October 30, 2018
Company Name: Hulic Co., Ltd.
(Stock Code: 3003JP TSE 1st section)
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(GM: Corporate Communications & IR)

Financial Information of 3rd Quarter FY2018 (Jan～Sep)【SUMMARY】

Ⅰ. FY2018 3rd Quarter performance result Summary

(Billion of Japanese Yen)

	FY2017 3Q	**FY2018 3Q**	18Q3-17Q3	% 18Q3/17Q3	**Annual forecast revision**
Operating Revenue	126.8	**170.1**	43.2	up 34.1 %	**290.0** (N.A)
Operating Income	42.3	**51.0**	8.6	up 20.5 %	**74.0**(←72.0)
Ordinary Income	40.4	**48.6**	8.2	up 20.3 %	**71.0**(←68.5)
Net Income	27.2	**33.4**	6.1	up 22.5 %	**48.0**(←46.5)
Total annual Dividend					**25 yen** (←23.5 yen) (*)

(*) mid-year dividend 11.5 yen has already paid out of here.

[Summary]

・**HULIC revised up all annual income and dividend forecast, in addition to our latest revenue forecast.**
・Operating Revenue = up 34% yoy. We are promoting property sales in this good environment.
・INCOMEs = all up 20%+ yoy. Sales profit mostly contributed but leasing profit also going higher than last Q3.

[Environment]

・Japan's big cities' publicly-assessed land prices reached near historical-high and acquistion opportunity gets less.
Even this environment, we will clear the annual investment budget guidance for 'Long-term holding purpose' category properties by year-end which increases leasing income afterwards.
However, as the Company's tactics, we promote sale of our 'sales asset' category properties because
1) Strong appetite from our sponsored REITs and various market players.
2) We enjoy premium sales value but suspect that market cycle could be near the top.
3) We may have better opportunities later to buy, say when consumption tax rises (expected 2019/10)
4) We are, however, not going to sell our core asset such as high-street bank branch offices in Tokyo.
5) We continue to invest into 'value-add' potential properties which we will develop in near future.
This is a portofolio reshuffle strategy to increase our asset value in the long run.

・HULIC has no business relationship with individual real estate investors financed by the regional banks.
Funding environment is good, recently issued 20 billion yen of 10-year straight bond(@0.494%).

Ⅱ. Share Price and Market Cap history.

(Japanese Yen)

	2015/12	2016/12	2017/12	2018/9
Share Price	1,069 yen	1,039 yen	1,266 yen	1,115 yen
Market Capitalization	708.2 Billion	688.7 Billion	839.4 Billion	739.3 Billion
Annual Ordinary Income	42.5 Billion	51.4 Billion	61.8 Billion	71.0 Billion(F)
Annual Net Profit per share	52.75 yen	53.00 yen	64.38 yen	72.88 yen(F)
Book value per share	474.90 yen	511.68 yen	570.02 yen	591.81 yen
unrealized value of leasing asset	220.0 Billion	253.6 Billion	293.3 Billion	n.a.(*)

(*) We publish this figure once a year with annual financial report in March.

END