



Japan Excellent, Inc.

**For Immediate Release
For Translation Purposes Only**

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Japan Excellent, Inc. (TSE: 8987)
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Japan Excellent, Inc. Reports 34th Period Financial Results

(From January 1, 2023 to June 30, 2023)

This financial report has been prepared in accordance with Japanese accounting standards and the Japanese national law. Figures have been rounded down to the nearest one million yen.

1. Operating Results

	34 th Period Ended June 30, 2023	33 rd Period Ended December 31, 2022
Total revenues	13,823 million yen	10,699 million yen
Operating income	4,477 million yen	4,132 million yen
Ordinary income	3,882 million yen	3,503 million yen
Net income	3,881 million yen	3,502 million yen
Return on equity	2.6%	2.3%
Return on assets	1.3%	1.2%
Ordinary income to Operating Revenue ratio	28.1%	32.7%

2. Distributions

	34 th Period Ended June 30, 2023	33 rd Period Ended December 31, 2022
Distribution per unit	2,800 yen	2,800 yen
Distributions in excess of earnings per unit	-	-
Total distribution	3,745 million yen	3,745 million yen
Total distributions in excess	-	-
Payout ratio	96.5%	107.0%
Dividend ratio to net assets	2.5%	2.5%

3. Financial Situation

	34 th Period Ended <u>June 30, 2023</u>	33 rd Period Ended <u>December 31, 2022</u>
Total assets	287,045 million yen	294,540 million yen
Net assets	150,354 million yen	150,218 million yen
Capital ratio	52.4%	51.0%
Net assets per unit	112,406 yen	112,304 yen

4. Cash Flow

	34 th Period Ended <u>June 30, 2023</u>	33 rd Period Ended <u>December 31, 2022</u>
Cash flow from operating activities	28,546 million yen	5,751 million yen
Cash flow from investing activities	(3,880) million yen	(7,371) million yen
Cash flow from financing activities	(11,761) million yen	(744) million yen
Cash and cash equivalents at end of period	30,744 million yen	17,839 million yen

5. Forecasts

	35 th Period Ended <u>December 31, 2023</u>	36 th Period Ended <u>June 30, 2024</u>
Total revenues	10,785 million yen	10,822 million yen
Operating income	4,468 million yen	4,463 million yen
Ordinary income	3,874 million yen	3,863 million yen
Net income	3,873 million yen	3,862 million yen
Distribution per unit	2,800 yen	2,600 yen

Assumption of Forecasts

1. Total Number of Outstanding Investment Units

1,337,598units

Disclaimer

This news release was prepared solely for the convenience of and reference by investors and neither corresponds to the original Japanese documents nor is it intended to constitute a disclosure document. The Japanese language Kessan-Tanshin should always be referred to as originals of this document.

English terms for Japanese legal, accounting, tax, and business concepts used herein may not be precisely identical to the concepts of the equivalent Japanese terms. With respect to any and all terms herein, the original Japanese documents will always govern the meaning and interpretation.

The financial statements are a translation of the audited financial statements that were prepared in accordance with generally accepted principles in Japan which may materially differ in certain respects from generally accepted accounting principles and practices in other jurisdictions.



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Certain provisions of this document contain forward-looking statements and information. We base these statements on our beliefs as well as our assumptions based solely on certain limited information currently available to us. Because these statements reflect our current views concerning future events, these statements involve known and unknown risks, uncertainties, and assumptions. These forward-looking statements are not a guarantee of future performance and involve risks and uncertainties, and there are certain important factors that could cause actual results to differ, possibly materially, from expectations or estimates reflected in such forward-looking statements, including without limitation: the general economy, market conditions, financial markets including the performance of the real estate market, interest rate fluctuations, competition with our properties, and the impact of changing regulations or taxation.

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