						
1.固定資産売却益	1.Gain on sale of non-current assets	803	376	-	-	-	-
2.投資有価証券売却益	2.Gain on sale of investment securities	6,032	2,164	1,006	236	236	1,491
3.その他	3.Other	1	45	0	434	434	-
特別利益合計	Total extraordinary income	6,837	2,586	1,006	671	671	1,491
VII.特別損失	VII.Extraordinary losses						
1.固定資産除却損	1.Loss on retirement of non-current assets	12	38	28	36	24	6
2.その他	2.Other	-	0	0	-	-	-
特別損失合計	Total extraordinary losses	12	39	28	36	24	6
税金等調整前当期純利益	Profit before income taxes	11,906	7,426	6,019	5,476	4,663	5,537
法人税、住民税及び事業税	Income taxes-current	3,735	2,334	1,616	1,704	1,391	1,622
法人税等調整額	Income taxes-deferred	△ 81	△ 72	216	△ 21	30	81
当期純利益	Profit	8,251	5,165	4,186	3,793	3,242	3,833
親会社株主に帰属する当期純利益	Profit attributable to owners of parent	8,251	5,165	4,186	3,793	3,242	3,833

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

単位:百万円 (million yen)

		2021/3	2022/3	2023/3	2024/3	2024/3 3Q	2025/3 3Q
当期純利益	Profit	8,251	5,165	4,186	3,793	3,242	3,833
その他包括利益	Other comprehensive income	△ 160	△ 1,284	△ 225	2,052	1,026	△ 595
包括利益	Comprehensive income	8,091	3,880	3,960	5,846	4,268	3,238

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

単位: 百万円 (million yen)

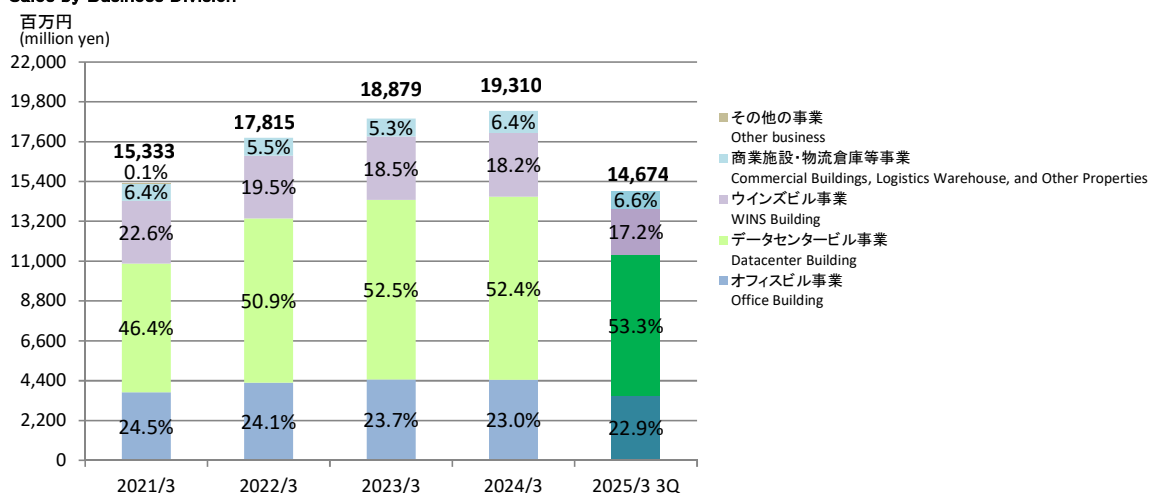
		2021/3	2022/3	2023/3	2024/3	2025/3 3Q
土地建物賃貸事業	Building lease business	15,317	17,815	18,879	19,310	14,674
オフィスビル事業	Office Building	3,761	4,286	4,476	4,448	3,357
顧客との契約から生じる収益	Revenues from contracts with customers	-	230	338	242	173
その他の収益※	Other revenue	-	4,056	4,137	4,205	3,184
データセンタービル事業	Datacenter Building	7,111	9,073	9,903	10,110	7,817
顧客との契約から生じる収益	Revenues from contracts with customers	-	4,050	4,781	4,916	3,693
その他の収益※	Other revenue	-	5,022	5,121	5,193	4,124
ウインズビル事業	WINS Building	3,458	3,473	3,498	3,519	2,522
顧客との契約から生じる収益	Revenues from contracts with customers	-	1,835	1,855	1,891	1,314
その他の収益※	Other revenue	-	1,637	1,642	1,628	1,208
商業施設・物流倉庫等事業	Commercial Buildings, Logistics Warehouse, and Other Properties	985	982	1,001	1,231	975
顧客との契約から生じる収益	Revenues from contracts with customers	-	18	20	20	20
その他の収益※	Other revenue	-	964	980	1,211	955
その他の事業	Other business	16	-	-	-	-
合計	Total	15,333	17,815	18,879	19,310	14,674

※その他の収益には、「リース取引に関する会計基準」に基づく不動産賃貸収益が含まれております。

Other revenue includes leasing revenue calculated based on accounting standards related to leasing transactions.

### 部門別売上高

#### Sales by Business Division



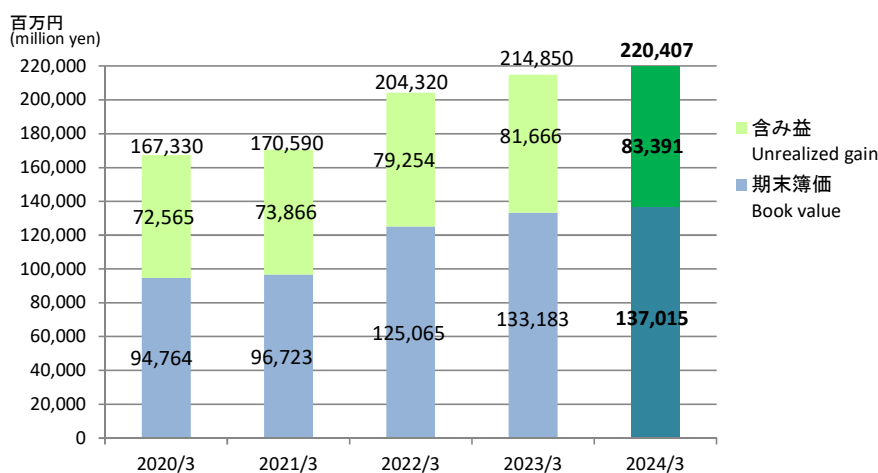
## 賃貸等不動産の評価額 Appraised Value of Investment and Rental Properties

単位: 百万円 (million yen)

		2020/3	2021/3	2022/3	2023/3	2024/3
期末時価	Fair value	167,330	170,590	204,320	214,850	220,407
期末簿価	Book value	94,764	96,723	125,065	133,183	137,015
含み益	Unrealized gain	72,565	73,866	79,254	81,666	83,391

### 期末時価

#### Fair value



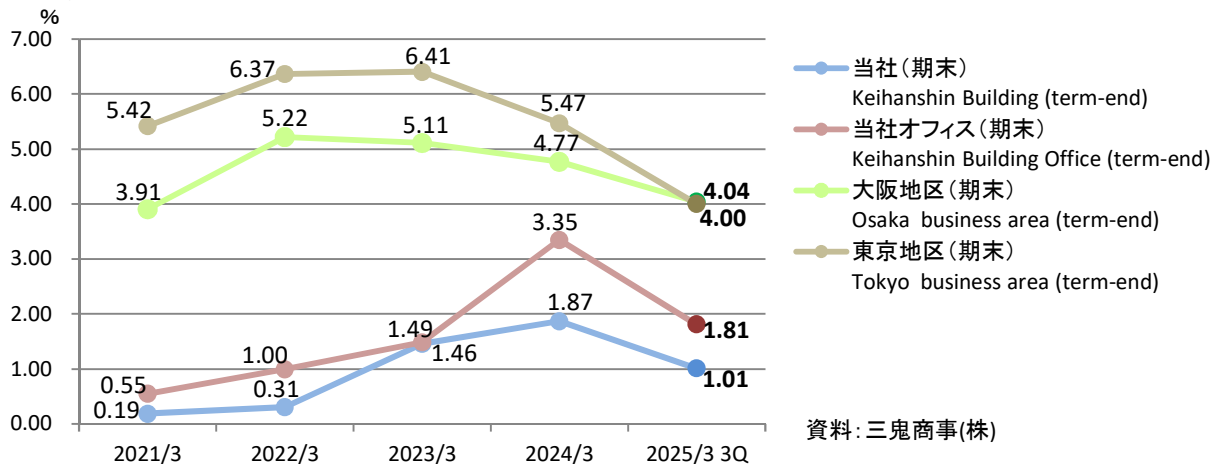
## 空室率 Vacancy Rates

単位：%

		2021/3	2022/3	2023/3	2024/3	2025/3 3Q
当社(期末)	Keihanshin Building (term-end)	0.19	0.31	1.46	1.87	1.01
当社オフィス(期末)	Keihanshin Building Office (term-end)	0.55	1.00	1.49	3.35	1.81
大阪地区(期末)	Osaka business area (term-end)	3.91	5.22	5.11	4.77	4.04
東京地区(期末)	Tokyo business area (term-end)	5.42	6.37	6.41	5.47	4.00

### 空室率

#### Vacancy Rates



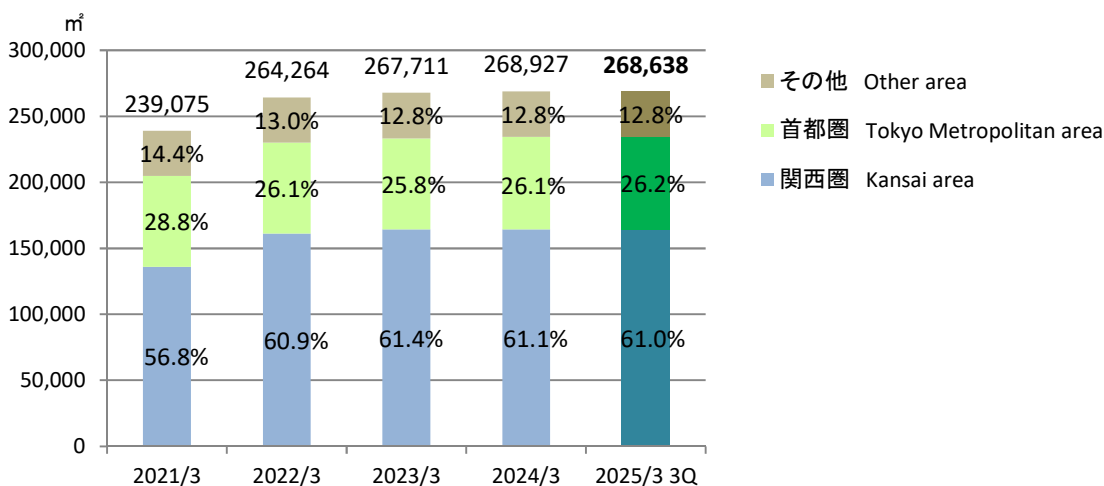
## 所有物件 賃貸可能面積等 Rentable Floor Space

単位：㎡

		2021/3	2022/3	2023/3	2024/3	2025/3 3Q	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	31,323	31,065	4
データセンタービル	Datacenter Building	58,279	83,466	83,466	83,549	83,518	8
ウインズビル	WINS Building	31,122	31,124	31,127	31,127	31,127	5
商業施設・物流倉庫等	Commercial Buildings, Logistics Warehouse, and Other Properties	14,840	14,840	18,284	18,284	18,284	3
小計	Sub-total	135,760	160,949	164,395	164,284	163,996	20
首都圏	Tokyo Metropolitan area						
オフィスビル	Office Building	49,647	49,647	49,647	49,647	49,647	4
商業施設・物流倉庫等	Commercial Buildings, Logistics Warehouse, and Other Properties	19,286	19,286	19,286	20,613	20,613	3
小計	Sub-total	68,934	68,934	68,934	70,261	70,261	7
その他	Other area						
商業施設・物流倉庫等	Commercial Buildings, Logistics Warehouse, and Other Properties	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	239,075	264,264	267,711	268,927	268,638	28

### 賃貸可能面積

#### Rentable 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	49,211,498株 49,211,498 shares
株主数 Number of shareholders	5,346名 5,346
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	13.3
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)	4,544	9.4
INTERTRUST TRUSTEES (CAYMAN) LIMITED SOLELY IN ITS CAPACITY AS TRUSTEE OF JAPAN-UP INTERTRUST TRUSTEES (CAYMAN) LIMITED SOLELY IN ITS CAPACITY AS TRUSTEE OF JAPAN-UP	2,913	6.0
株式会社三井住友銀行 Sumitomo Mitsui Banking Corporation	2,133	4.4
株式会社きんでん KINDEN CORPORATION	1,393	2.9
鹿島建設株式会社 KAJIMA CORPORATION	1,376	2.8
株式会社三十三銀行 San ju San Bank, Ltd.	1,287	2.6
株式会社日本カストディ銀行(信託口) Custody Bank of Japan, Ltd.(trust account)	1,162	2.4
株式会社百十四銀行 The Hyakujushi Bank, Ltd.	891	1.8
STATE STREET BANK AND TRUST COMPANY 505001 STATE STREET BANK AND TRUST COMPANY 505001	867	1.8

株式分布状況  
Breakdown of Shareholders

