

# ICHIKEN BUSINESS REPORT 2023

For Your Living Space  
Since 1930

GINZA FOREST (Kanagawa)



SQUARE JS Building F (Saitama)



FCO-OP Kasuya Store (Fukuoka)



Yellow Hat Sapporo Miyanomori Store (Hokkaido)



Hanazono Onsen sauna kukka (Osaka)



TRUST NEXUS IKUNOCHO (Yamaguchi)



Bringing the future to you through innovative living spaces

# Top message

Toward the centennial anniversary of foundation

## Bringing the future to you through innovative living spaces



### Greetings

Thank you for your continued support and patronage.

We hereby report on the summary of our business operations for the first half of the 98th fiscal year (April 1, 2023 to September 30, 2023).

November 2023

Representative Director & President

Hiroyuki Hasegawa

### Summary of business operations

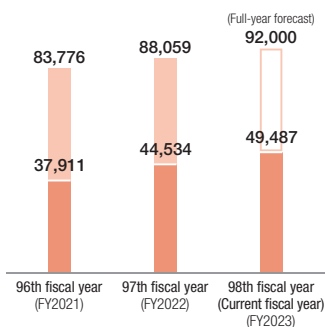
In the social environment surrounding ICHIKEN, since the status of COVID-19 was downgraded under the Act on the Prevention of Infectious Diseases and Medical Care for Patients with Infectious Diseases in May 2023, there have been signs of a pickup in face-to-face services, such as restaurant, hotel, and leisure industries. However, the construction industry still has labor shortages and soaring material costs, and addressing these structural issues has become imperative.

It was amid such a business environment that we started “Vision 2030,” our long-term business plan, and “Medium-Term Business Plan (2023-2025)” in April 2023. In the first half of the current fiscal year, orders came to 51,316 million yen (up 30.0% year on year), and net sales stood at 49,487 million yen (up 11.1% year on year). Orders and net sales both increased compared to the same period of the previous fiscal year. Profit amounted to 1,393 million yen (up 25.9% year on year) owing partly to the recognition of gain on sale of real estate. In light of the situation in the first half of the current fiscal year, we have revised upward our forecast of non-consolidated financial results for the full year that was announced at the beginning of the fiscal year. Net sales and profit are now projected to be 92,000 million yen and 2,500 million yen, respectively. We have also revised our dividend forecast as a means of returning profits to our shareholders to reflect the upturn in financial results.

Regarding the outlook for the business environment in the future, while we expect active capital investment by companies, the situation remains uncertain due to the risk that a downturn in overseas economies may put downward pressure on the Japanese economy, rising prices, and the impact of fluctuations in financial and capital markets, among other factors. Although the Company currently has an order backlog exceeding 80.0 billion yen, the situation remains unpredictable. Another pressing challenge for ICHIKEN is our responses to the restrictions on the upper limit of overtime hours that will be applied from April next year. In order to increase productivity at worksites and in sales and back-office operations, we will continue to utilize digital technologies for operational transformation and create an environment conducive to new work styles. At the same time, we will steadily implement measures aimed at the basic policy of our medium-term management plan “We strive to stabilize our construction business while expanding and enhancing our business fields.”

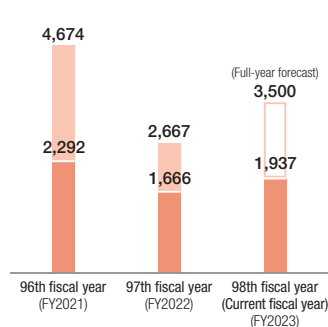
#### Net sales

■ First half ■ Full-year (Unit: Millions of yen)



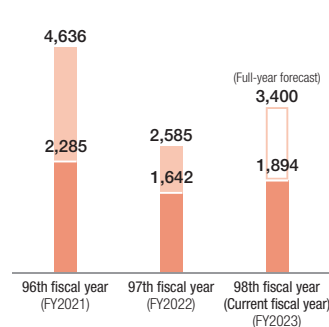
#### Operating profit

■ First half ■ Full-year (Unit: Millions of yen)



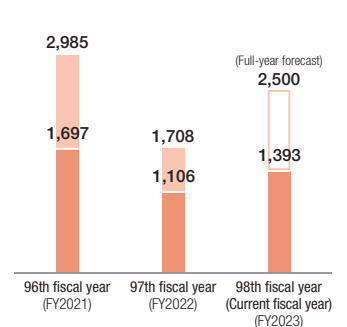
#### Ordinary profit

■ First half ■ Full-year (Unit: Millions of yen)



#### Profit

■ First half ■ Full-year (Unit: Millions of yen)



# WORKS PICKUP!

## Discovering ICHIKEN's Capabilities to Plan and Develop

### iTerrace ANNEX

In March 2012, iTerrace Ochiai-minaminagasaki, a complex commercial facility that encapsulates various elements of daily life, was born through ICHIKEN' planning, design, and construction to embody the project owner's desire to contribute to the community. Eleven years later, right across the road from iTerrace Ochiai-minaminagasaki, iTerrace ANNEX opened on September 30, 2023 as a new complex commercial facility. Reflective of the same project owner's unflinching belief in contributing to the community, it has a rich array of facilities for dining, services, and childcare support, among others. We believe that it will make shopping, daily life, and living in the area more convenient and bring new vibrancy to the community in the future. Now, we will tell you the points we focused on in the process of the architectural planning of this complex commercial facility.



#### Answer Let me give you the details.

The concept of this project was to create a facility loved by the community for a long period of time. We aimed to build a complex facility that would integrate well with an adjacent park and the existing commercial facility (iTerrace Ochiai-minaminagasaki).

We refined the basic concept over several years together with the project owner and incorporated a variety of elements into the limited ground of 900 m<sup>2</sup>. For example, the project owner adopted our proposal to create an entrance space that would always be easily accessible to visitors to the adjacent park by situating a two-story atrium plaza at the location where the facility meets the park. Furthermore, we placed importance on great visibility of people's movement and liveliness to and from the existing iTerrace across Mejiro-dori Avenue and used a lot of glass as materials of the exterior walls to achieve a highly transparent appearance.

We paid special attention to the design of the terraces as we did when we designed the existing iTerrace. We created ample space where you can watch a soccer game in the park on the terraces. The facility is full of spaces that can be utilized by both the local community and tenants.



**Saburo Shirahama**  
Development Sales Dept.,  
Business Operation Div.



#### Property Description

Project name:	(Tentative name) iTerrace ANNEX Project
Facility name:	iTerrace ANNEX
Construction period:	From November 12, 2021 to August 29, 2023
Opened on:	September 30, 2023
Construction site:	4-13 Minaminagasaki, Toshima-ku, Tokyo
Structure:	S-Structured, RC-Structured in part 2 basement floors, 5 above-ground
Use application:	Offices and stores/complex commercial facility
Site area:	899.99 m <sup>2</sup>
Building area:	798.09 m <sup>2</sup>
Total floor space:	3,987.85 m <sup>2</sup>
Project owner:	IWASAKI REAL ESTATE, LTD.
Planned and developed by:	ICHIKEN Co., Ltd. Development Sales Dept., Business Operation Div.
Design:	ICHIKEN Co., Ltd. Registered first-class architect office, Tokyo Branch
Site manager:	ICHIKEN Co., Ltd. Store Building Construction Dept. 2, Tokyo Branch
Site manager:	Hiroshi Yamada

## ICHIKEN TOPICS CSR/perform corporate Mécénat activities (corporate support for cultural and artistic activities)

### ICHIKEN becomes a sponsor to support Prayers from Zero Concert, Project "Caring about Water, Caring about Culture, and Caring about Peace"

The management vision of the Company is "We aim to be a corporation that contributes to society through the creation of richly appointed and comfortable living spaces." As part of our efforts to fulfill corporate social responsibility (CSR), we sponsored a cultural and artistic activity which was organized by the Planning and Execution Committee of To-ji Temple 1200th Anniversary Cultural Project and held on October 27, 2023 at To-ji Temple in City of Kyoto as a means of corporate support for cultural and artistic activities (Mécénat activities).

Presentation of a certificate of appreciation from the Governor of Kyoto Prefecture



Snapshot of To-ji Temple, the venue of the concert



# Company Information (As of September 30, 2023)

## Company Profile

Trade name:	ICHIKEN Co., Ltd.
Established:	June 1930
Capital:	4,329,646,860 yen
Listed stock exchange:	Tokyo Stock Exchange
Account closing month:	March (once a year)
Principal operations:	General construction; building lease; housing, commercial facilities development; planning, design and management of complex commercial facilities; planning, design and management of specialty stores
Number of employees:	644
Headquarters:	Hamamatsucho Bldg. 6F, 1-1-1, Shibaura, Minato-ku, Tokyo 105-0023

## Office Network

Headquarters and Tokyo Branch	Overseas subsidiary: Hanoi, Vietnam
Kansai Branch	ICHIKEN Vietnam Construction
Kyushu Branch	Co.,Ltd.
Sapporo Branch	
Sendai Sales Office	
Nagoya Sales Office	
Hiroshima Sales Office	
Okinawa Sales Office	

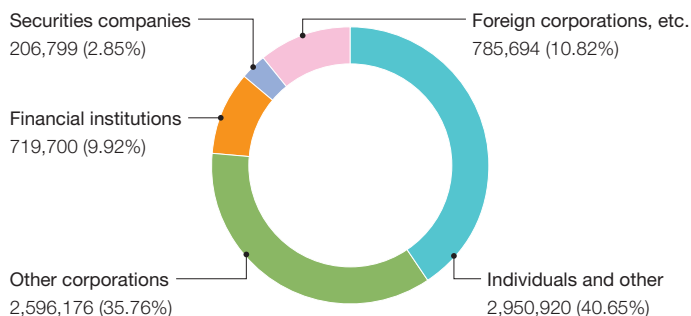
## Company Officers

Representative Director & President:	Hiroyuki Hasegawa	President and Operating Officer:	Hiroyuki Hasegawa
Director:	Keiji Isono	Managing Executive Officer:	Keiji Isono
Director:	Hiroaki Masakiyo	Managing Executive Officer:	Hiroaki Masakiyo
Director:	Mitsuru Kotani	Managing Executive Officer:	Mitsuru Kotani
Outside Director:	Hideaki Takeuchi	Senior Operating Officer:	Akira Hamano
Outside Director:	Shunji Ichiji	Senior Operating Officer:	Akiyoshi Toyoshima
Outside Director:	Hirotake Kubota	Senior Operating Officer:	Akira Nakamura
Director (Audit and Supervisory Committee Member):	Shiro Yuasa	Operating Officer:	Shingo Maeda
Outside Director (Audit and Supervisory Committee Member):	Takashi Hatsuse	Operating Officer:	Ikuhisa Okuda
Outside Director (Audit and Supervisory Committee Member):	Akiko Inoue	Operating Officer:	Kan Akashi
Outside Director (Audit and Supervisory Committee Member):	Sumihito Kido	Operating Officer:	Katsumi Aoi
		Operating Officer:	Kouichi Narikawa

## Status of Shares

Total number of authorized shares	22,240,000
Total number of issued shares (Including 25,111 treasury shares)	7,284,400
Number of shareholders	6,456

## Distribution of shares by shareholder type



## Major Shareholders

Name	Number of shares held (shares)	Shareholding ratio (%)
MARUHAN Corporation	2,342,800	32.27
The Master Trust Bank of Japan, Ltd. (Trust account)	331,600	4.56
Custody Bank of Japan, Ltd. (Trust account)	258,400	3.55
Zenkoku Ichieikai Shareholding Association	248,900	3.42
BBH LUX/BROWN BROTHERS HARRIMAN (LUXEMBOURG) SCA CUSTODIAN FOR SMD-AM FUNDS - DSBI JAPAN EQUITY SMALL CAP ABSOLUTE VALUE	150,000	2.06
Hisami Hara	90,900	1.25
Masato Takeuchi	84,500	1.16
DFA INTL SMALL CAP VALUE PORTFOLIO	76,103	1.04
Sumitomo Realty & Development Co., Ltd.	74,100	1.02
STATE STREET BANK AND TRUST COMPANY 510683	70,200	0.96

(Notes)

- The top 10 shareholders are listed.
- The shareholding ratios were calculated as the ratio of the number of shares held to the total number of shares outstanding, excluding treasury shares. Percentage figures are rounded to the second decimal place.
- Zenkoku Ichieikai Shareholding Association is a shareholding association consisting of the Company's business partner companies.

# ICHIKEN's official website revamped!

Check out our new website!

PR Manager  
**ICHIKEN-kun**