

# FACT BOOK

Updated on July 15, 2022

**Sapporo Holdings Ltd.** 

URL https://www.sapporoholdings.jp/english

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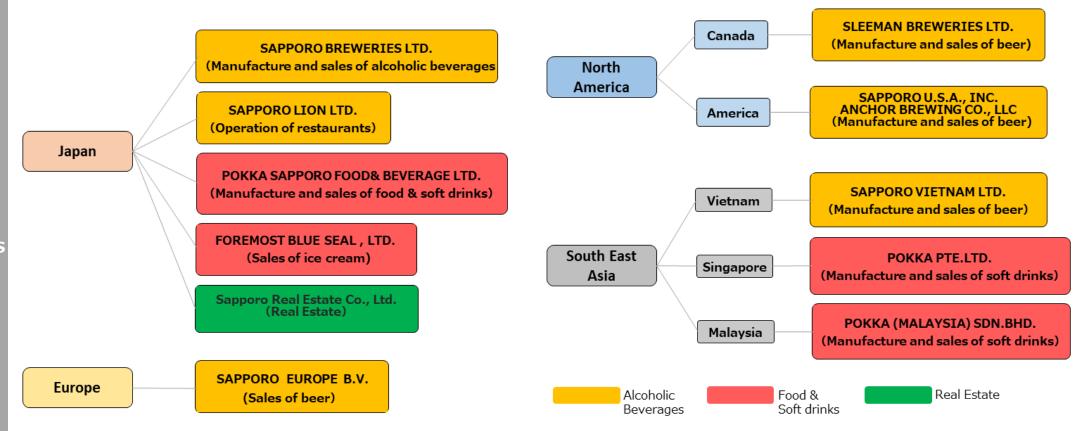
# Sapporo Group Overview

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#### Sapporo Group Companies by Geographic Area



2021.4Q



Sapporo Group

**Group Companies** by Geographic Area

#### **Group Management Plan 2024**

#### [Basic Policy]

# Focus on core business and build resilience



- > Focus management resources on beer business
- Scale down/withdraw from low-return business and shift to food and other growth fields

# Accelerate global expansion

Sapporo Group

Group

**Management Plan** 

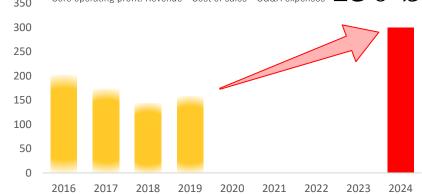
2024

- Transfer all overseas business to operating companies, and deploy a consistent global brand strategy
- Strengthen earning capacity with focus on North America and Asia-Pacific and simultaneously accelerate growth
- Nurture global human resources

#### **Financial Goals and Policy**

[Financial goals] Achieve ¥30 billion core operating profit in 2024

# <Core operating profit> Core operating profit: Revenue - Cost of sales - SG&A expenses #30 billion



# Establish simple and compact business structure





- Restructure to downsized head office operations and easy-tounderstand organizational structure and pursue BPR and DX
- Sapporo Holdings will focus on governance, operating company support, and management resource allocation functions
- Business promotion functions to be fully transferred to operating companies to increase responsiveness

# Promote sustainability management



- Balance social and economic value, primarily through measures such as producing our own high quality raw materials
- Promote urban development in locations with connections to the Company, such as Ebisu, Sapporo, and Ginza
- Develop levels of management transparency and fairness that meet the demands of the times

#### [Financial policy]

<Key indicators>

Revenue growth rate

**Core operating profit** 

to revenue ratio

Overseas revenue

growth rate

Place emphasis on profitability versus invested capital, while maintaining 2019's financial composition and stability

Pursue continuation of stable dividend payment as the policy for shareholder returns

2% or more (annual average)

5% or more

1.6 times (compared to 2019)

CF from operating activities



#### **Main products**

**SAPPORO** 

Domestic Businesses

YEBISU **SAPPORO** BACARDÍ

レモン。酢











**Alcoholic Beverages** 

**Foods** 

**BLUE SEAL** 

**Soft Drinks** 

**Restaurants** 

**Real Estate** 

**Main products** 

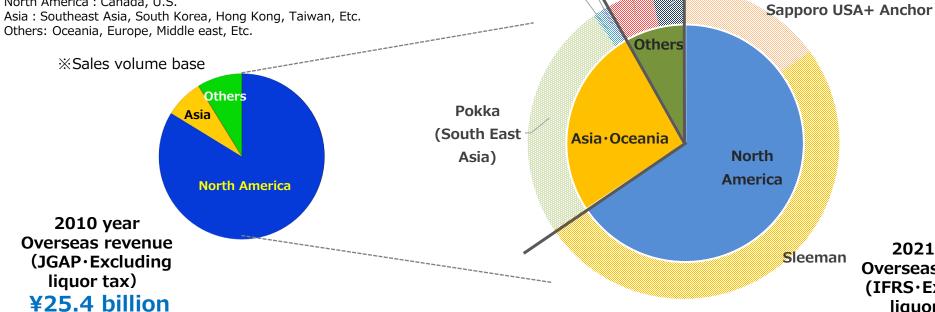
**Sapporo Group** 



## **Trend of Overseas Revenue** Revenue Breakdown by Geographic Area

**Revenue Breakdown by category** 

North America: Canada, U.S.



China · Australia

**Vietnam** 

**Pokka** 

(Middle East)

2021 year Overseas revenue (IFRS·Excluding liquor tax)

**SAPPORO** 

¥63.4 billion

#### Sales Breakdown by Geographic

Sapporo Group

Trend of Overseas

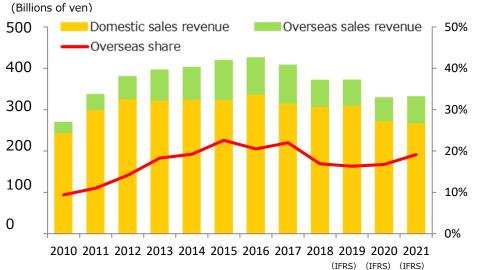
Revenue

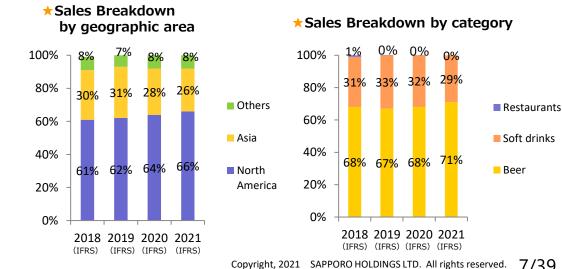
Area

Sales Breakdown by category

#### ★Overseas revenue (excluding liquor tax)

(Beer only)





**Europe, others** 



**Expansion** 



# 2 Market Data by country & Sapporo Group Activities

Canada: Beer Market Data and Sapporo Group Activities · · · · · · · · · · · · · · · · · · ·	10
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#### **CANADA**

#### **Beer Market Data**

#### Sapporo Group **Activities**

#### Canada Beer Market Data

#### ★ Canada- Market sizes (million litres)

Source: Euromonitor (Calculated by Sales Volume)



#### **SLEEMAN BREWERIES LTD.**

#### The third-largest beer manufacturer in Canada

In 2006, The Sapporo Group made SLEEMAN BREWERIES LTD. into a consolidated subsidiary. SLEEMAN BREWERIES LTD. is the third-largest beer manufacturer in Canada with a strong reputation in premium beer. Since the acquisition, SLEEMAN has increased about 2.5 times of revenue since 2006.

#### **★**Corporate profile

Paid in Capital 299mnCA\$

Acquisition price 293.6mnCA\$ in 2006 Location Guelph, Ontario

Established 1834

4 places (Guelph, Vernon, Chambly Production base

and Calgary)

203,000KL per year Capacity

(Guelph 120,000KL, Vernon 60,000KL,

Chambly 20,000KL, Calgary 3,000KL)

Business field Production and sales of beer

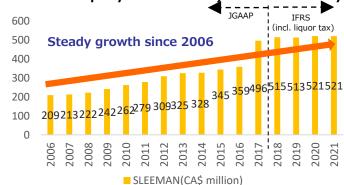
#### ★ Canada- Sales of beer by channel (2021)

Source: Euromonitor (Calculated by Sales Volume) (Forecast)

16%



#### **★SLEEMAN** Revenue (before elimination of inter-company transactions) in local currency



#### **★**Brewery



#### ★ Canada- Beer brand by price category

				<b>SAPPORO</b>
	Price	Category	Brand	Difference
	HIGH	Import& Premium	Heineken Corona Unibroue Sapporo Premium	+15~ 30%
		Premium	Okanagan Spring Sleeman*	+5~ 10%
		Main-Stream	Labatt Molson	±0
,	LOW	Value	Bush Key stone Old Milwaukee Pabst Blue Ribbon	-10%
	*	Highlight in re	ed: Our sales brai	nd
	*	Sleeman owns	brands in both Pror	nium

\*Sleeman owns brands in both Premium and Main-Stream price ranges.



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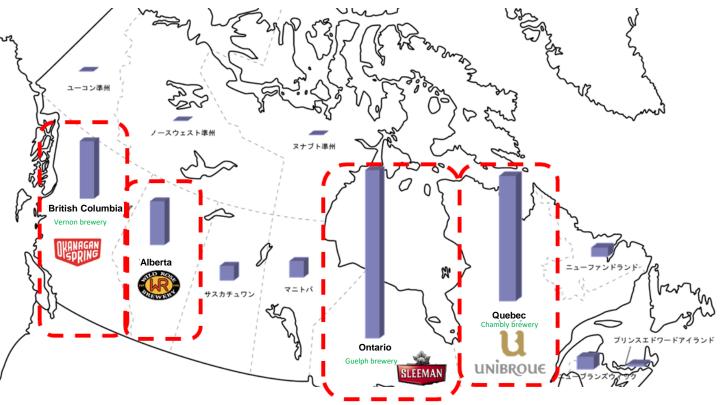




**CANADA** 

**Beer Market Data** 

Sapporo Group Activities



#### **Acquired Aware Beverages in Canada**

June 2021 Acquired Aware Beverages with SoCIAL LITE brand Location is Ontario Accelerate RTD growth in Canada.







**SAPPORO** 



# UNITED STATES OF AMERICA

**Beer Market Data** 

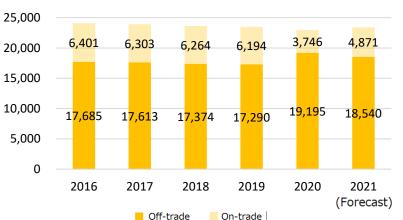
Sapporo Group Activities

#### **America Beer Market Data**

Imports from Sapporo Vietnam

#### ★America- Market sizes (million litres)

Source: Euromonitor (Calculated by Sales Volume)



#### ★ America- Sales of beer by channel (2021)

Source: Euromonitor (Calculated by Sales Volume)



#### ★ America- Beer brand by price category



#### SAPPORO U.S.A. Inc.& ANCHOR BREWING COMPANY, LLC



We set four crucial area- California, which together account for 60% of our sales, Texas, Florida, and New York

Other than Anchor, we don't have any other local brands or production bases

To build a brand portfolio and SCM frameworks is a pressing challenge

**XIntegrated Sapporo USA with Anchor Brewing from Apr 2019** 



# UNITED STATES OF AMERICA

Sapporo Group Activities

#### SAPPORO U.S.A Inc.

#### SPB\* hits record high sales in 2021 SPB\* : SAPPORO PREMIUM BEER

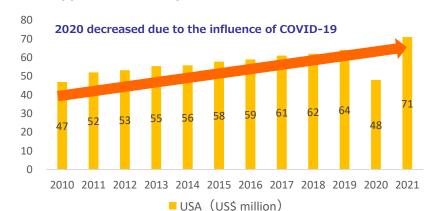
SAPPORO BREWERIES started exporting beer to the United States from 1964. Then, in 1984 we established Sapporo U.S.A to import Sapporo Draft Beer from Japan and strengthened the foothold for business expansion in North America and South East Asia.

#### **★**Corporate profile

Local subsidiary Sapporo U.S.A., Inc.

Paid in Capital 7.2 million\$ Established July 1984 Business Field Sales of beer

# ★Sapporo U.S.A. Revenue (before elimination of inter-company transactions) in local currency \*Sapporo brand only



#### **★Main Products**



Distinctive 650ml can product Nickname "Silver Cup"



#### ANCHOR BREWING COMPANY, LLC



#### The San Francisco's beloved over 120- year-old brewery

In August 2017, The Sapporo Group acquired all of the equity interest of Anchor Brewing Company.

Anchor is a prominent and historic US beer producer founded in 1896 in San Francisco. "Anchor Steam Beer," its flagship brand, is said to be an icon that ignited the current craft beer boom in the US. Armed with its strong brand power primarily in San Francisco, where it is based, as well as other areas across the US, it has been enjoyed by countless beer lovers throughout the years.

#### **★**Corporate profile

Local subsidiary Anchor Brewing Company, LLC San Francisco, California, USA

Acquisition price ¥11.913 million

Established 1896

Production base 1 place (San Francisco, California)

Capacity 23,000KL per year

Annual Revenue Approx. 11.52 mn\$ (FY 2021)
Business field Production and sales of beer

# SINCE DISSE

#### **★**Main Products





#### **VIETNAM**

#### **Beer Market Data**

# **Activities**

#### **Vietnam Beer Market Data**

#### **★Vietnam- Beer Market sizes (million litres)**

Source: Euromonitor (Calculated by Sales Volume)



#### ★ Vietnam- Sales of beer by channel (2021)

Source: Euromonitor (Calculated by Sales Volume)



#### **★Sapporo Vietnam-**

#### Y-o-y change in domestic sales volume





#### ★ Vietnam- Beer brand by price category



Price Category	Brand	Price (yen)
HIGH Premium	Sapporo Premium Heineken Budweiser	75yen∼
Mainstream	Tiger Saigon Special Blue cap	60yen~
	333 Larue n red: Our sales b 46 Viet Nam dong	

#### **★**Main Products



SAPPORO VIETNAM LTD.



#### **SAPPORO VIETNAM LTD. (SVL)**

Sapporo Group

#### In 2011 Construction of Sapporo Vietnam Limited Long

An Brewery is completed. This is the first brewery in Vietnam belonging to a Japanese brewery, and for the Sapporo Group.

In our strategy for Southeast Asia, we position Vietnam as the bridgehead to expand sales of "Sapporo Premium", and by utilizing geographical advantages; we are exporting beer to 7 countries among 10 Southeast Asia countries.

In 2017, aiming to optimize the group global supplychain network, we transferred the manufacturing of can 650ml from Sleeman breweries (Canada) to Vietnam.

In 2018, turned profitable.

#### **★**Corporate profile

Local subsidiary Sapporo Vietnam LTD.

1,912,796mn VND (≒84mn\$) Paid in Capital

Established 2010 Entry into business Nov.2011

Completed construction of Sapporo Long An Brewery

60,000KL per year Capacity

Production and sales of beer Business field





#### **SINGAPORE MALAYSIA**

Sapporo Group **Activities** 

#### POKKA CORPORATION (SINGAPORE) PTE. LTD.

In 1977, we established Pokka Corporation (Singapore) Pte. Ltd. to become the first Japanese beverage manufacturer to found a base overseas. Since then, we have continued to develop POKKA brand beverages over 40 years.

In Singapore, lead by our JASMINE GREEN TEA products, we boast an overwhelming share of the tea beverages market. We are also increasing the presence of the POKKA brand through fruit juice beverages and coffee beverages.

The POKKA brand is exported from Singapore to approximately 60 countries worldwide, including South East Asia and the Middle East, and we intend to achieve further growth based on our policy of "Right Products to Right Market."

#### **★**Pokka Corporation **Main Products**





Coffee

Isotonic/Functional





Milk Drink



#### **★**Corporate profile

**★Pokka Corporation** 

2016

2017

2018

2019

2020

2021

250

200 150

100

50

Revenue (SG\$ Million)

Local subsidiary POKKA CORPORATION

(SINGAPORE) PTE.LTD.

Paid in capital 27mn SG\$ Entry into business Jan.1977

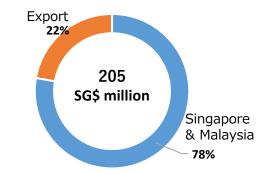
Established POKKA CORPORATION

(SINGAPORE) PTE.LTD

Production Capacity Approx. 8mn cases

Business field Production and sales of Soft Drinks

#### **★**Pokka Corporation Sales composition in 2021





#### Malaysia POKKA (MALAYSIA) Sdn. Bhd.

Local subsidiary Paid in capital Established Capacity

POKKA (MALAYSIA) Sdn. Bhd 34mn SG\$

Aug, 2014

Approx. 5mn cases per year Business field Production and sales of Soft Drinks

**Obtained Malaysian Halal certification,** 

which is trusted word-wide









#### CHINA AUSTRALIA

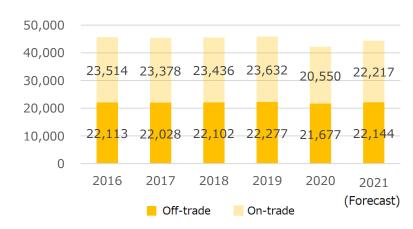
**Beer Market Data** 

Sapporo Group
Activities

#### **China Beer Market Data & Sapporo Group Activities**

★China Beer market sizes (million litres)

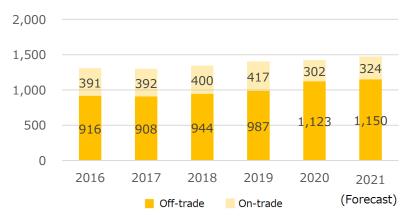
Source: Euromonitor(Calculated by Sales Volume)



#### **Australia Beer Market Data & Sapporo Group Activities**

#### **★**Australia Beer market sizes (million litres)

Source: Euromonitor(Calculated by Sales Volume)



# SAPPORO

#### **★Sapporo Group Activities**

•Oct. 2018
Relaunched exports to the Chinese market started sales consignment of "Sapporo Premium Beer" with Anheuser-Busch InBev N.V. as the general agent.

•Sales volume in 2021 Up 43% than 2020



#### **★**Sapporo Group Activities

•Jul. 2011
License agreement with
Australian No.3 beer manufacturer,
Coopers Brewery

- ·Start local Production and sales by Coopers
- •Sales volume in 2021 Down 4% than 2020





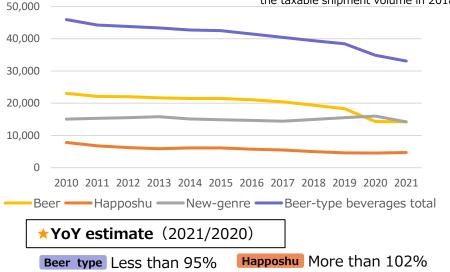
#### **Beer Market Data**

#### **Japan Beer Market Data**

**★**Japan-Total taxed shipments volume of beer-type beverages (Million of cases, Total of 5 companies)

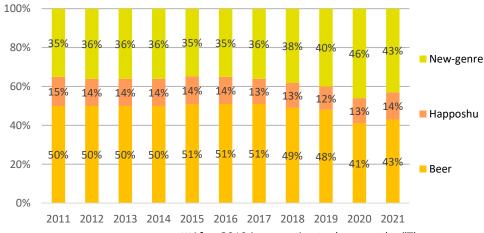
\*After 2019 is our estimate, because the "The Brewers Association of Japan" finished announcing

the taxable shipment volume in 2018.



#### ★ Japan- Composition of taxed shipments by product category (Total of 5 companies)

More than 99%

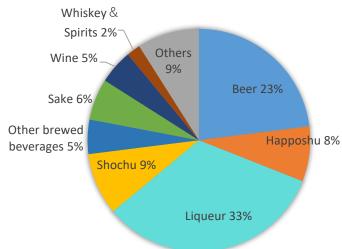


\*After 2019 is our estimate, because the "The Brewers Association of Japan" finished announcing the taxable shipment volume in 2018.

New-genre Less than 89%

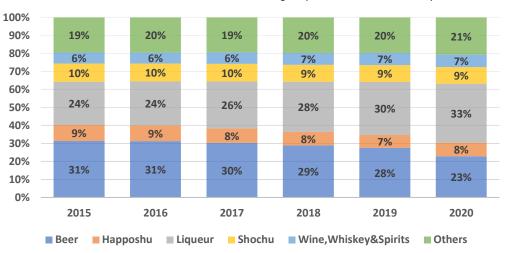
### **★Japan Alcoholic beverage sales (consumption) quantity per person by category** Source : Compiled from National Tax Agency [Sake no Shiori (R4.3)]





#### ★ Japan- Alcoholic beverage sales composition ratio transition by category

Source: Compiled from National Tax Agency [Sake no Shiori (R4.3)]



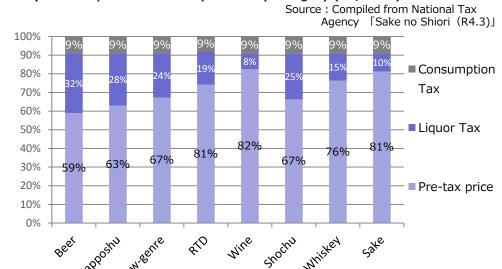


#### **Beer Market Data**

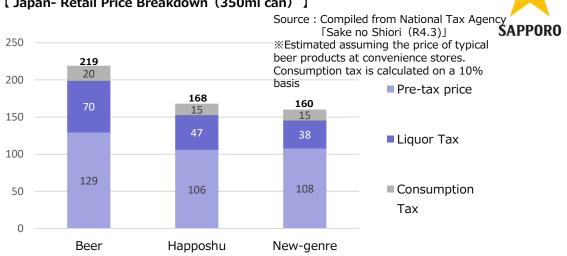
#### Japan Beer Market Data

\*About liquor tax as of December 2021(yen)

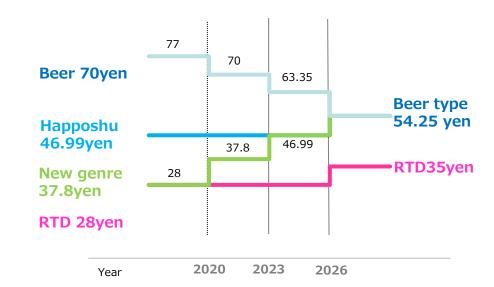
★ Japan- Comparison of the liquor tax by category (12/2021)



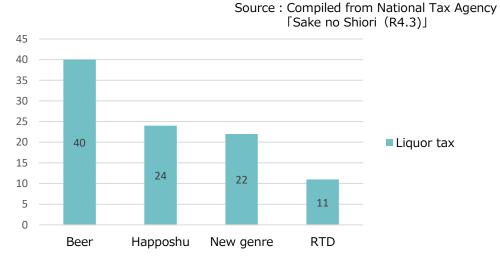
#### [ Japan- Retail Price Breakdown (350ml can) ]



### **★**Changes in the amount of liquor tax per 350 ml



#### [ Liquor tax per 1 litre of alcohol ]



Source: Sapporo Breweries based on the National Tax Agency materials



Beer Market Data

Sapporo Group **Activities** 

#### SAPPORO BREWERIES LTD.

Founded in 1876, Sapporo Breweries, Ltd. has always been known for its focus on the finest ingredients, and its insistence on delivering quality products while continuing to delight its customers with new and exciting possibilities. In our beer division, this focus on great taste, and on product quality and safety, is the foundation on which we will continue to grow the value of our Sapporo and Yebisu brands. With the development of completely new products, we maintain our tradition of being the pioneer in the industry, constantly offering our customers value and taste.

Moreover, the quality of the products coming out of our wine and liquor division has been recognized in contests, and we are now seeking to enter into the shochu segment, with "manufacturing that insists on the finest ingredients" as our guiding principle, as well as the growing low-alcohol product segments. Sapporo Breweries remains committed to responding to the changing expectations of its customers, with originality and creativity.

#### **★**Corporate profile

Paid in capital 10.0bn yen Entry into business

Sep. 1876 Established the Kaitakushi Brewery

Sep. 1949 Established Nippon Breweries, Ltd.

Jan. 1964 Nippon Breweries, Ltd., renamed Sapporo Breweries Ltd. Jul. 2003 Started operation under a holding company framework,

with Sapporo Holdings Limited as a pure holding company

Newly established Sapporo Breweries Ltd.

Production Base Brewery 6 (Hokkaido, Sendai, Nasu, Chiba, Shizuoka, Hita),

Japanese liquor plant 2, Winery 2

Production and sales of beer and beer-type beverages, wine, Business field

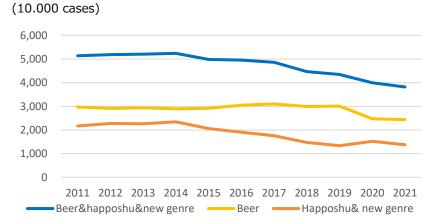
Japanese liquor, whiskey etc.

#### **★Production bases and Others**

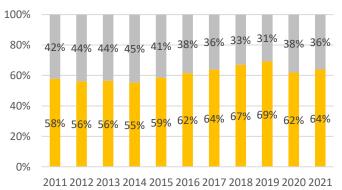




#### **★Sapporo:** Total taxed shipments volume of beer-type beverages



#### **★Sapporo:** Composition of taxed shipments by product category



**★** Sapporo: Core brands

**SAPPORO** 

サッポロ生ビール

in 1977







**Sapporo** YEBISU GOLD STAR Mugi to Hop **Draft Beer** Beer New- genre New- genre **Black Label** Beer

**Launched Launched** Launched

in 1890 in 2020

Launched in 2008



### Sapporo Group **Activities** (Beer)

★ Sapporo:Sales trend by year on year (y-o-y) (Beer-type beverages total down4% y-o-y)

#### [Beer] (sales volume) Jan-Dec down 1% y-o-y (total demand down 1%) Black Label Brand total down 6% y-o-y (Sales of the canned version : up 10% y-o-y)

[Happoshu&new genre] (sales volume) Happoshu: Jan- Dec down 6% (total demand up 2%)

- New genre: Jan- Dec down 10% (total demand down 11%)
- GOLD STAR Brand total up 16% y-o-y

(%)

100

90

80 70

60

New genre

**★** Sapporo

[Wine, Spirits and other] (sales volume)

Wine: down 6% y-o-y

RTD: up 38% y-o-y Spirits: up 2% v-o-v

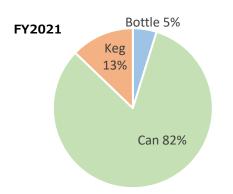
Japanese liquor: up 8% y-o-y



#### **★ Sapporo:** Beer-type beverages category

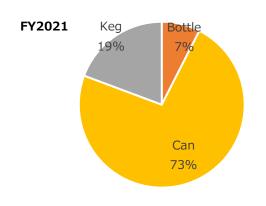
Yebisu Brand total down 3% y-o-y

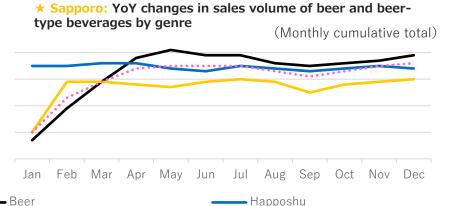
**Composition of taxed shipments** by container type (Sales volume)

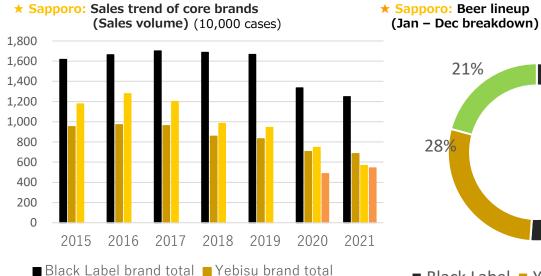


#### **★ Sapporo: Beer category**

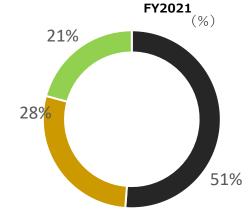
**Composition of taxed shipments** by container type (Sales volume)







■ Mugi to Hop brand total ■ GOLD STAR



■ Black Label ■ Yebisu ■ Others

## < Sales trend of core beer brands (can) > ·7 consecutive years of sales increase ·1.8times up compared to 2014 2014 2015 2016 2017 2018 2019 2020 2021 2% up compared to 2020

Black label(can)

···· Beer and beer-type beverages total



Yebisu(can)

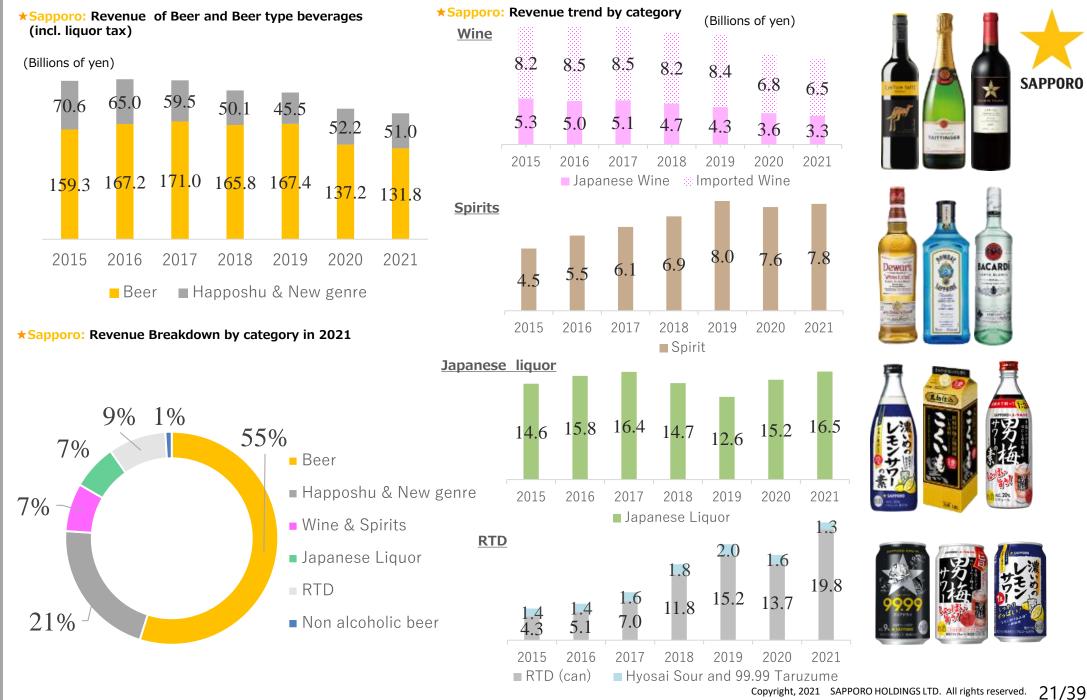


2014 2015 2016 2017 2018 2019 2020 2021

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Sapporo Group **Activities** (Beer)





#### Soft Drink Market Data

#### Sapporo Group Activities

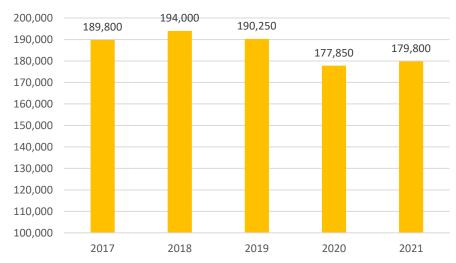
#### **Japan Soft Drinks Market Data**

### ★ Japan

#### Soft drinks market sizes (million litres)

Source: Euromonitor

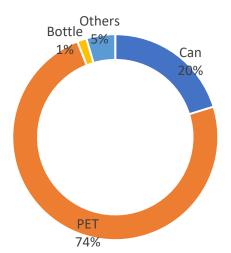
(Calculated by Sales Volume)



#### \star Japan

#### Composition of Soft Drinks Market by container (2021)

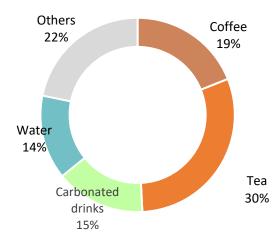
Source: Inryoshoken- Soft drinks market data (Calculated by Sales Volume)



#### \star Japan

#### Composition of Soft Drinks Market by category (2021)

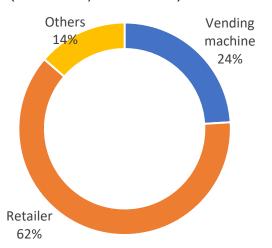
Source: Inryoshoken- Soft drinks market data (Calculated by Sales Volume)



#### 🛨 Japan

#### Composition of Soft Drinks Market by sales channel (2021)

Source: Inryoshoken- Soft drinks market data (Calculated by Sales Volume)



**SAPPORO** 



#### Sapporo Group Activities (Soft drinks)

#### POKKA SAPPORO FOOD & BEVERAGE LTD.

In the food business, we aim to reinforce brands whose products include soups and also use lemon, and create new categories that include foods for health care needs and natural foods. In the beverage business, we concentrated management resources on brands that can be differentiated, and we aim to develop new brands leveraging technologies and ingredients. Moreover, in overseas business, we will establish next-generation manufacturing and sales bases in Singapore, whose consumers value great brand recognition. We are anticipating vigorous growth by undertaking an aggressive marketing approach.

#### **★**Corporate profile

Paid in capital: 5.43 bn yen

Entry into business:

Jun. 1909 Entered in to the soft drink business as the first Japanese brewery to do so

Launched Citron (Soda)

Jan.1957 Established Kokusai inryo Co., Ltd., later Sapporo Beverage Co., Ltd.

Feb.1957 Established Nikka Lemon Co., Ltd. to make and sell lemon beverages,

later POKKA CORPORATION

Sep. 2009 Acquired 21.41% of the share of POKKA CORPORATION

Made POKKA into affiliated company accounted by the equity method

Mar. 2011 Acquired 86.76% of the share of POKKA CORPORATION

Made POKKA into consolidated subsidiary

As of Dec.31,2011 Acquired 98.59% of the share of POKKA CORPORATION

·Acquisition cost 34.80 bn yen

\*Goodwill: 18.41 bn yen 15 years with the straight-line method

Mar. 2012 Integrated Sapporo Beverage Co., Ltd. with POKKA CORPORATION

to establish Pokka Sapporo Food & Beverage Ltd.

Dec.2012 Made POKKA CORPORATION into a wholly owned subsidiary

Jan. 2013 Absorption-type merger between Sapporo Beverage Co., Ltd and POKKA CORPORATION

Commenced operation of Pokka Sapporo Food & Beverage Ltd.

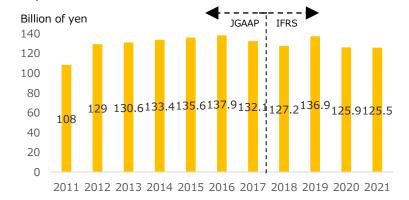
Production base Foods & Soft drinks plant: 2 (Nagoya, Gunma),

Foods plant (Iwata), Soft drinks plant (Okinawa)

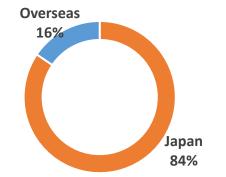
Business field Manufacture and sales of food& soft drinks, Operating coffee shop and others.

#### **★**Revenue of Food & Soft drinks

**%April 2011 Consolidation of POKKA CORPORATION** 



#### **★**Pokka Sapporo Revenue composition in 2021 (Sales Volume)



#### **★**Main Products



Lemon based favor products (Food & Soft drinks)



Soft drinks



Soups



Soybeans and Chilled Products





Japan

Sapporo Group Activities (Soft drinks) ★Pokka Sapporo Y-o-Y Growth/Sales Volume in 2021 (Domestic)

[ Lemon-based drinks ] Jan-Dec up 14% y-o-y

[Unsweetened tea drinks] Jan- Dec down 5% y-o-y

[Coffee drinks]
Jan- Dec down 10% y-o-y

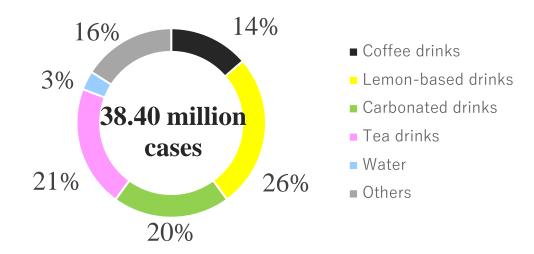
[Lemon-based food products]
Jan- Dec up 1% y-o-y

[Soups]
Jan- Dec down 1% y-o-y

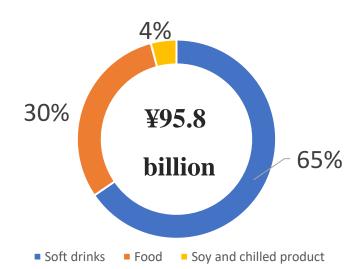
[Soy milk, chilled products]
Jan -Dec up 11% y-o-y

# **★**Pokka Sapporo- within Japan/Sales Volume Composition by Category in 2021

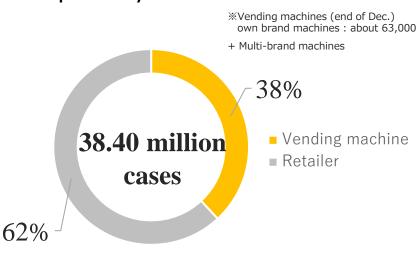




★ Pokka Sapporo (within Japan) Revenue consumption by category



**★** Pokka Sapporo- within Japan/Sales Volume Composition by sales channel in 2021





Japan

**Soup Market Data** 

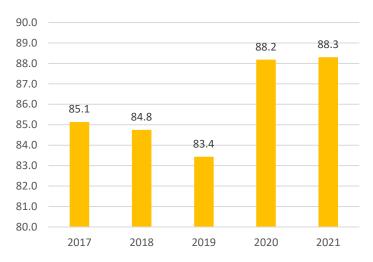
Lemon based favor Market Data

Sapporo Group Activities

# Japan Soup/Lemon based flavoring Market Data & Pokka Sapporo activities

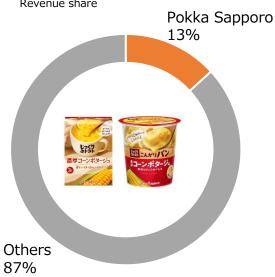
# **★**Japan- Instant soup+ Cup soup market sizes (Billion of yen)

Source: Intage SRI+/Instant Soup market 2017-2021/Sales Value



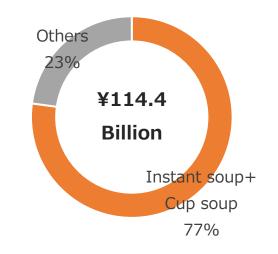
#### **★**Pokka Sapporo Instant soup+ Cup soup share in 2021

Source : Intage SRI+/Instant Soup market 2021/ Revenue share



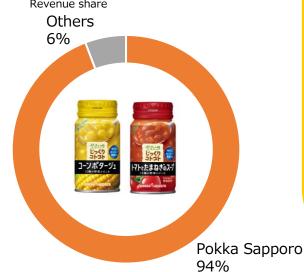
#### ★ Japan- Sales breakdown by category of Soup market in 2021

Source: Intage SRI+/Soup market 2021/Revenue



#### **★**Pokka Sapporo Instant canned soup share in 2021

Source : Intage SRI+/Instant Canned Soup market 2021/ Revenue share



# **★**Pokka Sapporo activities Soup category in 2021



Source:

Intage SRI+/Instant soup market, Jan-Dec.2021/ Revenue trend-revenue share

-Sales Volume of Instant soup+ Cup soup: 11.6 bn yen

-Y-o-Y growth: down 6.6% -Market share: 13.2%

-Sales Volume of canned soup:1.3 bn yen

-Y-o-Y growth: up 21.1% -Market share: 94.2% -Production base: 4 Factory

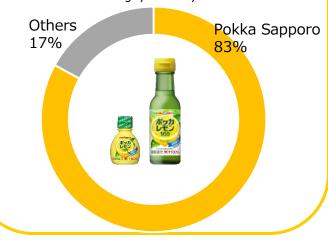
(Nagoya, Gunma, Iwata, Sendai)

# Pokka Sapporo activities lemon based flavoring in 2021

Source: Intage SRI+/Lemon based flavoring market, 2020-2021/ Sales trend-Sales value share

-Sales Volume: 13.3 bn yen -Y-o-Y growth: **Up 10.3%** -**Market share**: **83.3%** 

-Production base: Nagoya factory



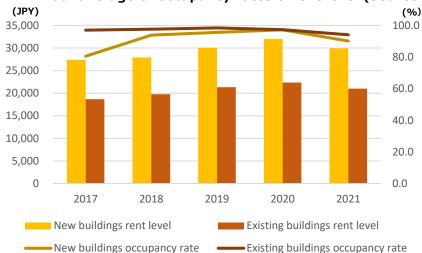


Japan Real Estate Market Data

Sapporo Group Activities

#### Japan Real Estate Market Data

# ★ Japan- The Greater Tokyo Area Office Leasing Market Annual average of occupancy rates & rent level (Source: Miki Shoji Co., Ltd.)



	2017	2018	2019	2020	2021
Rent level average	18,879	20,000	21,585	22,613	21,150
New buildings rent level	27,402	27,928	30,039	31,985	29,909
Existing buildings rent level	18,668	19,762	21,341	22,381	21,031
Occupancy rate average (%)	96.7	97.5	98.3	97.4	94.1
New buildings occupancy rate	80.5	93.9	95.6	97.3	90.2

#### Sapporo Real Estate Co., Ltd.

This company owns, manages, operates and develops real estate in the Sapporo Group. The jewels in its real estate crown are "YEBISU GARDEN PLACE", "SAPPORO FACTORY" and "GINZA PLACE", which form the core of the company's urban redevelopment and real estate leasing and management operations. Sapporo Real Estate Co., Ltd. Aspires to be a unique company by taking maximum advantage of its considerable expertise in urban redevelopment.

#### **★**Corporate profile

Local subsidiary Sapporo Real Estate Co., Ltd.

Paid in capital 2.08bn yen Entry into business June. 1988

Business field Real estate leasing, administration, operation and development services

## **★**Sapporo Real Estate Investment property

	2015	2016	2017	2018	2019	2020	2021
Carrying value on the consolidated statement of financing position at the fiscal year end date	197,666	201,763	200,001	215,522	219,589	218,574	203,224
Fair value at the fiscal year end date	357,395	389,101	397,581	385,992	402,111	408,141	382,928

# **★**Sapporo Real Estate Major rental properties & annual average of occupancy rates

	2015	2016	2017	2018	2019	2020	2021
Yebisu Garden Place	92	99	98	100	99	98	92
GINZA PLACE (formerly Seiwa Ebisu Building)	-	-	99	100	99	99	94
Strata Ginza	100	100	100	100	100	100	100

<sup>\*</sup>Redevelopment Buildings Sold Ebisu First Square in 2021.



Japan

Sapporo Group Activities

The real estate business mainly develops rental rear estate, including Yebisu Garden Place, Sapporo Factory, and office buildings principally located in two areas where it has deep Sapporo Group links: Ebisu and Sapporo.

#### ★ Large commercial complexes

#### **SAPPORO FACTORY** YEBISU GARDEN PLACE

(The former site of Sapporo Breweries' Ebisu Brewery) (The former site of Sapporo Breweries' Sapporo Brewery)



20, Ebisu 4-chome, Shibuya-ku, Tokyo Address

4.13, Mita 1-chome, Meguro-ku, Tokyo

Approx.83,000m (25,200 tsubo) Site area

\*Sapporo owns 56,943m

Approx.32,000m (9,700 tsubo) Building area Approx.478,000m (144,600 tusbo) Floor area

\*Sapporo owns 298,007m

No. of floors 40 floors above ground, 5 below

Oct. 1994 Opened

Yebisu Garden Place-related EBITDA ¥10.0billion



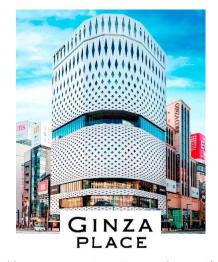
Address Kita 2 Jo Higashi 4-chome, Chuo-ku,

Sapporo-shi, Hokkaido

Approx. 47,000m (14,300 tsubo) Site area Approx. 32,400m (9,800 tsubo) Building area Approx. 160,000m (48,400 tsubo) Floor area Opened

Apr. 1993

**GINZA PLACE** 



Address

Use

8-1, Ginza 5-chome, Chuo-ku, Tokyo

Site area Approx.645m Approx.7,350m Floor area

11 floors above ground, 2 below No. of floors

Commercial complex Opened

Sep. 2016

Other properties, projects including Ginza Place EBITDA ¥3.7billion





#### STRATA GINZA

10-1, Ginza 7-chome, Address

Chuo-ku, Tokyo

1,117m Site area Floor area 11,411m

No. of floors 13 floors above ground,

1 below

Completed Sep. 2006

Hotel, Shops, Restaurants

\*Sapporo owns 922m of the site (sectional ownership) and 89.72% of the building



#### **Sreed EBISU**

Address 20-4, Ebisu 1-chome, Shibuya-ku, Tokyo

Site area 237m Floor area 1,253m

No. of floors 8 floors above ground,

1 below

Mar. 2019 Completed Office, Shops Use

\*Date of acquisition: Apr.2019

**SAPPORO** 



#### **Restaurants Market Data**

#### **★Japan- Restaurants Market (2020)**

Total market size: Approx.18,200.5 bn yen Drinking outlets (including beer hall) market size: Approx. 648.9 bn yen

Total market growth rate : ▲30.7% Drinking outlets (including beer hall) market growth rate: ▲36.0%

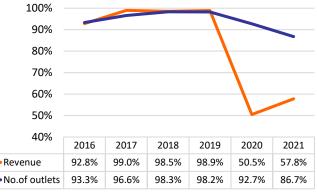
(Source: Japan Food Service association)

#### Japan

Restaurants/ Coffee shops **Market Data** 

Sapporo Group Activities

#### ★ Japan- Drinking outlets (including beer hall) market Revenue and number of outlets (Y-o-Y)



\*Year on year data are based on the questionnaire for member of Japan Food Service association **★**Sapporo Lion outlets

#### SAPPORO LION LTD.

Operating company

Since opening Japan's first beer hall in 1899 in Tokyo's Ginza district, Sapporo has been a pioneer in the restaurant industry with a range of innovative drinking 125 venues. In addition to great-tasting draft beer, we continue to develop menus based on "safety, security and authenticity."

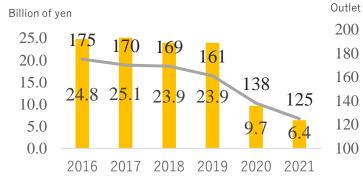
#### ★Drinking outlets (including beer hall)

-	
Paid in capital	50,000,000 yen
Entry into business	
August 4,1899	Opened YEBISU BEER HALL
	in Ginza, Tokyo as Japan's
	first beer hall
Sep. 1949	Established Nippon Kyoei Ltd.,
	later Sapporo Lion Ltd.
Business field	Operating beer hall, drinking
	outlets and restaurants,
	mainly GINZA LION and
	YEBISU BAR

Sapporo Lion Ltd.

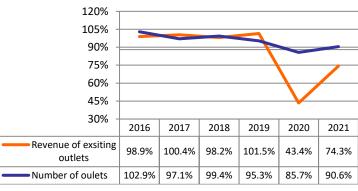
#### **★**Sapporo- Restaurant segment **Total number of outlets** As of Dec.31, 2021 13 Sapporo Lion ■ New Sanko **1**62 Outlets Marushinkawamura Hanei

#### **★** Sapporo Lion Trend of revenue and number of outlet



#### As of Dec. 31, 2021 Tokyo Metroporitan 8 ■ Kanto (excl. Tokyo) Hokkaido 125 Outlets ■ Tohoku ■ Nagoya ■ Kansai 15. Others

#### **★** Sapporo Lion Trend of revenue and number of outlets (Y-o-Y)



SAPPORO



#### **Main outlets**

#### **★** Beer Hall Lion Ginza 7-Chome





Opened in 1934 Oldest existing beer hall in Japan This beer hall has remained unchanged since its opening. The "Ginza Lion Building" where this beer hall is located was registered as a national tangible cultural property (building) in 2022.

<Outlet interior> Authentic atmosphere with about 250 colored glass mosaic wall art Size 27.5m×5.75m Made by Mr. Eizo Sugawara

### Japan

#### Sapporo Group Activities

#### **★**Yebisu bar



<Yebisu bar> Specializing in Yebisu beer under the concept "ALL FOR YEBISU".

#### **★New Sanko** Otaru outlet



<New Sanko Inc.> \*Sapporo Lion's Subsidiary Established in Otaru, Hokkaido in 1954 Operating beer hall 13 outlets located in Hokkaido (Sapporo, Otaru)

#### **★Kushiro KITTE Marunouchi outlet**



<Marushinkawamura Inc.> \*Sapporo Lion's Subsidiary 1955 Established in Sapporo, Hokkaido Newly consolidated from the first half of 2016 13 outlets located in Hokkaido(Sapporo) and Tokyo





3	<b>Financial</b>	Data

Sapporo Group Overview ······	3:
Financial Data (Profit and Loss Trends, Financial Condition, Segment Information) ••	32
Cornorate Data · · · · · · · · · · · · · · · · · ·	39

#### **Sapporo Group Overview**



The Sapporo Group operates under a holding company framework, with Sapporo Holdings Limited as a pure holding company.

We have positioned "Alcoholic Beverages", "Food" and "Soft Drinks" as the Group's three core business fields, and will work to nurture and strengthen the Group's brands along with the real estate business. The Sapporo Group stands out among the numerous food companies in Japan for conducting business in all three fields of "Alcoholic Beverages", "Food" and "Soft Drinks". Leveraging this unique strength, we will work to supply distinctive products and services worldwide in conjunction with expanding our contact points with customers, with the aim of driving robust growth.

	Main financial figures in 2021							
(-,	Consolidated Alcoholic Food & Real Estate Othe							
(Billion of yen)	total	Beverages	Soft Drinks	Real Estate	Others			
Revenue	437.2	289.7	125.5	21.9	0.2			
Core Operating profit	8.1	5.4	0.7	8.2	-6.2			
Core Operating profit margin	1.9%	1.9%	0.6%	37.6%	-			
EBITDA	28.6	15.5	3.7	13.7	-4.3			

# Sapporo Group Overview

### **♦** Alcoholic Beverages

#### **Japanese Alcoholic Beverages**

- Group's core business
- Boosting beer brands

#### **Overseas Alcoholic Beverages**

- · Driver of future growth of the Group
- Building a supply chain management (SCM) structure in US

#### Restaurants

- Showcasing Sapporo's alcoholic beverages
- Brand communication hubs

### ◆ Food & Soft Drink

- · Driver of long-term business growth
- Towards a differentiated beverages business
- Expanding new food business fields (ex. soup, soybean, miso) which enable synergies through R&D and secure us competitive advantage.

#### ◆ Real Estate

#### Ebisu

- Birthplace of Yebisu Beer
- Major earner of the segment

#### Sapporo

- Cradle of the Group
- Ongoing redevelopment of Sosei River East area

#### Ginza

- · Home of Ginza Lion
- Opened Sapporo Draft Beer Black Label The Bar at Ginza Place

## Financial Data (Profit and Loss Trends)



### **Profit and loss statement**

	JGAI	эp				IFRS						
	2013/12	2014/12	2015/12	2016/12	2017/12		2018/12	2019/12	2020/12	2021/12		
Net sales (Including tax)(millions of yen)	509,834	518,740	533,748	541,847	551,548	Revenue (millions of yen)	493,908	491,896	434,723	437,159		
Net sales (Excluding tax) (millions of yen)	395,377	401,813	418,319	424,059	433,260	Revenue (Excluding tax) (millions of yen)	370,796	371,100	328,583	331,191		
Cost of sales (millions of yen)	329,605	336,388	352,808	352,420	358,572	Cost of sales (millions of yen)	335,631	336,682	302,593	303,380		
Selling, general and administrative expenses (millions of yen)	164,884	167,623	166,990	169,159	175,943	Selling, general and administrative expenses (millions of yen)	143,118	143,490	127,869	125,637		
Operating income (millions of yen)	15,344	14,728	13,950	20,267	17,032	Core Operating Profit (millions of yen)	15,159	11,723	4,261	8,142		
Ordinary income (millions of yen)	15,130	14,565	13,211	19,202	16,410	Operating Profit (millions of yen)	11,588	12,208	▲15,938	22,029		
EBITDA*1 (millions of yen)	44,388	42,974	42,327	46,529	44,558	EBITDA*1 (millions of yen)	39,751	35,971	27,351	28,639		
Profit attributable to owners of parent(millions of yen)	9,451	340	6,108	9,469	10,977	Profit attributable to owners of parent(millions of yen)	8,521	4,356	▲16,071	12,331		
Overseas sales ratio (Excluding tax)(%)	18.3	19.2	22.6	20.5	21	Overseas sales ratio (Excluding tax)(%)	15.0	14.5	15.1	17.0		
Cost of sales to net sales (Excluding tax)(%)	45.6	45.4	43.3	44.7	45	Cost of sales to revenue (%)	32.0	31.6	30.4	30.6		
Gross profit to net sales (Excluding tax)(%)	41.7	41.7	39.9	39.9	41	Gross profit to revenue (%)	29.0	29.2	29.4	28.7		
Operating income margin (Excluding tax)(%)	3.9	3.7	3.3	4.8	4	Core Operating profit margin (%)	3.1	2.4	1.0	1.9		

## **Financial Data (Financial Condition)**

#### **Balance sheet**



	IFRS									
	2013/12	2014/12	2015/12	2016/12	2017/12		2018/12	2019/12	2020/12	2021/12
Total assets (millions of yen)	616,752	625,439	620,388	626,351	630,630	Total assets (millions of yen)	639,692	638,722	616,349	594,551
Net assets (millions of yen)	155,366	160,004	163,822	166,380	177,662	Total equity (millions of yen)	164,735	174,524	149,551	163,327
Total current assets (millions of yen)	147,336	156,372	156,364	164,183	168,852	Total current assets (millions of yen)	153,544	155,765	160,829	167,806
Total fixed assets (millions of yen)	469,416	469,066	464,023	462,168	461,778	Total non-current assets (millions of yen)	486,148	482,957	455,520	426,745
Total current liabilities (millions of yen)	227,308	211,771	233,643	212,123	220,173	Total current liabilities (millions of yen)	214,591	210,472	216,243	210,535
Total fixed liabilities (millions of yen)	234,077	253,662	222,921	247,847	232,794	Total non-current liabilities (millions of yen)	260,367	253,725	250,555	220,688
Financial liabilities (millions of yen)	247,828	247,556	234,741	238,143	233,588	Balance of debt :Net (millions of yen)	218,358	212,126	221,534	180,730
Equity ratio (%)	24.6	25.0	25.5	25.7	27.5	Ratio of equity attributable to owners of parent to total assets(%)	25.2	27.3	24.3	27.3
Net dept/EBITDA (times)	5.3	5.5	5.3	4.9	5.0	Net dept/EBITDA (times)	5.5	5.9	8.1	6.3
D/E ratio (times)	1.6	1.5	1.4	1.4	1.3	D/E ratio (times)	1.4	1.2	1.5	1.1

#### **Financial Data (Segment Information)**



#### Revenue by segment

	JGAP	Р			IFRS						
	2013/12	2014/12	2015/12	2016/12	2017/12		2018/12	2019/12	2020/12	2021/12	
Sales-Alcoholic beverages (Including tax)(millions of yen)	323,125	330,704	344,153	344,877	348,529	Revenue-Alcoholic beverages (Including tax)(millions of yen)	330,009	330,178	285,427	289,678	
Sales-Japanese Alcoholic beverages (Including tax) (millions of yen)	274,909	281,031	273,651	279,476	278,692	Revenue-Japanese (millions of yen)	252,108	254,656	227,943	228,621	
Sales-International (millions of yen)	48,215	49,672	70,501	65,400	69,837	Revenue-Overseas(millions of yen)	50,332	48,257	46,203	53,439	
Sales-Restaurants (millions of yen)	26,827	27,143	27,004	28,120	29,140	Revenue-Restaurants(millions of yen)	27,569	27,265	11,281	7,617	
Sales-Food & Soft drinks (millions of yen)	130,671	133,439	135,670	137,918	137,898	Revenue-Food & Soft drinks (millions of yen)	133,384	136,876	125,861	125,453	
Sales-Real estate (millions of yen)	22,767	21,509	20,872	22,900	24,134	Revenue-Real estate (millions of yen)	24,483	24,690	23,262	21,863	
Sales-Others (millions of yen)	6,442	5,944	6,048	8,031	11,845	Revenue-Others (millions of yen)	6,033	152	172	166	

<sup>\*\*</sup>Silver Spring Citrus • Country Pure Foods (North America Business) : ~12/2017→International business 2018~12/2019→Food & Soft drinks (12/2019 Sell-off)

With the change of the classification, the name of "Japan & Asia business" changed to "Japanese business".

To enable year-on-year comparisons, figures for the previous fiscal year have been adjusted to reflect the new reportable segments.

 $(=\sim 12/2019 \rightarrow \lceil \text{Japan & Asia} \rfloor, \lceil \text{North America} \rfloor, 2020 \sim \rightarrow \lceil \text{Japanese} \rfloor, \lceil \text{Overseas} \rfloor)$ 

<sup>\*</sup>Effective from the fiscal year 2020, the logistics businesses were listed under "Alcoholic Beverages".

<sup>\*\*</sup>The Vietnam and Europe businesses which were previously listed under "Japan & Asia business", but has been classified under "Overseas business" in 2021.

## Financial Data (Segment Information)

# **SAPPORO**

### Profit by segment

	JGAPP					FRS			
	2013/12	2014/12	2015/12	2016/12	2017/12	2018/12	2019/12	2020/12	2021/12
Operating income-Alcoholic beverages (millions of yen)	11,109	10,365	8,789	12,652	Core Operating profit-Alcoholic beverages (millions of yen)	8,952	8,520	2,368	5,441
Operating income-Japanese Alcoholic beverages*2 (millions of yen)	9,901	10,192	8,635	11,745	Core Operating profit-Japanese (millions of yen)	7,166	8,003	6,660	7,916
Operating income-International*2 (millions of yen)	1,208	172	154	906	△1,214 Core Operating profit-Overseas (millions of yen)	1,473	199	467	1,727
Operating income-Restaurants (millions of yen)	415	303	522	663	Core Operating profit-Restaurants (millions of yen)	381	388	▲5,022	<b>▲</b> 4,238
Operating income-Food & Soft drinks (millions of yen)	<b>▲</b> 1,483	121	434	1,314	Core Operating profit-Food & Soft drinks (millions of yen)	1,409	<b>▲</b> 470	▲2,621	712
Operating income-Real estate (millions of yen)	8,685	7,695	8,281	10,328	11,261 Core Operating profit-Real estate (millions of yen)	11,136	10,737	10,853	8,226
Operating income-Others (millions of yen)	231	183	1	95	Core Operating profit-Others (millions of yen)	▲6,338	<b>▲</b> 7,064	▲6,339	▲6,237
Operating income margin-Alcoholic beverages (Excluding tax)(%)	5.3	4.8	3.8	5.6	4.6 Core Operating profit margin-Alcoholic beverages(%)	2.7	2.7	0.8	1.9
Operating income margin-Japanese Alcoholic beverages (Excluding tax)(%)	6.2	6.2	5.5	7.3	7.3 Core Operating profit margin-Japanese(%)	2.8	3.3	3.1	3.5
Operating income margin-International (%)	2.5	0.3	0.2	1.4	▲1.7 Core Operating profit margin-Overseas(%)	2.9	0.4	0.7	3.2
Operating income margin-Restaurants (%)	1.5	1.1	1.9	2.4	1.1 Core Operating profit margin-Restaurants (%)	1.4	1.4	<b>▲</b> 44.5	▲55.6
Operating income margin-Food & Soft drinks (%)	▲1.1	0.1	0.3	1.0	0.4 Core Operating profit margin-Food & Soft drinks(%)	1.1	▲0.3	▲2.1	0.6
Operating income margin-Real estate (%)	38.1	35.8	39.7	45.1	Core Operating profit margin-Real estate (%)	45.5	43.5	46.7	37.6
Operating income margin-Others (%)	3.6	3.1	0.0	1.2	0.4 Core Operating profit margin-Others (%)	_	_	_	_

### Financial Data (Cash Flow Information)

#### **Cash flows**



	JGAPP					IFRS					
	2013/12	2014/12	2015/12	2016/12	2017/12	2018/12	2019/12	2020/12	2021/12		
Operating activities CF(millions of yen)	32,861	22,284	35,265	32,570	30,004	30,830	36,069	16,466	30,308		
Investing activities CF(millions of yen)	▲13,268	<b>▲</b> 17,229	<b>▲</b> 9,755	<b>▲</b> 27,586	<b>▲</b> 17,822	▲18,727	<b>▲</b> 24,930	<b>▲</b> 16,000	20,729		
Financing activities CF(millions of yen)	▲19,147	<b>▲</b> 7,307	<b>▲</b> 24,802	<b>▲</b> 4,827	▲10,171	<b>▲</b> 14,521	<b>▲</b> 5,984	4,138	<b>▲</b> 53,080		
Free CF(millions of yen)	19,593	5,055	25,510	4,984	12,182	12,103	11,140	466	51,037		
Cash and cash equivalents at end of year (millions of yen)	11,518	9,748	10,399	10,475	12,536	9,989	15,215	19,734	17,368		
Capital expenditures(millions of yen)	13,768	19,133	20,339	21,809	15,253	23,036	29,912	16,109	21,241		
Depreciation and amortization(millions of yen)	25,058	24,481	24,224	22,341	23,571	24,591	24,248	23,089	20,496		
Goodwill amortization expense /(IFRS:non-disclosure)(millions of yen)	3,985	3,764	4,153	3,920	3,954	-	-	-	-		

### Financial Data (Per Share Data-Management Indicators)

#### **Information of per share**



			JGAPP			IFRS				
	2013/12	2014/12	2015/12	2016/12	2017/12	2018/12	2019/12	2020/12	2021/12	
Net income per share/ (IFRS)Basic earnings per share (yen)	24.20	0.87	78.40	121.56	140.93	109.40	55.92	▲206.31	158.30	
Cash dividends per share(yen)	7	7	35	37	40	42	42	42	42	
Net assets per share/(IFRS)Equity per share attributable to owners of parent(yen)	388.77	401.17	2,027.20	2,062.86	2,227.02	2,073.54	2,234.65	1,922.80	2,086.96	
Payout ratio(%)	28.9	802.6	44.6	30.4	28.4	38.4	75.1	_	26.5	
Stock price(yen)	442	512	2,660	3,010	3,450	2,293	2,579	1,991	2,183	

※On July 1, 2016, the Company carried out a share consolidation at a ratio of 1 share for 5 shares of the Company's common stocks. Accordingly, values for the items noted below have been recalculated on the assumption that the share consolidation took place at the beginning of fiscal year 2015. Profit per share ⋅Cash dividends per share ⋅Net assets per share ⋅Stock price

#### **Indicators**

		JGAPP					IFRS				
	2013/12	2014/12	2015/12	2016/12	2017/12	2018/12	2019/12	2020/12	2021/12		
ROA(%)/ (IFRS)Ratio of Core Operating profit to total assets	2.5	2.4	2.3	3.2	2.7	2.3	1.8	0.7	1.4		
ROE(%)/(IFRS)Ratio of profit to equity attributable to owners of parent	6.7	0.2	3.9	5.9	6.6	5.1	2.6	▲9.9	7.9		
Total asset turnover(times)	0.7	0.6	0.7	0.7	0.7	0.7	0.8	0.7	0.7		

#### **Online Graph**

https://www.sapporoholdings.jp/en/ir/financial/graph/



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#### **Date of Establishment**

September 1, 1949

#### Founded

1876

#### **Company Representative**

Masaki Oga President, Representative Director

#### **Business Description**

**Holding Company** 

#### Capital

¥53,887 million

**Number of Shares Issued** (As of Dec 31, 2021) 78,794,298

#### **Security Code**

2501

#### **Securities Traded**

Common Stock Tokyo Stock Exchange, First Section

#### **Trading Unit**

100 shares

#### Major Shareholders (As of Dec 31, 2021)

\*Shareholding ratios are calculated after deduction of treasury stock.

Shareholders Name	Number of Shares (thousands)	Percent age (%)
The Master Trust Bank of Japan, Ltd. (Trust Account)	12,070	15.47
Custody Bank of Japan, Ltd. (Trust Account)	2,892	3.71
Custody Bank of Japan, Ltd., as retirement benefit trust assets Mizuho Trust and banking Co., Ltd.	2,442	3.13
Nippon Life Insurance Company	2,237	2.87
Meiji Yasuda Life Insurance Company	2,236	2.87
The Norinchukin Bank	1,875	2.40
Marubeni Corporation	1,649	2.11
Custody Bank of Japan, Ltd., as trustee for Mizuho Bank Ltd. Retirement Benefit Trust Account re-entrusted by Mizuho Trust and banking Co., Ltd.	1,594	2.04
Taisei Corporation	1,400	1.79
Japan Trustee Services Bank, Ltd. (Trust Account 7)	1,106	1.42



As an intrinsic part of people's lives, Sapporo will contribute to the evolution of creative, enriching and rewarding lifestyles.

