

決算短信 補足資料

Quarterly Report

2025年5月期第3四半期 連結決算
Consolidated Financial Results in Q3 of FY2024

自 2024年6月1日 至 2025年2月28日

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タマホーム株式会社

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1. 主要指標 / Quarterly consolidated financial highlights

<売上高及び利益 / Net sales and profit>

(単位：百万円/Millions of Yen)

| | 前第3四半期末 2024/2/29 | 当第3四半期末 2025/2/28 | 増 減 / Variance | |
|--|----------------------|----------------------|----------------|--------|
| | | | 金 額 / Amount | (%) |
| 売上高 Net sales | 152,508 | 123,887 | △ 28,620 | △ 18.8 |
| 営業利益又は営業損失 (△) Operating profit (loss) | 1,459 | △ 4,939 | △ 6,398 | - |
| 営業利益率 Operating margin | 1.0% | - | - | - |
| 経常利益又は経常損失 (△) Ordinary profit (loss) | 1,696 | △ 5,256 | △ 6,953 | - |
| 経常利益率 Ordinary margin | 1.1% | - | - | - |
| 税金等調整前四半期純利益又は税金等調整前四半期純損失 (△) Profit (loss) before income taxes | 1,563 | △ 5,260 | △ 6,824 | - |
| 税金等調整前四半期純利益率 Income rate before income taxes and minority interests | 1.0% | - | - | - |
| 親会社株主に帰属する四半期純利益又は親会社株主に帰属する四半期純損失 (△) Profit (loss) attributable to owners of parent | 763 | △ 3,973 | △ 4,737 | - |
| 親会社株主に帰属する四半期純利益率 Income rate attributable to owners of parent | 0.5% | - | - | - |
| 1株当たり四半期純利益 (円) Basic earnings per share(Yen) | 26.33 | △ 137.08 | △ 163.41 | - |
| 潜在株式調整後1株当たり四半期純利益 Diluted earnings per share | - | - | - | - |
| 自己資本四半期純利益率 Return on equity | 2.3% | - | - | - |
| 総資産経常利益率 Ordinary income to total assets ratio | 1.6% | - | - | - |

<財政状態 / Financial position>

| | 前期末 2024/5/31 | 当第3四半期末 2025/2/28 | 増 減 / Variance | |
|--|------------------|----------------------|----------------|--------|
| | | | 金 額 / Amount | (%) |
| 総資産 Total assets | 89,587 | 99,320 | 9,733 | 10.9 |
| 純資産 Net assets | 38,327 | 28,843 | △ 9,484 | △ 24.7 |
| 自己資本比率 Equity-to-asset ratio | 42.7% | 29.0% | - | - |
| 1株当たりの純資産 (円) Net assets per share(Yen) | 1,321.11 | 993.64 | △ 327.47 | △ 24.8 |

<通期 (年間) 業績予想 / Consolidated financial forecasts for the fiscal year ending May 31,2025>

| | 前期末 2024/5/31 | 今回予想 2025/5/31 | 増 減 / Variance | |
|--|------------------|-------------------|----------------|--------|
| | | | 金 額 / Amount | (%) |
| 売上高 Net sales | 247,733 | 207,000 | △ 40,733 | △ 16.4 |
| 営業利益 Operating profit | 12,586 | 4,000 | △ 8,586 | △ 68.2 |
| 経常利益 Ordinary profit | 12,877 | 3,900 | △ 8,977 | △ 69.7 |
| 親会社株主に帰属する当期純利益 Profit attributable to owners of parent | 8,752 | 1,400 | △ 7,352 | △ 84.0 |
| 1株当たり当期純利益 (円) Basic earnings per share(Yen) | 301.94 | 48.30 | △ 253.64 | △ 84.0 |
| 1株当たり配当金 (円) Dividend paid per share(Yen) | 190.0 | 195.0 | 5.0 | 2.6 |
| 中間配当 (円) Interim dividend paid per share(Yen) | - | - | - | - |
| 期末配当 (円) Year-end dividend(Yen) | 190.0 | 195.0 | 5.0 | 2.6 |
| 年間配当 (円) Annual dividend(Yen) | 190.0 | 195.0 | 5.0 | 2.6 |

2. 第3四半期連結財務諸表（9ヶ月累計） / Consolidated financial statements

(1) 第3四半期連結貸借対照表 / Consolidated statement of financial position

(単位：百万円 / Millions of Yen)

| | 前期末 2024/5/31 | | 当第3四半期末 2025/2/28 | | 増 減 Variance | |
|---|------------------|------------|----------------------|------------|-----------------|------|
| | 金 額 Amount | 構成比 (%) | 金 額 Amount | 構成比 (%) | 金 額 Amount | (%) |
| 資産の部 Assets | | | | | | |
| 流動資産 Current assets | | | | | | |
| 現金及び預金 Cash and deposits | 26,105 | | 20,488 | | △ 5,617 | |
| 受取手形 Notes receivable - trade | 72 | | 57 | | △ 14 | |
| 完成工事未収入金 Accounts receivable from completed construction contracts | 421 | | 239 | | △ 182 | |
| 売掛金 Accounts receivable - trade | 791 | | 780 | | △ 10 | |
| 営業貸付金 Operating loans | 152 | | 30 | | △ 121 | |
| 販売用不動産 Real estate for sale | 23,231 | | 16,743 | | △ 6,487 | |
| 未成工事支出金 Costs on construction contracts in progress | 3,593 | | 13,287 | | 9,694 | |
| 仕掛販売用不動産 Real estate for sale in process | 7,012 | | 14,358 | | 7,346 | |
| その他の棚卸資産 Other inventories | 1,197 | | 1,713 | | 516 | |
| その他 Other | 1,748 | | 3,869 | | 2,121 | |
| 貸倒引当金 Allowance for doubtful accounts | △ 38 | | △ 38 | | - | |
| 流動資産合計 / Total current assets | 64,287 | 71.8 | 71,532 | 72.0 | 7,245 | 11.3 |
| 固定資産 Non-current assets | | | | | | |
| 有形固定資産 Property, plant and equipment | 18,814 | | 19,782 | | 968 | |
| 無形固定資産 Intangible assets | 1,152 | | 1,086 | | △ 66 | |
| 投資その他の資産 Investments and other assets | 5,333 | | 6,919 | | 1,586 | |
| 固定資産合計 / Total non-current assets | 25,300 | 28.2 | 27,788 | 28.0 | 2,488 | 9.8 |
| 資産合計 / Total assets | 89,587 | 100.0 | 99,320 | 100.0 | 9,733 | 10.9 |

(単位：百万円 / Millions of Yen)

| | 前期末 2024/5/31 | | 当第3四半期末 2025/2/28 | | 増 減 Variance | |
|---|------------------|------------|----------------------|------------|-----------------|--------|
| | 金 額 Amount | 構成比 (%) | 金 額 Amount | 構成比 (%) | 金 額 Amount | (%) |
| 負債の部 Liabilities | | | | | | |
| 流動負債 Current liabilities | | | | | | |
| 支払手形・工事未払金等 Notes payable, accounts payable for construction contracts and other | 17,390 | | 11,287 | | △ 6,102 | |
| 短期借入金 Short-term borrowings | 5,963 | | 7,629 | | 1,665 | |
| 1年内返済予定の長期借入金 Current portion of long-term borrowings | 1,208 | | 3,602 | | 2,394 | |
| 未払法人税等 Income taxes payable | 2,419 | | 201 | | △ 2,218 | |
| 未成工事受入金等 Advances received on construction contracts in progress | 8,082 | | 26,581 | | 18,499 | |
| 完成工事補償引当金 Provision for warranties for completed construction | 1,695 | | 1,804 | | 109 | |
| 賞与引当金 Provision for bonuses | 240 | | 907 | | 667 | |
| その他 Other | 8,321 | | 4,345 | | △ 3,975 | |
| 流動負債合計 / Total current liabilities | 45,320 | 50.6 | 56,360 | 56.7 | 11,039 | 24.4 |
| 固定負債 Non-current liabilities | | | | | | |
| 長期借入金 Long-term borrowings | 1,966 | | 8,818 | | 6,851 | |
| 資産除去債務 Asset retirement obligations | 1,849 | | 3,283 | | 1,434 | |
| その他 Other | 2,122 | | 2,014 | | △ 107 | |
| 固定負債合計 / Total non-current liabilities | 5,938 | 6.6 | 14,116 | 14.2 | 8,178 | 137.7 |
| 負債合計 / Total liabilities | 51,259 | 57.2 | 70,477 | 71.0 | 19,217 | 37.5 |
| 純資産の部 Net assets | | | | | | |
| 株主資本 Shareholders' equity | | | | | | |
| 資本金 Share capital | 4,310 | | 4,310 | | - | |
| 資本剰余金 Capital surplus | 4,280 | | 4,280 | | - | |
| 利益剰余金 Retained earnings | 31,259 | | 21,777 | | △ 9,481 | |
| 自己株式 Treasury shares | △ 1,451 | | △ 1,451 | | - | |
| 株主資本合計 / Total shareholders' equity | 38,398 | 42.9 | 28,917 | 29.1 | △ 9,481 | △ 24.7 |
| その他の包括利益累計額 Accumulated other comprehensive income | | | | | | |
| その他有価証券評価差額金 Valuation difference on available-for-sale securities | 20 | | 18 | | △ 2 | |
| 繰延ヘッジ損益 Deferred gains or losses on hedges | 0 | | △ 0 | | △ 0 | |
| 為替換算調整勘定 Foreign currency translation adjustments | △ 122 | | △ 130 | | △ 8 | |
| その他の包括利益累計額合計 Total accumulated other comprehensive income | △ 102 | △ 0.1 | △ 113 | △ 0.1 | △ 11 | - |
| 非支配株主持分 Non-controlling interests | 31 | 0.0 | 39 | 0.0 | 8 | 26.0 |
| 純資産合計 / Total net assets | 38,327 | 42.8 | 28,843 | 29.0 | △ 9,484 | △ 24.7 |
| 負債純資産合計 / Total liabilities and net assets | 89,587 | 100.0 | 99,320 | 100.0 | 9,733 | 10.9 |

(2) 第3四半期連結損益計算書 / Consolidated statement of comprehensive income

(単位：百万円 / Millions of Yen)

| | 連結累計四半期 / Consolidated cumulative quarter | | | | | |
|--|---|------------|---------------|------------|----------------|--------|
| | 2024/2/29 | | 2025/2/28 | | 増 減 / Variance | |
| | 金 額 Amount | 百分比 (%) | 金 額 Amount | 百分比 (%) | 金 額 Amount | (%) |
| 売上高 Net sales | 152,508 | 100.0 | 123,887 | 100.0 | △ 28,620 | △ 18.8 |
| 売上原価 Cost of sales | 116,591 | 76.4 | 93,135 | 75.2 | △ 23,455 | △ 20.1 |
| 売上総利益 Gross profit | 35,917 | 23.6 | 30,751 | 24.8 | △ 5,165 | △ 14.4 |
| 販売費及び一般管理費 Selling, general and administrative expenses | 34,457 | 22.6 | 35,690 | 28.8 | 1,232 | 3.6 |
| 営業利益又は営業損失 (△) Operating profit (loss) | 1,459 | 1.0 | △ 4,939 | - | △ 6,398 | - |
| 受取利息 Interest income | 1 | | 2 | | 0 | |
| 受取配当金 Dividend income | 0 | | 0 | | 0 | |
| 仕入割引 Purchase discounts | 58 | | 56 | | △ 2 | |
| 為替差益 Foreign exchange gains | 142 | | - | | △ 142 | |
| 違約金収入 Penalty income | 125 | | 121 | | △ 4 | |
| 受取保険金 Insurance claim income | 69 | | 9 | | △ 59 | |
| 持分法による投資利益 Equity in earnings of affiliates | - | | 0 | | 0 | |
| その他 Other | 69 | | 59 | | △ 9 | |
| 営業外収益合計 Total non-operating income | 468 | 0.3 | 250 | 0.2 | △ 217 | △ 46.4 |
| 支払利息 Interest expenses | 144 | | 130 | | △ 13 | |
| シンジケートローン手数料 Commission for syndicate loan | - | | 235 | | 235 | |
| 為替差損 Foreign exchange losses | - | | 96 | | 96 | |
| 持分法による投資損失 Share of loss of entities accounted for using equity method | 2 | | - | | △ 2 | |
| その他 Other | 83 | | 106 | | 22 | |
| 営業外費用合計 Total non-operating expenses | 231 | 0.2 | 568 | 0.5 | 337 | 146.2 |
| 経常利益又は経常損失 (△) Ordinary profit (loss) | 1,696 | 1.1 | △ 5,256 | - | △ 6,953 | - |
| 固定資産売却益 Gain on sale of non-current assets | 3 | | 5 | | 1 | |
| 投資有価証券売却益 Gain on sale of investment securities | 0 | | - | | △ 0 | |
| 関係会社清算益 Gain on liquidation of subsidiaries and associates | - | | 116 | | 116 | |
| 特別利益合計 Total extraordinary income | 3 | 0.0 | 121 | 0.1 | 117 | 3113.8 |
| 固定資産売却損 Loss on sale of non-current assets | 1 | | 2 | | 1 | |
| 固定資産除却損 Loss on retirement of non-current assets | 110 | | 113 | | 3 | |
| 減損損失 Impairment losses | 24 | | 8 | | △ 15 | |
| 特別損失合計 Total extraordinary losses | 136 | 0.1 | 125 | 0.1 | △ 11 | △ 8.4 |
| 税金等調整前四半期純利益又は税金等調整前四半期純損失 (△) Profit (loss) before income taxes | 1,563 | 1.0 | △ 5,260 | - | △ 6,824 | - |
| 法人税、住民税及び事業税 Income taxes-current | 386 | | 438 | | 52 | |
| 法人税等調整額 Income taxes-deferred | 402 | | △ 1,733 | | △ 2,135 | |
| 法人税等合計 Total income taxes | 788 | 0.5 | △ 1,294 | - | △ 2,083 | - |
| 非支配株主に帰属する四半期純利益 Profit attributable to non-controlling interests | 11 | 0.0 | 7 | 0.0 | △ 3 | △ 32.6 |
| 親会社株主に帰属する四半期純利益又は親会社株主に帰属する四半期純損失 (△) Profit (loss) attributable to owners of parent | 763 | 0.5 | △ 3,973 | - | △ 4,737 | - |

(3) セグメント情報 / Segment information

① 報告セグメントの概要 / Overview of major products and services of reportable segments

当社の報告セグメントは、当社の構成単位のうち分離された財務情報が入手可能であり、取締役会が経営資源の配分の決定及び業績を評価するために、定期的に検討を行う対象となっているものであります。

当社は、住宅の建築請負をはじめとして多分野にわたる総合的な事業展開を行っており、その報告セグメントは、事業領域を基礎とした製品・サービス別に「その他」の事業領域を除いた「住宅事業」「不動産事業」「金融事業」「エネルギー事業」の4つで構成しております。

「住宅事業」は、注文住宅の建築請負、リフォームを行っております。

「不動産事業」は、戸建分譲、マンションの開発・分譲、賃貸ビルのサブリース、オフィス区分所有権の販売等を行っております。

「金融事業」は、火災保険、生命保険等の保険代理業、住宅購入者向けつなぎ融資を行っております。

「エネルギー事業」は、メガソーラー発電施設の運営、経営を行っております。

The reportable segments are constituent units of the Group for which separate financial information is obtained and examined on a regular basis by the Board of Directors, the chief operation decision maker, to determine the allocation of management resources and evaluate the business performance.

The TamaHome Group develops and provides products and services that enrich the daily lives of our customers based on the core theme of housing construction.

In accordance with the medium-term management plan, the Group has categorized "Housing" and "Non-housing" as its business domains.

上記のように決定された報告セグメントにおける主な事業内容は次の通りであります。

| 報告セグメント | 主な事業内容 |
|---------|--|
| 住宅事業 | 注文住宅の建築請負、リフォーム工事等の請負、外構工事等付帯工事の紹介、 ブレカットCAD入力・図面作成等の設計支援事業 |
| 不動産事業 | 分譲宅地・戸建分譲の販売、マンションの企画・開発・販売、 オフィスビルの賃貸事業、オフィス区分所有権販売 |
| 金融事業 | 火災保険等の保険代理店業務、住宅購入者向けつなぎ融資 |
| エネルギー事業 | メガソーラー発電施設の運営、経営 |

The main products and services for each "reportable segment" described above are as follows:

| Reportable Segment | Major Products and Services |
|--------------------|--|
| Housing | <ul style="list-style-type: none"> ● Construction contractor for custom-built homes ● Contractor for home renovation and other work ● Referrals for ancillary services and construction such as landscaping work ● Support of drawing with CAD |
| Real estate | <ul style="list-style-type: none"> ● Sale of residential lots and detached homes ● Planning, development and sale of condominiums ● Subleasing of office buildings ● Sale of comparted ownership of office floors |
| Financial | <ul style="list-style-type: none"> ● Insurance agency services for fire, earthquake, as well as additional policies and agency services ● Bridge loans for customers purchasing homes |
| Energy | <ul style="list-style-type: none"> ● Administration of mega solar generation facilities, management |

② セグメント収益及び業績 / Segment revenues and results

(単位：百万円 / Millions of Yen)

前連結会計年度 / Consolidated cumulative third quarter : February 29, 2024

| | 報告セグメント / Reportable Segment | | | | | その他 Other | 合計 Total | 調整額 Reconciling items | 連結損益計算書 計上額 All operations |
|--|------------------------------|----------------------|-------------------|----------------------|---------------|--------------|-------------|-----------------------------|----------------------------------|
| | 住宅事業 Housing | 不動産事業 Real estate | 金融事業 Financial | IT・エネルギー事業 Energy | 計 Subtotal | | | | |
| 売上高 / Net sales | | | | | | | | | |
| (1) 外部顧客に対する売上高 Net sales from external customers | 113,191 | 33,989 | 714 | 533 | 148,428 | 4,079 | 152,508 | - | 152,508 |
| (2) セグメント間の売上収益 Transactions with other segments | 197 | 10 | - | - | 208 | 8,864 | 9,072 | △ 9,072 | - |
| 計 / Total | 113,388 | 33,999 | 714 | 533 | 148,636 | 12,943 | 161,580 | △ 9,072 | 152,508 |
| セグメント利益又は損失 (△) Segment profit (loss) | △ 1,457 | 1,958 | 118 | 107 | 726 | 676 | 1,403 | 56 | 1,459 |
| セグメント利益率 Segment profit ratio | - | 5.8% | 16.5% | 20.2% | 0.5% | 16.6% | 0.9% | - | 1.0% |

当連結会計年度 / Consolidated cumulative third quarter : February 28, 2025

| | 報告セグメント / Reportable Segment | | | | | その他 Other | 合計 Total | 調整額 Reconciling items | 連結損益計算書 計上額 All operations |
|--|------------------------------|----------------------|-------------------|----------------------|---------------|--------------|-------------|-----------------------------|----------------------------------|
| | 住宅事業 Housing | 不動産事業 Real estate | 金融事業 Financial | IT・エネルギー事業 Energy | 計 Subtotal | | | | |
| 売上高 / Net sales | | | | | | | | | |
| (1) 外部顧客に対する売上高 Net sales from external customers | 86,984 | 32,248 | 633 | 603 | 120,470 | 3,416 | 123,887 | - | 123,887 |
| (2) セグメント間の売上収益 Transactions with other segments | 149 | 10 | - | - | 159 | 9,288 | 9,448 | △ 9,448 | - |
| 計 / Total | 87,133 | 32,259 | 633 | 603 | 120,630 | 12,705 | 133,335 | △ 9,448 | 123,887 |
| セグメント利益又は損失 (△) Segment profit (loss) | △ 7,022 | 1,172 | 47 | 183 | △ 5,618 | 648 | △ 4,970 | 31 | △ 4,939 |
| セグメント利益率 Segment profit ratio | - | 3.6% | 7.5% | 30.4% | - | 19.0% | - | - | - |

<参考> 前年同期との増減比較は、次の通りです：

Ref : Difference between the results of the quarter under review and the same period the previous year is as follows:

| | 報告セグメント / Reportable Segment | | | | | その他 Other | 合計 Total | 調整額 Reconciling items | 連結損益計算書 計上額 All operations |
|--|------------------------------|----------------------|-------------------|----------------------|---------------|--------------|-------------|-----------------------------|----------------------------------|
| | 住宅事業 Housing | 不動産事業 Real estate | 金融事業 Financial | IT・エネルギー事業 Energy | 計 Subtotal | | | | |
| 売上高 / Net sales | | | | | | | | | |
| (1) 外部顧客に対する売上高 Net sales from external customers | △ 26,206 | △ 1,740 | △ 81 | 70 | △ 27,957 | △ 662 | △ 28,620 | - | △ 28,620 |
| (2) セグメント間の売上収益 Transactions with other segments | △ 48 | △ 0 | - | - | △ 48 | 424 | 375 | △ 375 | - |
| 計 / Total | △ 26,255 | △ 1,740 | △ 81 | 70 | △ 28,006 | △ 238 | △ 28,244 | △ 375 | △ 28,620 |
| セグメント利益 Segment profit | △ 5,565 | △ 785 | △ 70 | 76 | △ 6,345 | △ 27 | △ 6,373 | △ 24 | △ 6,398 |
| セグメント利益率 Segment profit ratio | - | △ 2.1% | △ 9.1% | 10.3% | - | 2.4% | - | - | - |

③ 主要な製品及び役務からの売上収益 / Revenue from major products and services

全事業の製品別明細 / Revenue from all operations

| | 連結累計四半期 Consolidated cumulative quarter | | | | 増減 Variance | |
|--|--|------------|--------------|------------|----------------|-----------|
| | 2024/2/29 | | 2025/2/28 | | 金額 Amount | 割合 (%) |
| | 金額 Amount | 構成比 (%) | 金額 Amount | 構成比 (%) | | |
| 住宅事業 / Housing | 113,388 | 74.3 | 87,133 | 70.3 | △ 26,255 | △ 23.2 |
| 注文住宅 Custom-built homes | 103,957 | | 78,185 | | △ 25,771 | |
| リフォーム Home renovation | 7,994 | | 7,643 | | △ 350 | |
| その他売上 Other | 1,437 | | 1,303 | | △ 133 | |
| 非住宅事業 / Non housing | 48,191 | 31.6 | 46,201 | 37.3 | △ 1,989 | △ 4.1 |
| 不動産事業 Real estate | 33,999 | | 32,259 | | △ 1,740 | |
| 金融事業 Financial | 714 | | 633 | | △ 81 | |
| エネルギー事業 Energy | 533 | | 603 | | 70 | |
| その他事業 Other | 12,943 | | 12,705 | | △ 238 | |
| 調整 / Reconciling items | △ 9,072 | △ 5.9 | △ 9,448 | △ 7.6 | △ 375 | - |
| 外部顧客からの売上収益 Total revenue from all operations | 152,508 | 100.0 | 123,887 | 100.0 | △ 28,620 | △ 18.8 |