

2026年7月30日
July 30, 2026

FACT BOOK

2027年3月期 第1四半期
Year ending March 31, 2027-1st 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)

		2023/3	2024/3	2025/3	2026/3	2027/3 1Q
売上高	Net sales	18,879	19,310	19,584	20,255	5,099
土地建物賃貸事業	Building lease business	18,879	19,310	19,584	20,255	5,099
売上原価	Cost of sales	11,794	12,427	12,670	12,633	3,007
売上総利益	Gross profit	7,084	6,883	6,914	7,621	2,092
販売費及び一般管理費	Selling, general and administrative expenses	1,708	1,799	1,930	1,975	462
営業利益	Operating profit	5,375	5,083	4,983	5,646	1,629
経常利益	Ordinary profit	5,040	4,842	4,829	5,603	1,739
当期純利益	Profit	4,186	3,793	4,388	4,675	1,207
総資産	Total assets	152,321	166,616	177,104	185,602	186,029
純資産	Net assets	70,870	74,874	76,323	81,397	84,458

経営指標 Performance Indicators (連結 Consolidated)

		2023/3	2024/3	2025/3	2026/3	2027/3 1Q
事業利益(百万円)	Business profit (million yen)	5,375	5,152	5,208	6,421	1,694
償却前事業利益(百万円)	Business profit before depreciation and amortization (million yen)	9,194	9,128	9,099	10,207	2,639
売上高売上総利益率(%)	Gross profit ratio (%)	37.5	35.6	35.3	37.6	41.0
売上高営業利益率(%)	Operating profit ratio (%)	28.5	26.3	25.4	27.9	32.0
売上高経常利益率(%)	Ordinary profit ratio (%)	26.7	25.1	24.7	27.7	34.1
自己資本当期純利益率(ROE)(%)	Rate of return on equity (ROE) (%)	5.9	5.2	5.8	5.9	-
総資産事業利益率(ROA)(%)	Rate of return on total assets (ROA) (%)	3.6	3.2	3.0	3.5	-
総資産経常利益率(%)	Ordinary profit to total assets ratio (%)	3.3	3.0	2.8	3.1	-
自己資本比率(%)	Equity ratio (%)	46.5	44.9	43.1	43.8	45.4

※事業利益＝営業利益＋投資事業組合運用損益等＋固定資産売却損益

Business profit = Operating profit + Gain (Loss) on investments in investment partnerships, etc. + Gain (Loss) on sale of non-current assets

※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)

		2023/3	2024/3	2025/3	2026/3	2027/3 1Q
金融収支(百万円)	Financial income and expense (million yen)	△ 229	△ 276	△ 252	△ 355	46
有利子負債(百万円)	Interest-bearing debt (million yen)	67,156	75,529	84,353	85,422	84,589
借入金依存度(%)	Interest-bearing debt dependence ratio (%)	44.1	45.3	47.6	46.0	45.5
Net有利子負債/EBITDA倍率(倍)	Net Interest-bearing Debt/EBITDA Ratio(times)	6.7	7.4	7.9	7.3	-
Net有利子負債/償却前事業利益倍率(倍)	Net Interest-bearing Debt/Business profit before depreciation and amortization (times)	6.7	7.3	7.7	6.7	-

※金融収支＝受取利息及び配当金-支払利息 Financial income and expense = Interest and dividend income - Interest expenses

※借入依存度＝有利子負債÷総資産 Interest-bearing debt dependence ratio = Interest-bearing debt ÷ Total assets

一株当たり指標 Per Share Indicators (連結 Consolidated)

		2023/3	2024/3	2025/3	2026/3	2027/3 1Q
一株当たり当期純利益(EPS)(円)	Basic earnings per share (EPS) (yen) ※1	42.3	38.7	44.9	48.4	12.7
一株当たり純資産(BPS)(円)	Basic book value per share (BPS) (yen) ※1	722.8	764.4	784.9	853.0	885.1
株価純資産倍率(PBR)(倍)	Price book-value ratio (PBR) (times)	0.83	1.07	0.87	1.13	1.22

その他の指標 Other Indicators (連結 Consolidated)

		2023/3	2024/3	2025/3	2026/3	2027/3 1Q
設備投資費(百万円)	Capital expenditure (million yen)	12,529	12,243	9,750	9,790	5,161
減価償却費(百万円)	Depreciation and amortization (million yen)	3,818	3,976	3,891	3,785	944
年間配当金(円)	Dividends per share (yen) ※1	18.0	18.5	20.0	20.0 ※2	30.0
配当性向(%)	Dividend payout ratio (%)	42.5	47.8	44.5	41.3 ※3	40.9
従業員数(連結)(人)	Number of employees (persons)	53	60	64	66	67
政策保有株式純資産対比(%)	Cross-shareholdings to net assets ratio (%)	13.6 ※4	16.6 ※4	15.0 ※4	21.2 ※4	23.4

※1 2026年7月1日付で普通株式1株につき2株の株式分割を実施。分割後ベースに数値を調整。

Stock split of common shares on a 2-for-1 basis, effective July 1, 2026. Data adjusted on a post-stock-split basis.

※2 予想 Forecast

※3 配当性向＝年間配当金(通期予想) / 1株当たり当期純利益(通期予想ベース)

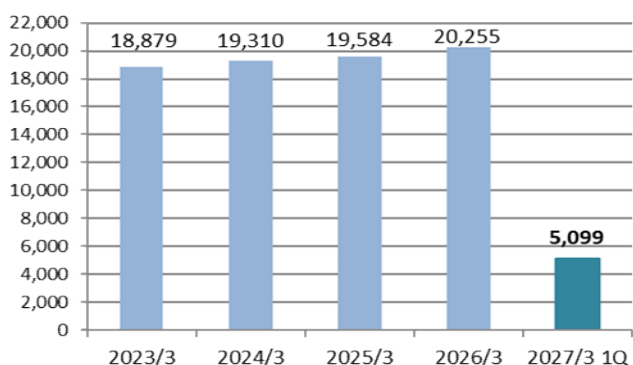
Dividends payout ratio = Dividends per share (full-year forecast) / Basic earnings per share (based on full-year forecast)

※4 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.

売上高

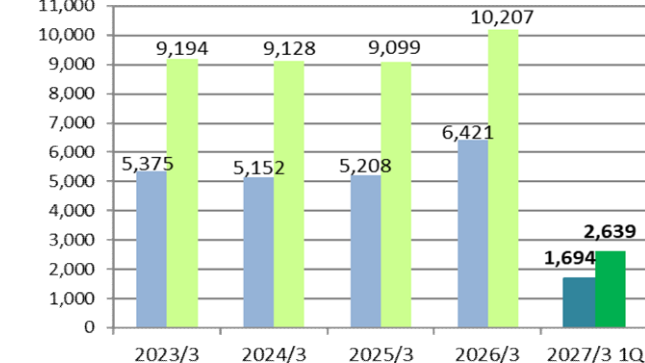
Net sales

百万円
(million yen)

事業利益 / 償却前事業利益

Business profit / Business profit before depreciation and amortization

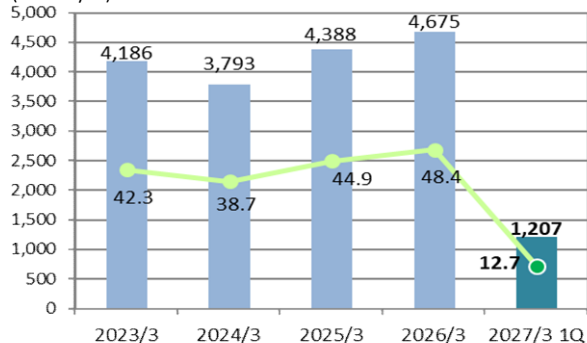
■ 事業利益 Business profit
■ 償却前事業利益 Business profit before depreciation and amortization

百万円
(million yen)

当期純利益/一株当たり当期純利益

Profit/Basic earnings per share

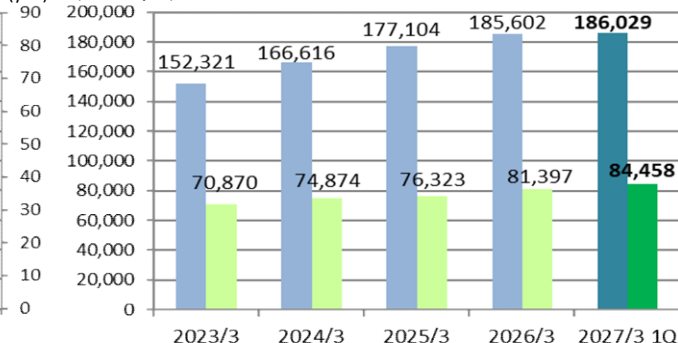
■ 当期純利益 Profit
■ 一株当たり当期純利益 Basic earnings per share

百万円
(million yen)

※1 2026年7月1日付で普通株式1株につき2株の株式分割を実施。分割後ベースに数値を調整。
Stock split of common shares on a 2-for-1 basis, effective July 1, 2026. Data adjusted on a post-stock-split basis.

総資産/純資産

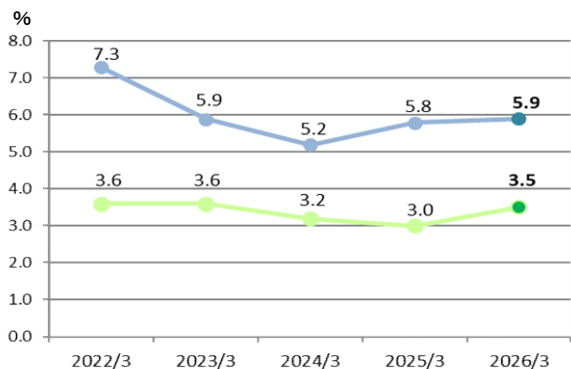
Total assets/Net assets

円
(yen)

ROE/ROA

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

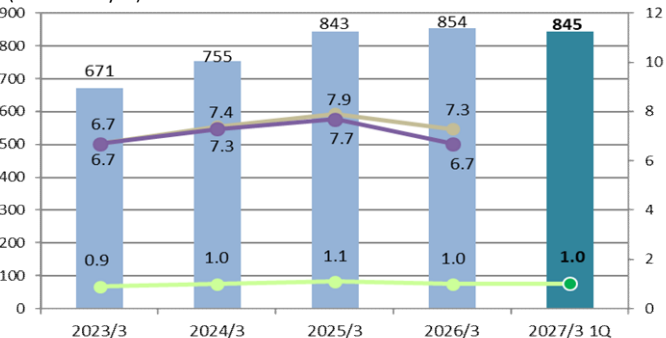
■ ROE ■ ROA



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比率 Net Interest-bearing Debt/EBITDA Ratio
■ Net有利子負債/償却前事業利益比率 Net Interest-bearing Debt/Business profit before depreciation and amortization
■ D/E レシオ D/E Ratio

億円
(100 million yen)

貸借対照表 Balance Sheets (連結 Consolidated)

単位: 百万円 (million yen)

(資産の部)	(Assets)	2023/3	2024/3	2025/3	2026/3	2027/3 1Q
I. 流動資産	I. Current assets					
1. 現金及び預金	1. Cash and deposits	5,312	8,668	14,060	16,911	10,888
2. 売掛金	2. Accounts receivable-trade	560	486	548	513	546
3. その他	3. Other	829	230	411	452	789
流動資産合計	Total current assets	6,702	9,385	15,020	17,877	12,224
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	58,918	56,970	54,379	51,809	51,033
(2) 土地	(2) Land	52,660	52,660	55,332	55,425	55,425
(3) 信託建物及び信託構築物	(3) Buildings and structures in trust	1,588	1,987	1,727	1,084	1,377
(4) 信託土地	(4) Land in trust	19,694	25,235	25,235	19,694	21,765
(5) 建設仮勘定	(5) Construction in progress	100	17	117	113	113
(6) その他	(6) Other	310	281	255	210	197
有形固定資産合計	Total property, plant and equipment	133,273	137,152	137,048	128,338	129,912
2. 無形固定資産	2. Intangible assets	109	107	107	86	81
3. 投資その他の資産	3. Investments and other assets					
(1) 投資有価証券	(1) Investment securities	9,607 ※1	17,382 ※2	22,399 ※3	36,754 ※4	41,232
(2) 敷金及び保証金	(2) Leasehold and guarantee deposits	2,192	2,192	2,192	2,192	2,192
(3) その他	(3) Other	435	395	336	353	385
投資その他の資産合計	Total investments and other assets	12,235	19,971	24,928	39,300	43,811
固定資産合計	Total non-current assets	145,618	157,230	162,084	167,725	173,805
資産合計	Total assets	152,321	166,616	177,104	185,602	186,029
(負債の部)	(Liabilities)	2023/3	2024/3	2025/3	2026/3	2027/3 1Q
I. 流動負債	I. Current liabilities					
1. 買掛金	1. Accounts payable-trade	0	-	-	-	-
2. 短期借入金	2. Short-term borrowings	3,922	4,676	6,336	7,037	8,329
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	498	940	1,129	1,107	451
5. その他	5. Other	3,466	3,113	3,296	3,682	2,551
流動負債合計	Total current liabilities	7,887	8,731	15,761	11,828	11,332
II. 固定負債	II. Non-current liabilities					
1. 社債	1. Bonds payable	45,000	50,000	50,000	50,000	50,000
2. 長期借入金	2. Long-term borrowings	18,234	20,853	23,017	28,378	26,254
3. 長期預り敷金保証金	3. Long-term leasehold and guarantee deposits received	7,776	8,451	8,770	8,794	8,803
4. 退職給付に係る負債	4. Retirement benefit liability	65	71	72	72	71
5. その他	5. Other	2,486	3,634	3,159	5,130	5,109
固定負債合計	Total non-current liabilities	73,562	83,010	85,019	92,377	90,238
負債合計	Total liabilities	81,450	91,741	100,781	104,205	101,571
(純資産の部)	(Net assets)	2023/3	2024/3	2025/3	2026/3	2027/3 1Q
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	9,199
3. 利益剰余金	3. Retained earnings	52,436	54,459	56,434	59,024	59,277
4. 自己株式	4. Treasury shares	△ 310	△ 382	△ 358	△ 1,893	△ 1,893
株主資本合計	Total shareholders' equity	71,153	73,104	75,103	76,158	76,411
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	4,173	6,226	5,561	9,512	11,240
2. 繰延ヘッジ損益	2. Deferred gains or losses on hedges	-	-	-	△ 9	△ 2
3. 土地再評価差額金	3. Revaluation reserve for land	△ 4,532	△ 4,532	△ 4,568	△ 4,568	△ 3,670
4. 為替換算調整勘定	4. Foreign currency translation adjustment	-	-	150	287	462
その他の包括利益累計額合計	Total accumulated other comprehensive income	△ 358	1,693	1,143	5,222	8,030
III. 新株予約権	III. Share acquisition rights	76	76	76	16	16
純資産合計	Total net assets	70,870	74,874	76,323	81,397	84,458
負債純資産合計	Total liabilities and net assets	152,321	166,616	177,104	185,602	186,029

※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10,931百万円を含む
Including 10,931 million yen in equity investments in capital, etc.

※3エクイティ出資金等19,525百万円を含む
Including 19,525 million yen in equity investments in capital, etc.

※4エクイティ出資金等21,482百万円を含む
Including 21,482 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)

		2023/3	2024/3	2025/3	2026/3	2026/3 1Q	2027/3 1Q
I. 売上高	I. Net sales	18,879	19,310	19,584	20,255	5,015	5,099
II. 売上原価	II. Cost of sales	11,794	12,427	12,670	12,633	3,036	3,007
売上総利益	Gross profit	7,084	6,883	6,914	7,621	1,979	2,092
III. 販売費及び一般管理費	III. Selling, general and administrative expenses	1,708	1,799	1,930	1,975	500	462
営業利益	Operating profit	5,375	5,083	4,983	5,646	1,479	1,629
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	267	294	373	437	188	279
2. 投資事業組合運用益	2. Gain on investments in investment partnerships	—	69	224	373	70	54
3. その他	3. Other	45	8	10	8	2	12
営業外収益合計	Total non-operating income	312	371	608	819	260	347
V. 営業外費用	V. Non-operating expenses						
1. 支払利息	1. Interest expenses	496	570	626	793	191	233
2. その他	2. Other	150	42	137	69	4	3
営業外費用合計	Total non-operating expenses	646	612	763	862	195	237
経常利益	Ordinary profit	5,040	4,842	4,829	5,603	1,544	1,739
VI. 特別利益	VI. Extraordinary income						
1. 固定資産売却益	1. Gain on sale of non-current assets	—	—	—	454	—	—
2. 投資有価証券売却益	2. Gain on sale of investment securities	1,006	236	1,491	701	—	—
3. その他	3. Other	0	434	—	—	—	4
特別利益合計	Total extraordinary income	1,006	671	1,491	1,156	—	4
VII. 特別損失	VII. Extraordinary losses						
1. 固定資産除却損	1. Loss on retirement of non-current assets	28	36	21	5	3	0
2. その他	2. Other	0	—	—	0	—	—
特別損失合計	Total extraordinary losses	28	36	21	6	3	0
税金等調整前当期純利益	Profit before income taxes	6,019	5,476	6,299	6,753	1,541	1,743
法人税、住民税及び事業税	Income taxes-current	1,616	1,704	1,890	2,013	348	449
法人税等調整額	Income taxes-deferred	216	△ 21	21	64	119	86
当期純利益	Profit	4,186	3,793	4,388	4,675	1,073	1,207
親会社株主に帰属する当期純利益	Profit attributable to owners of parent	4,186	3,793	4,388	4,675	1,073	1,207

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

単位: 百万円 (million yen)

		2023/3	2024/3	2025/3	2026/3	2026/3 1Q	2027/3 1Q
当期純利益	Profit	4,186	3,793	4,388	4,675	1,073	1,207
その他包括利益	Other comprehensive income	△ 225	2,052	△ 550	4,078	569	2,808
包括利益	Comprehensive income	3,960	5,846	3,838	8,753	1,643	4,015

アセットタイプ別状況 Status of Each Asset Type (連結 Consolidated)

単位: 百万円 (million yen)

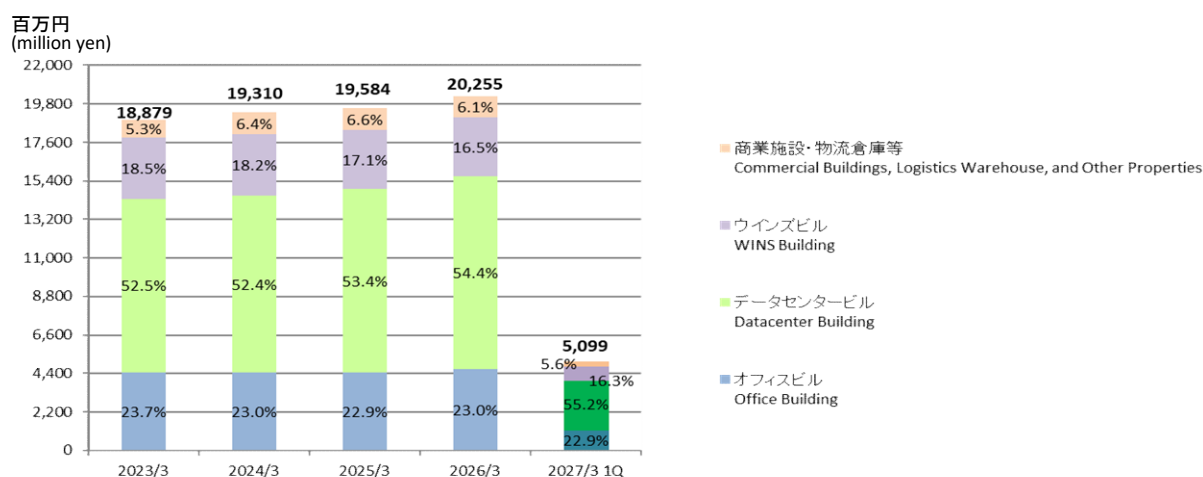
		2023/3	2024/3	2025/3	2026/3	2027/3 1Q
土地建物賃貸事業	Building lease business	18,879	19,310	19,584	20,255	5,099
オフィスビル	Office Building	4,476	4,448	4,488	4,661	1,166
顧客との契約から生じる収益	Revenues from contracts with customers	338	242	233	273	54
その他の収益※	Other revenue	4,137	4,205	4,255	4,388	1,111
データセンタービル	Datacenter Building	9,903	10,110	10,452	11,012	2,815
顧客との契約から生じる収益	Revenues from contracts with customers	4,781	4,916	4,894	4,890	1,240
その他の収益※	Other revenue	5,121	5,193	5,557	6,121	1,575
ウインズビル	WINS Building	3,498	3,519	3,359	3,351	832
顧客との契約から生じる収益	Revenues from contracts with customers	1,855	1,891	1,749	1,744	430
その他の収益※	Other revenue	1,642	1,628	1,610	1,606	401
商業施設・物流倉庫等	Commercial Buildings, Logistics Warehouse, and Other Properties	1,001	1,231	1,285	1,229	285
顧客との契約から生じる収益	Revenues from contracts with customers	20	20	27	23	4
その他の収益※	Other revenue	980	1,211	1,257	1,206	280
合計	Total	18,879	19,310	19,584	20,255	5,099

※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.

アセットタイプ別売上高

Sales by Asset Type



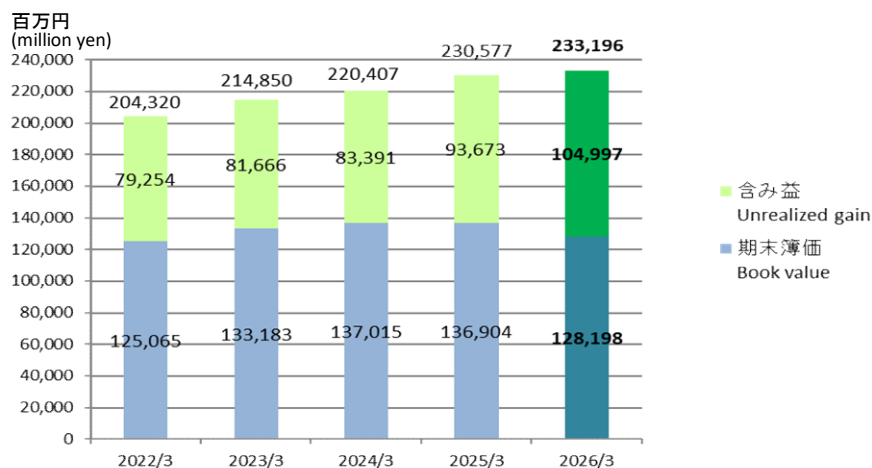
賃貸等不動産の評価額 Appraised Value of Investment and Rental Properties

単位: 百万円 (million yen)

		2022/3	2023/3	2024/3	2025/3	2026/3
期末時価	Fair value	204,320	214,850	220,407	230,577	233,196
期末簿価	Book value	125,065	133,183	137,015	136,904	128,198
含み益	Unrealized gain	79,254	81,666	83,391	93,673	104,997

期末時価

Fair value



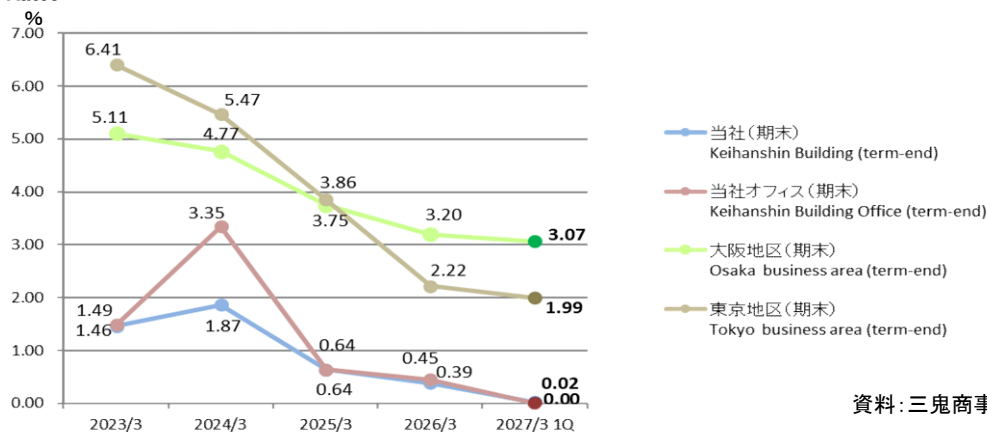
空室率 Vacancy Rates

単位: %

		2023/3	2024/3	2025/3	2026/3	2027/3 1Q
当社(期末)	Keihanshin Building (term-end)	1.46	1.87	0.64	0.39	0.02
当社オフィス(期末)	Keihanshin Building Office (term-end)	1.49	3.35	0.64	0.45	0.00
大阪地区(期末)	Osaka business area (term-end)	5.11	4.77	3.75	3.20	3.07
東京地区(期末)	Tokyo business area (term-end)	6.41	5.47	3.86	2.22	1.99

空室率

Vacancy Rates



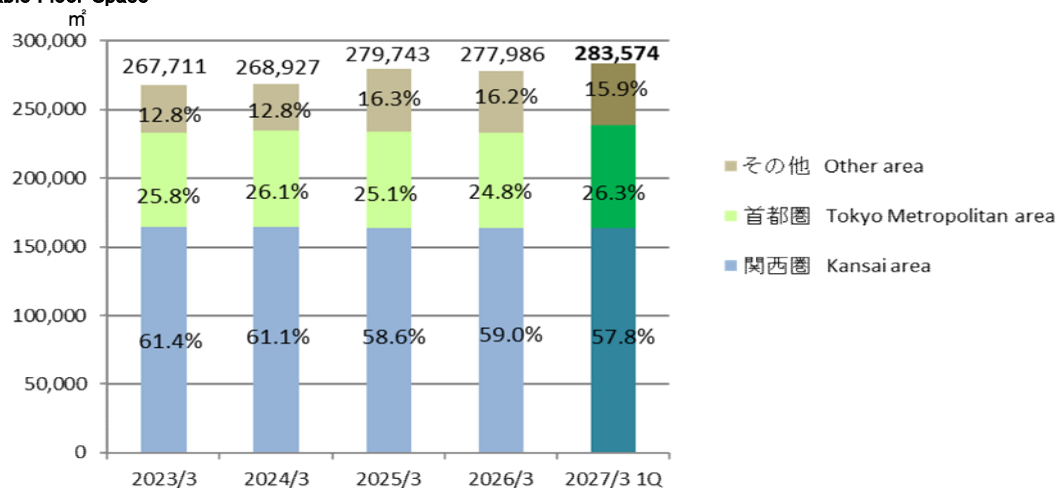
所有物件 賃貸可能面積等 Rentable Floor Space

単位: m²

		2023/3	2024/3	2025/3	2026/3	2027/3 1Q	物件数 (Number of properties)
関西圏	Kansai area						
オフィスビル	Office Building	31,517	31,323	31,065	31,065	31,065	4
データセンタービル	Datacenter Building	83,466	83,549	83,518	83,485	83,485	8
ウインズビル	WINS Building	31,127	31,127	31,127	31,127	31,127	5
商業施設・物流倉庫等	Commercial Buildings, Logistics Warehouse, and Other Properties	18,284	18,284	18,284	18,284	18,284	3
小計	Sub-total	164,395	164,284	163,996	163,962	163,962	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	20,613	20,613	19,286	24,874	3
小計	Sub-total	68,934	70,261	70,261	68,934	74,522	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	45,485	45,089	45,089	2
小計	Sub-total	34,381	34,381	45,485	45,089	45,089	2
合計	Total	267,711	268,927	279,743	277,986	283,574	29

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	48,811,498株 48,811,498 shares
株主数 Number of shareholders	6,166名 6,166
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

※当社は、2026年7月1日付で普通株式1株につき2株の割合で株式分割を実施しましたが、株式情報は、株式分割前の2026年6月30日時点のデータを記載しています。
Although the Company implemented a stock split of common stock in the ratio of 1 share into 2 shares on July 1, 2026, the stock information is based on the data as of June 30, 2026 (pre-split).

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	13.5
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	4,704	9.9
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)	2,677	5.6
株式会社三井住友銀行 Sumitomo Mitsui Banking Corporation	2,133	4.5
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	2.9
株式会社三十三銀行 San ju San Bank, Ltd.	1,287	2.7
SMBC日興証券株式会社 SMBC Nikko Securities Inc.	1,087	2.3
株式会社百十四銀行 The Hyakujushi Bank, Ltd.	891	1.9
三精テクノロジー株式会社 Sansei Technologies, Inc.	865	1.8

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Although the Company implemented a stock split of common stock in the ratio of 1 share into 2 shares on July 1, 2026, the stock information is based on the data as of June 30, 2026 (pre-split).

※当社は、自己株式1,109,167株を保有していますが、持株比率は自己株式を控除して計算しています。

The Company holds 1,109,167 shares of treasury shares and the shareholding ratio is calculated by subtracting treasury shares.

株式分布状況
Breakdown of Shareholders

