



Consolidated Financial Results for the Six Months Ended February 28, 2025 [Japanese GAAP]

April 14, 2025

Company name: CCR&B Advisors Inc.

Listing: Tokyo Stock Exchange

Securities code: 276A

URL: <https://ccreb.jp>

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CEO

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Scheduled date to file semi-annual securities report: April 14, 2025

Scheduled date to commence dividend payments: -

Preparation of supplementary material on financial results: Yes

Holding of financial results briefing: Yes (for institutional investors, securities analysts and press)

(Yen amounts are rounded down to millions, unless otherwise noted.)

1. Consolidated Financial Results for the Six Months Ended February 28, 2025 (September 1, 2024 to February 28, 2025)

(1) Consolidated Operating Results

(Percentages indicate year-on-year changes.)

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Six months ended February 28, 2025	1,654	-	527	-	511	-	350	-
February 29, 2024	-	-	-	-	-	-	-	-

(Note) Comprehensive income: Six months ended February 28, 2025: ¥ 350 million [-%]

Six months ended February 29, 2024: ¥ - million [-%]

	Basic earnings per share	Diluted earnings per share
	Yen	Yen
Six months ended February 28, 2025	91.81	86.26
February 29, 2024	-	-

(Note 1)

The Company does not prepare semi-annual consolidated financial statements for the first half of the fiscal year ended August 31, 2024.

Therefore, the figures for the FY2024 First Half, the percentage change from the same period of the previous year, and the percentage change from the same period of the previous year for the FY2025 First Half are not shown.

(Note 2)

Since the Company was listed on the Growth Market of the Tokyo Stock Exchange on November 28, 2024, diluted net profit per share for the FY2025 First Half is calculated by regarding the average share price from the initial listing date to the end of the first half of the FY2025 as the average share price during the period.

(2) Consolidated Financial Position

	Total assets	Net assets	Capital adequacy ratio
	Millions of yen	Millions of yen	%
As of February 28, 2025	2,317	1,983	85.5
August 31, 2024	1,511	972	64.2

(Reference) Equity: As of February 28, 2025: ¥ 1,981 million

As of August 31, 2024: ¥ 971 million

2. Dividends

	Annual dividends				
	1st quarter-end	2nd quarter-end	3rd quarter-end	Year-end	Total
Fiscal year ended August 31, 2024	Yen -	Yen 0.00	Yen -	Yen 17.00	Yen 17.00
Fiscal year ending August 31, 2025	-	0.00			
Fiscal year ending August 31, 2025 (Forecast)			-	20.00	20.00

(Note) Revision to the forecast for dividends announced most recently: None

3. Consolidated Financial Results Forecast for the Fiscal Year Ending August 31, 2025(September 1, 2024 to August 31, 2025)

(Percentages indicate year-on-year changes.)

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent		Basic earnings per share
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
Full year	2,200	73.3	650	54.5	630	51.5	428	48.5	106.24

(Note) Revision to the financial results forecast announced most recently: None

* Notes:

(1) Significant changes in the scope of consolidation during the period: None

Newly included: - (Company name:)
Excluded: - (Company name:)

(2) Adoption of accounting treatment specific to the preparation of semi-annual consolidated financial statements: None

(3) Changes in accounting policies, changes in accounting estimates, and restatement

- 1) Changes in accounting policies due to revisions to accounting standards and other regulations: None
- 2) Changes in accounting policies due to other reasons: None
- 3) Changes in accounting estimates: None
- 4) Restatement: None

(4) Number of issued shares (common shares)

1) Total number of issued shares at the end of the period (including treasury shares):

February 28, 2025: 4,285,237 shares
August 31, 2024: 3,463,637 shares

2) Number of treasury shares at the end of the period:

February 28, 2025: 40,637 shares
August 31, 2024: 40,637 shares

3) Average number of shares outstanding during the period:

Six months ended February 28, 2025: 3,816,578 shares
Six months ended February 29, 2024: - shares

* Semi-annual financial results reports are exempt from review conducted by certified public accountants or an audit firm.

* Proper use of earnings forecasts, and other special matters

[Caution regarding forward-looking statements, etc.]

These statements are based on information currently available to the Company and certain assumptions that the Company judges to be reasonable, and are not intended to be a commitment by the Company that they will be achieved. Actual results may differ materially from these forecasts due to a variety of factors.

[How to obtain supplementary financial results materials]

The Company plans to hold a financial results briefing for institutional investors, securities analysts and press on April 15, 2025.

The materials to be used in this briefing will be disclosed via TDnet and posted on the Company's website.

1. Qualitative Information on Semi-Annual Consolidated Financial Performance

(1) Information Regarding Consolidated Operating Results

Since CCRéB Advisors Inc. Group, hereafter referred to as the Group, did not prepare semi-annual consolidated financial statements for the previous semi-annual consolidated accounting period, no comparative analysis with the current interim consolidated accounting period is made.

Our corporate philosophy is "Contribute to the Japanese economy and industries by providing solutions for all types of corporate real estates" and we are developing our CRE solutions business to provide a variety of solutions to the diverse needs of CRE (Corporate Real Estate) related to corporate management issues by utilizing our proprietary real estate tech system.

In the CRE market, which is the business domain of the Group, the total amount of real estate owned by private companies is estimated to be approximately 524 trillion yen (Note 1), and there is an enormous stock of real estate. In addition, companies that own real estate have diverse needs related to their real estate holdings due to various factors such as their business and financial conditions.

In fact, according to a questionnaire survey on the necessity of CRE strategies conducted by the Japan Real Estate Institute (conducted in 2010 and 2023 (Note 2)), of the companies surveyed, approximately 52% answered that they "feel the need for CRE strategies" in 2010, while in 2023 the figure had increased to approximately 88%. These results indicate that the importance of CRE strategies in corporate management is increasing year by year.

In this business environment, our company focuses on industrial real estate, such as factories, research and development facilities and logistics facilities, among the real estate held by companies, and we provide various solutions for compact-sized corporate real estate of less than 2 billion yen, which is considered difficult for major real estate companies to address from the perspective of efficiency due to the lack of information. We are developing an efficient and highly profitable business by utilizing real estate Prop-Tech systems.

As we develop our unique positioning in the market, coupled with factors such as high corporate demand for CRE strategies and increased recognition thanks to our public listing, we continue to build up a pipeline of CRE-related projects, mainly in industrial clusters across the country. In addition, the real estate Prop-Tech system continues to implement measures to improve user convenience.

In the current interim consolidated accounting period, sales in the CRE Solution Business amounted to 1,578, 494 thousand yen and 76,312 thousand yen in the Prop-Tech business.

As a result of our promotion of sales activities mainly to financial institutions, including regional banks, for the matching system, which we have set as important KPI,

the number of users and information registrations reached 416 (up 28.0% compared to the end of previous fiscal period) and 6,360 (up 16.2% compared to the end of previous fiscal period), respectively. The number of potential projects is steadily increasing.

As a result, operating results for the current interim consolidated accounting period were as follows.

Net sales	1,654,807 thousand yen
Operating profit	527,772 thousand yen
Ordinary profit	511,259 thousand yen
Net profit attributable to owners of the parent	350,403 thousand yen

(Note 1) Compiled by the Company based on the Ministry of Land, Infrastructure, Transport and Tourism's "Basic Survey of Corporate Land and Buildings (2018).

(Note 2) The survey was prepared by the Japan Real Estate Institute based on excerpts from a survey of financial institutions and general companies conducted in 2010 and 2023 ("CRE Market Growth Potential Survey" dated October 11, 2023) (Number of companies surveyed: 2010 (N) = 67, 2023 (N) = 95). (Number of companies surveyed: 2010 (N) = 67, 2023 (N) = 95).

(2) Information Regarding Financial Condition

Total assets at the end of the current interim consolidated accounting period amounted to 2,317,936 thousand yen, an increase of 806,321 thousand yen from the end of the previous consolidated fiscal year. This was mainly due to an overall increase of 810,373 thousand yen in current assets, mainly due to an increase of 1,495,016 thousand yen in cash and deposits resulting from the issuance of new shares in connection with the listing on the Growth Market of the Tokyo Stock Exchange, despite a decrease of 648,310 thousand yen in real estate for sale due to disposition of properties.

Total liabilities amounted to 334,882 thousand yen, down 203,969 thousand yen from the end of the previous consolidated fiscal year. This was mainly due to a decrease of 170,000 thousand yen in short-term borrowings payable due to repayment and a decrease of 39,060 thousand yen in accounts payable-trade, while income taxes payable increased by 52,126 thousand yen.

Net assets totaled 1,983,054 thousand yen, an increase of 1,010,291 thousand yen from the end of the previous consolidated fiscal year. This was due to an increase of 359,039 thousand yen in share capital and capital reserve, respectively, as a result of the issuance of new shares in connection with the listing on the Growth Market of the Tokyo Stock Exchange, and 350,403 thousand yen in interim net profit attributable to owners of the parent, while there was a payment of 58,191 thousand yen in dividends.

(3) Information Regarding Cash Flow

Cash and cash equivalents (hereinafter referred to as "cash") at the end of the current interim consolidated accounting period increased by 1,495,016 thousand yen from the end of the previous consolidated fiscal year to 1,757,441 thousand yen.

The status of each cash flow and their factors during the current interim consolidated accounting period are as follows.

Cash Flows from Operating Activities

Net cash provided by operating activities was 1,033,445 thousand yen. This was due to profit before income taxes of 511,259 thousand yen and a decrease in real estate for sale of 648,310 thousand yen, while income taxes paid totaled 109,217 thousand yen.

Cash Flows from Investing Activities

Net cash used in investing activities totaled 10,951 thousand yen. This was due to expenditures of 4,417 thousand yen for the purchase of intangible assets and 5,033 thousand yen for the purchase of insurance funds.

Cash Flows from Financing Activities

Net cash provided by financing activities amounted to 472,521 thousand yen. This was due to cash inflows of 718,078 thousand yen from issuance of shares, while cash outflows including 58,191 thousand yen in cash dividends paid and a 170,000 thousand yen decrease in short-term borrowings payable.

(4) Qualitative Information Regarding Consolidated Earnings Forecasts

There is no change in the consolidated earnings forecast for the full year ending August 31, 2025 from the previous forecast (stated in the "Summary of Consolidated Financial Results for the First Quarter of the Fiscal Year Ending August 31, 2025," released on January 14, 2025).

Semi-annual Consolidated Balance Sheets

(Thousands of yen)

	As of August 31, 2024	As of February 28, 2025
Assets		
Current assets		
Cash and deposits	262,425	1,757,441
Accounts receivable - trade	13,359	15,379
Real estate for sale	715,658	67,348
Operational investment securities	50,000	125
Prepaid expenses	25,215	41,954
Other	6,360	1,144
Total current assets	1,073,019	1,883,393
Non-current assets		
Property, plant and equipment		
Buildings and structures, net	143,608	137,670
Land	129,275	129,275
Other, net	6,002	5,106
Total property, plant and equipment	278,887	272,052
Intangible assets	32,327	32,249
Investments and other assets		
Leasehold deposits	73,039	73,039
Insurance funds	28,845	33,197
Deferred tax assets	24,380	22,888
Other	1,115	1,115
Total investments and other assets	127,380	130,240
Total non-current assets	438,595	434,543
Total assets	1,511,615	2,317,936

(Thousands of yen)

	As of August 31, 2024	As of February 28, 2025
Liabilities		
Current liabilities		
Accounts payable - trade	43,929	4,868
Short-term borrowings	220,000	50,000
Accounts payable - other	48,767	39,195
Income taxes payable	114,745	166,871
Contract liabilities	49,548	17,736
Provision for bonuses	6,900	4,312
Other	10,754	10,361
Total current liabilities	494,645	293,345
Non-current liabilities		
Other	44,206	41,536
Total non-current liabilities	44,206	41,536
Total liabilities	538,852	334,882
Net assets		
Shareholders' equity		
Share capital	200,000	559,039
Capital surplus	201,600	560,639
Retained earnings	591,781	883,994
Treasury shares	(22,350)	(22,350)
Total shareholders' equity	971,031	1,981,322
Share acquisition rights	1,731	1,731
Total net assets	972,763	1,983,054
Total liabilities and net assets	1,511,615	2,317,936

(Thousands of yen)

	For the six months ended February 28, 2025
Net sales	1,654,807
Cost of sales	883,749
Gross profit	771,057
Selling, general and administrative expenses	243,284
Operating profit	527,772
Non-operating income	
Interest income	410
Foreign exchange gains	26
Surrender value of insurance policies	488
Other	219
Total non-operating income	1,144
Non-operating expenses	
Interest expenses	291
Listing expenses	17,365
Other	0
Total non-operating expenses	17,657
Ordinary profit	511,259
Profit before income taxes	511,259
Income taxes - current	159,363
Income taxes - deferred	1,491
Total income taxes	160,855
Profit	350,403
Profit attributable to non-controlling interests	-
Profit attributable to owners of parent	350,403

(Thousands of yen)

For the six months
ended February 28, 2025

Profit	350,403
Comprehensive income	350,403
Comprehensive income attributable to	
Comprehensive income attributable to owners of parent	350,403
Comprehensive income attributable to non-controlling interests	-

Semi-annual Consolidated Statements of Cash Flows

(Thousands of yen)

	For the six months ended February 28, 2025
Cash flows from operating activities	
Profit before income taxes	511,259
Depreciation	12,035
Increase (decrease) in provision for bonuses	(2,587)
Interest income	(410)
Listing expenses	17,365
Interest expenses	291
Decrease (increase) in trade receivables	(2,019)
Increase (decrease) in trade payables	(39,766)
Increase (decrease) in contract liabilities	(31,812)
Decrease (increase) in real estate for sale	648,310
Decrease (increase) in prepaid expenses	(16,738)
Increase (decrease) in accrued expenses	(1,329)
Increase (decrease) in accounts payable - other	(9,571)
Decrease (increase) in operational investment securities	49,875
Other, net	2,232
Subtotal	1,137,134
Interest received	410
Interest paid	(291)
Income taxes refund	5,410
Income taxes paid	(109,217)
Net cash provided by (used in) operating activities	1,033,445
Cash flows from investing activities	
Purchase of intangible assets	(4,417)
Repayments of deposits received	(2,670)
Proceeds from cancelation of insurance policies	1,169
Purchase of insurance funds	(5,033)
Net cash provided by (used in) investing activities	(10,951)
Cash flows from financing activities	
Net increase (decrease) in short-term borrowings	(170,000)
Proceeds from issuance of shares	718,078
Payments of listing expenses	(17,365)
Dividends paid	(58,191)
Net cash provided by (used in) financing activities	472,521
Net increase (decrease) in cash and cash equivalents	1,495,016
Cash and cash equivalents at beginning of period	262,425
Cash and cash equivalents at end of period	1,757,441