

For Immediate Release  
(This is an English translation of the Japanese original.)

## Consolidated Financial Results for the Three Months Ended November 30, 2022 [Japanese GAAP]



January 13, 2023

Company name: SANEI ARCHITECTURE PLANNING CO., LTD.  
Stock exchange listing: Tokyo Stock Exchange  
Code number: 3228  
URL: <https://www.san-a.com>  
Representative: Manabu Koike, President and CEO, Representative Director  
Contact: Tsuyoshi Hasebe, Executive Officer, General Manager of Administration Division  
Phone: +81-3-5381-3201  
Scheduled date of filing quarterly securities report: January 13, 2023  
Scheduled date of commencing dividend payments: —  
Availability of supplementary briefing material on quarterly financial results: Available  
Schedule of quarterly financial results briefing session: Not scheduled

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

### 1. Consolidated Financial Results for the Three Months Ended November 30, 2022 (September 1, 2022 to November 30, 2022)

(1) Consolidated Operating Results (% indicates changes from the previous corresponding period.)

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent	
	Million yen	%	Million yen	%	Million yen	%	Million yen	%
Three months ended November 30, 2022	26,166	21.2	2,254	50.4	1,996	29.3	720	(27.1)
November 30, 2021	21,583	(12.4)	1,498	4.7	1,544	(9.2)	988	(3.5)

(Note) Comprehensive income: Three months ended November 30, 2022: ¥876 million [(21.9)%]  
Three months ended November 30, 2021: ¥1,122 million [0.5%]

	Basic profit per share	Diluted profit per share
	Yen	Yen
Three months ended November 30, 2022	33.97	-
November 30, 2021	46.59	38.74

### (2) Consolidated Financial Position

	Total assets	Net assets	Equity ratio
	Million yen	Million yen	%
As of November 30, 2022	162,251	60,608	35.5
As of August 31, 2022	153,094	60,572	37.7

(Reference) Equity: As of November 30, 2022: ¥57,610 million  
As of August 31, 2022: ¥57,659 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 August 31, 2022	-	37.50	-	37.50	75.00
Fiscal year ending August 31, 2023	-				
Fiscal year ending August 31, 2023 (Forecast)		37.50	-	37.50	75.00

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

## 3. Consolidated Financial Results Forecast for the Fiscal Year Ending August 31, 2023 (September 1, 2022 to August 31, 2023)

(% indicates changes from the previous corresponding period.)

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent		Basic profit per share
	Million yen	%	Million yen	%	Million yen	%	Million yen	%	Yen
First half	65,200	5.0	4,890	(8.3)	4,620	(24.6)	3,074	(21.4)	144.89
Full year	150,000	7.9	11,163	(13.4)	10,500	(22.4)	6,817	(16.0)	321.32

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

### \* Notes:

- (1) Changes in significant subsidiaries during the period under review (changes in specified subsidiaries resulting in changes in scope of consolidation): No
- (2) Adoption of accounting methods specific to the preparation of quarterly consolidated financial statements: No
- (3) Changes in accounting policies, changes in accounting estimates and retrospective restatement
  - 1) Changes in accounting policies due to the revision of accounting standards: Yes
  - 2) Changes in accounting policies other than 1) above: No
  - 3) Changes in accounting estimates: No
  - 4) Retrospective restatement: No
- (4) Total number of issued shares (common shares)
  - 1) Total number of issued shares at the end of the period (including treasury shares):
    - November 30, 2022: 21,217,600 shares
    - August 31, 2022: 21,217,600 shares
  - 2) Total number of treasury shares at the end of the period:
    - November 30, 2022: 521 shares
    - August 31, 2022: 521 shares
  - 3) Average number of shares during the period:
    - Three months ended November 30, 2022: 21,217,600 shares
    - Three months ended November 30, 2021: 21,217,600 shares

\* These consolidated financial results are outside the scope of quarterly review by certified public accountants or audit firms

\* Explanation of the proper use of financial results forecast and other notes

The earnings forecasts and other forward-looking statements herein are based on information available to the Company and certain assumptions deemed reasonable, and the Company does not promise the achievement of those forecasts. Actual results may differ significantly from these forecasts due to a wide range of factors. For the assumptions underlying the forecasts and the notes on the use of the forecasts, please refer to “1. (3) Explanation Regarding Consolidated Financial Results Forecast and Other Forward-looking Information” on page 4 (Japanese version only).

Supplementary briefing materials will be posted on the Company’s website within one week after the announcement of financial results.

## Quarterly Consolidated Financial Statements and Primary Notes

### (1) Quarterly Consolidated Balance Sheets

(Thousand yen)

	As of August 31, 2022	As of November 30, 2022
<b>Assets</b>		
Current assets		
Cash and deposits	36,019,023	14,904,903
Notes and accounts receivable - trade, and contract assets	10,880,130	13,137,253
Real estate for sale	43,956,024	63,216,027
Real estate for sale in process	42,362,443	48,248,093
Costs on construction contracts in progress	204,257	1,519,823
Other	3,099,150	3,827,327
Allowance for doubtful accounts	(17,009)	(31,189)
Total current assets	136,504,019	144,822,239
Non-current assets		
Property, plant and equipment		
Buildings and structures	5,616,345	5,945,480
Accumulated depreciation	(1,354,043)	(1,589,306)
Buildings and structures, net	4,262,302	4,356,174
Land	3,124,791	3,677,789
Other	657,607	639,063
Accumulated depreciation	(373,815)	(391,372)
Other, net	283,792	247,690
Total property, plant and equipment	7,670,885	8,281,654
Intangible assets	1,282,318	1,471,091
Investments and other assets		
Other	7,878,514	7,917,558
Allowance for doubtful accounts	(241,310)	(241,079)
Total investments and other assets	7,637,203	7,676,478
Total non-current assets	16,590,408	17,429,225
<b>Total assets</b>	<b>153,094,427</b>	<b>162,251,465</b>

(Thousand yen)

	As of August 31, 2022	As of November 30, 2022
<b>Liabilities</b>		
Current liabilities		
Notes and accounts payable - trade	18,590,704	15,817,282
Short-term borrowings	27,043,300	32,342,900
Current portion of long-term borrowings	9,664,675	10,824,244
Current portion of bonds payable	1,162,000	836,000
Income taxes payable	2,515,912	2,557,096
Provision for bonuses	428,869	187,735
Other	3,224,064	4,289,763
Total current liabilities	62,629,526	66,855,022
Non-current liabilities		
Bonds payable	5,089,430	4,872,220
Long-term borrowings	23,188,228	24,988,066
Retirement benefit liability	716,975	735,424
Deferred tax liabilities	52,741	2,945,998
Asset retirement obligations	135,123	135,213
Other	710,326	1,111,460
Total non-current liabilities	29,892,825	34,788,383
<b>Total liabilities</b>	<b>92,522,351</b>	<b>101,643,406</b>
<b>Net assets</b>		
Shareholders' equity		
Share capital	1,340,150	1,340,150
Capital surplus	1,233,992	1,238,646
Retained earnings	54,828,906	54,741,304
Treasury shares	(462)	(462)
Total shareholders' equity	57,402,586	57,319,638
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	57,237	53,133
Foreign currency translation adjustment	235,539	270,424
Remeasurements of defined benefit plans	(35,519)	(32,414)
Total accumulated other comprehensive income	257,258	291,143
Non-controlling interests	2,912,231	2,997,277
<b>Total net assets</b>	<b>60,572,076</b>	<b>60,608,059</b>
<b>Total liabilities and net assets</b>	<b>153,094,427</b>	<b>162,251,465</b>

(2) Quarterly Consolidated Statements of Income and Comprehensive Income  
Quarterly Consolidated Statements of Income  
Three Months Ended November 30

(Thousand yen)

	For the three months ended November 30, 2021	For the three months ended November 30, 2022
Net sales	21,583,659	26,166,112
Cost of sales	17,908,354	21,472,231
Gross profit	3,675,304	4,693,881
Selling, general and administrative expenses	2,176,829	2,439,643
Operating profit	1,498,475	2,254,237
Non-operating income		
Interest income	8,753	9,331
Dividend income	24,188	-
Foreign exchange gains	84,683	190,781
Cancellation income of advance money on a contract	3,950	1,000
Subsidy income	20,137	949
Surrender value of insurance policies	61	-
Other	63,872	80,667
Total non-operating income	205,646	282,729
Non-operating expenses		
Interest expenses	108,761	152,721
Commission expenses	37,060	26,400
Subsidiary stock acquisition-related cost	-	346,100
Other	13,525	15,111
Total non-operating expenses	159,347	540,334
Ordinary profit	1,544,774	1,996,631
Extraordinary income		
Gain on sale of investment securities	27,154	-
Total extraordinary income	27,154	-
Extraordinary losses		
Loss on valuation of investment securities	-	711,240
Loss on sale of investment securities	-	23,481
Total extraordinary losses	-	734,721
Profit before income taxes	1,571,929	1,261,909
Income taxes	567,092	419,050
Profit	1,004,837	842,859
Profit attributable to non-controlling interests	16,260	122,037
Profit attributable to owners of parent	988,576	720,821

Quarterly Consolidated Statements of Comprehensive Income

Three Months Ended November 30

(Thousand yen)

	For the three months ended November 30, 2021	For the three months ended November 30, 2022
Profit	1,004,837	842,859
Other comprehensive income		
Valuation difference on available-for-sale securities	70,110	(4,103)
Foreign currency translation adjustment	44,214	34,884
Remeasurements of defined benefit plans, net of tax	2,867	3,104
Total other comprehensive income	117,191	33,885
Comprehensive income	1,122,029	876,744
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	1,105,768	754,707
Comprehensive income attributable to non-controlling interests	16,260	122,037