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October 14, 2025

Consolidated Financial Results for the Fiscal Year Ended August 31, 2025 (Under Japanese GAAP)

Company name: CCRéB Advisors Inc.

Listing: Tokyo Stock Exchange

Securities code: 276A

URL: <https://ccreb.jp>

Representative: Yukihiro Miyadera

CEO

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Director, Executive Officer

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Scheduled date of annual general meeting of shareholders: November 27, 2025

Scheduled date to commence dividend payments: November 28, 2025

Scheduled date to file annual securities report: November 26, 2025

Preparation of supplementary material on financial results: Yes

Holding of financial results briefing: Yes

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

1. Consolidated financial results for the fiscal year ended August 31, 2025 (from September 1, 2024 to August 31, 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	%
Fiscal year ended August 31, 2025	2,555	101.2	612	45.6	598	43.8	445	54.5
August 31, 2024	1,269	80.4	420	80.6	416	77.5	288	76.6

Note: Comprehensive income For the fiscal year ended August 31, 2025: ¥ 445 million [54.5%]
For the fiscal year ended August 31, 2024: ¥ 288 million [76.6%]

	Basic earnings per share	Diluted earnings per share	Rate of return on equity	Ordinary profit to total assets ratio	Operating profit to net sales ratio
	Yen	Yen	%	%	%
Fiscal year ended August 31, 2025	110.46	102.95	29.1	22.6	24.0
August 31, 2024	84.29	-	34.2	33.0	33.2

Reference: Share of profit (loss) of entities accounted for using equity method

For the fiscal year ended August 31, 2025: ¥ - million

For the fiscal year ended August 31, 2024: ¥ - million

Note 1:

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 is calculated by regarding the average share price from the initial listing date to the end of the FY2025 as the average share price during the period.

Note 2:

Diluted earnings per share for the fiscal year ended August 2024 is not disclosed, as although there are dilutive shares, our stock is unlisted and the average share price during the period cannot be determined.

(2) Consolidated financial position

	Total assets	Net assets	Equity-to-asset ratio	Net assets per share
	Millions of yen	Millions of yen	%	Yen
As of August 31, 2025	3,791	2,095	55.2	489.72
August 31, 2024	1,511	972	64.2	283.68

Reference: Equity

As of August 31, 2025: ¥ 2,093 million

As of August 31, 2024: ¥ 971 million

(3) Consolidated cash flows

	Cash flows from operating activities	Cash flows from investing activities	Cash flows from financing activities	Cash and cash equivalents at end of period
Fiscal year ended	Millions of yen	Millions of yen	Millions of yen	Millions of yen
August 31, 2025	(382)	(130)	1,889	1,639
August 31, 2024	(299)	(193)	138	262

2. Cash dividends

	Annual dividends per share					Total cash dividends (Total)	Payout ratio (Consolidated)	Ratio of dividends to net assets (Consolidated)
	First quarter-end	Second quarter-end	Third quarter-end	Fiscal year-end	Total			
	Yen	Yen	Yen	Yen	Yen	Millions of yen	%	%
Fiscal year ended August 31, 2024	-	0.00	-	17.00	17.00	58	20.2	6.9
Fiscal year ended August 31, 2025	-	0.00	-	22.00	22.00	94	19.9	5.7
Fiscal year ending August 31, 2026 (Forecast)	-	0.00	-	27.00	27.00		16.5	

Note: Breakdown of the year-end dividend for the fiscal year ended August 31, 2025 :

Ordinary dividend 20 yen

Commemorative dividend 2 yen (Listing commemorative dividend)

3. Consolidated financial result forecasts for the fiscal year ending August 31, 2026 (from September 1, 2025 to August 31, 2026)

(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	4,700	83.9	1,100	79.4	1,044	74.4	700	57.1	163.71

*** Notes**

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

Newly included: - companies()

Excluded: - companies()

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

(i) Changes in accounting policies due to revisions to accounting standards and other regulations: None

(ii) Changes in accounting policies due to other reasons: None

(iii) Changes in accounting estimates: None

(iv) Restatement: None

(3) Number of issued shares (common shares)

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

As of August 31, 2025	4,316,483 shares
As of August 31, 2024	3,463,637 shares

(ii) Number of treasury shares at the end of the period

As of August 31, 2025	40,637 shares
As of August 31, 2024	40,637 shares

(iii) Average number of shares outstanding during the period

Fiscal Year ended August 31, 2025	4,035,087 shares
Fiscal Year ended August 31, 2024	3,422,262 shares

[Reference] Overview of non-consolidated financial results

1. Non-consolidated financial results for the fiscal year ended August 31, 2025 (from September 1, 2024 to August 31, 2025)

(1) Non-consolidated operating results

(Percentages indicate year-on-year changes.)

	Net sales		Operating profit		Ordinary profit		Profit	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Fiscal year ended August 31, 2025	2,447	118.2	608	51.8	594	50.3	443	65.5
August 31, 2024	1,121	78.7	400	116.0	395	111.5	267	100.4

	Basic earnings per share	Diluted earnings per share
	Yen	Yen
Fiscal year ended August 31, 2025	109.89	102.41
August 31, 2024	78.27	-

Note 1:

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 is calculated by regarding the average share price from the initial listing date to the end of the FY2025 as the average share price during the period.

Note 2:

Diluted earnings per share for the fiscal year ended August 2024 is not disclosed, as although there are dilutive shares, our stock is unlisted and the average share price during the period cannot be determined.

(2) Non-consolidated financial position

	Total assets	Net assets	Equity-to-asset ratio	Net assets per share
	Millions of yen	Millions of yen	%	Yen
As of August 31, 2025	3,718	2,036	54.7	475.98
August 31, 2024	1,435	916	63.7	267.19

Reference: Equity

As of August 31, 2025: ¥ 2,035 million

As of August 31, 2024: ¥ 914 million

<Reason for differences from previous fiscal year's results (Non-consolidated basis)>

In the current fiscal year, differences between the results of the previous and current fiscal years have arisen for the same reasons described in "1. Qualitative Information on Consolidated Financial Performance (1) Information Regarding Consolidated Operating Results" of the attached document.

* Financial results reports are exempt from audit 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.

For the assumptions underlying the financial forecast and the precautions for using the financial forecast, please refer to the attached document "1. Qualitative Information on Consolidated Financial Performance (4) Future Outlook."

[How to obtain supplementary financial results materials]

The financial results presentation materials will be disclosed via TDnet and posted on the Company's website on October 14, 2025.

1. Qualitative Information on Consolidated Financial Performance

(1) Information Regarding Consolidated Operating Results

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 our 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 recent years, particularly since the Tokyo Stock Exchange issued its March 2023 request titled "Action to Implement Management that is Conscious of Cost of Capital and Stock Price", listed companies in Japan have become increasingly aware of capital efficiency. In fact, the proportion of companies referencing "capital and asset efficiency improvement" in their medium-term management plans has surged from approximately 40% before the TSE's request to around 85% in the most recent disclosures (Note 2). Furthermore, shareholder proposals by activist investors at general shareholders meetings of Japanese companies have been on the rise, with a growing number of cases focusing on corporate real estate holdings. These developments underscore the growing importance of CRE strategies in corporate management. We believe that the strategic utilization of real estate assets is becoming increasingly critical year by year.

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 Prop-Tech system continues to implement measures to improve user convenience.

In addition, in April of this year, we decided to launch a new business, the "Master Leasing Business for Effective Utilization of Real Estates," as part of our efforts to support companies in effectively utilizing their land, with the aim of further expanding revenue opportunities. Furthermore, on May 27 of this year, we entered into a business alliance agreement with JINUCHI Co., Ltd. focusing on strengthening the sourcing of mutual real estate investment opportunities and the joint development of Prop-Tech systems. Furthermore, in June, we signed a business matching agreement with Hokkaido Asset Management Co., Ltd., aimed at enhancing CRE strategy-driven sales activities in the Hokkaido region and expanding the distribution channels for our real estate tech solutions. As we work toward establishing our position as a CRE platform provider, we aim to further enhance corporate value through strategic alliances with partner companies that possess strengths in specific industrial segments or specialized asset classes.

In the current consolidated accounted period, sales from the CRE Solutions Business was recorded at 2,383,828 thousand yen (up 112.7% compared to previous fiscal period), driven by

the recognition of sales from real estate investment transactions utilizing our balance sheet (B/S) following the sale of real estate for sale, as well as mandates received for CRE fund related transactions. Sales from in the Prop-Tech Business totaled 171,218 thousand yen (up 15.0% compared to previous fiscal period), driven by new subscriptions for our Prop-Tech system services.

For the matching system, which we have set as important KPI, as a result of our promotion of sales activities mainly to financial institutions, including regional banks, the number of users and information registrations reached 502 (up 54.5% compared to the end of previous fiscal period) and 6,867 (up 25.4% compared to the end of previous fiscal period), respectively. The number of potential projects is steadily increasing.

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

(Unit: Thousand yen)

	FY2024	FY2025	YoY (Amount)	YoY (Percentage)
Net sales	1,269,627	2,555,046	1,285,419	101.2%
Operating profit	420,954	612,998	192,044	45.6%
Ordinary profit	416,408	598,600	182,191	43.8%
Net profit attributable to owners of the parent	288,477	445,709	157,232	54.5%

(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) Prior to TSE request: April 1, 2022 to March 31, 2023; most recent year: June 1, 2024 to May 31, 2025.

We counted the number of companies that mentioned terms related to improving capital and asset efficiency in their mid-term management plans published during these periods.

(2) Information Regarding Financial Condition

Total assets at the end of the current consolidated accounting period amounted to 3,791,752 thousand yen, an increase of 2,280,137 thousand yen from the end of the previous consolidated fiscal year. This was mainly due to an increase of 2,144,388 thousand yen in total in current assets, mainly due to an increase of 1,376,769 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, and 759,669 thousand yen increase in real estate for sale.

Total liabilities amounted to 1,696,207 thousand yen, an increase of 1,157,354 thousand yen from the end of the previous consolidated fiscal year. This was mainly due to an increase of 1,230,000 thousand yen in short-term borrowings.

Net assets totaled 2,095,545 thousand yen, an increase of 1,122,782 thousand yen from the end of the previous consolidated fiscal year. This was due to an increase of 367,709 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 445,709 thousand yen in 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 consolidated accounting period increased by 1,376,769 thousand yen from the end of the previous consolidated fiscal year to 1,639,195 thousand yen.

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

Cash Flows from Operating Activities

Net cash provided by operating activities resulted in an outflow of 382,181 thousand yen (compared to an outflow of 299,354 thousand yen in the previous consolidated fiscal year). This was due to profit before income taxes of 622,337 thousand yen, offset by an increase in real estate for sale of 759,669 thousand yen and income tax payments of 197,297 thousand yen.

Cash Flows from Investing Activities

Net cash from investing activities resulted in an outflow of 130,756 thousand yen (compared to an outflow of 193,971 thousand yen in the previous consolidated fiscal year). The primary factors were expenditures of 110,304 thousand yen for the acquisition of tangible fixed assets and expenditures of 69,646 thousand yen related to long-term loans to employees.

Cash Flows from Financing Activities

Net cash provided by financing activities resulted in an inflow of 1,889,707 thousand yen (compared to an inflow of 138,050 thousand yen in the previous consolidated fiscal year). This was due to cash inflows of 1,230,000 thousand yen from an increase in short-term borrowings and an

inflow of 735,263 thousand yen from issuance of shares, while cash outflows including 58,191 thousand yen in cash dividends paid.

(4) Future Outlook

We have formulated our Mid-Term Management Plan titled “A Tech-Driven Platform Strategy”, covering from FY2026 to FY2028. This three-year plan positions us to solidify our role as a platform leader in the CRE market, with a target of achieving 12 billion yen in sales by FY2028.

For further details, please refer to the “Medium-Term Management Plan FY2026–FY2028: A Tech-Driven Platform Strategy” released on the same day.

With regard to our consolidated earnings forecast for the fiscal year ending August 2026, we project net sales of 4,700 million yen (up 83.9% compared to previous consolidated fiscal year), operating profit of 1,100 million yen (up 79.4%), ordinary profit of 1,044 million yen (up 74.4%), and profit attributable to owners of parent of 700 million yen (up 57.1%).

These forecasts are based on the current business environment and our strategic initiatives. Please note that they are subject to change depending on future developments. Should any matters requiring disclosure arise, we will announce them promptly.

Consolidated Financial Statements and Primary Notes

Consolidated Balance Sheet

(Thousands of yen)

	As of August 31, 2024	As of August 31, 2025
Assets		
Current assets		
Cash and deposits	262,425	1,639,195
Accounts receivable - trade, and contract assets	13,359	41,981
Real estate for sale	715,658	1,475,328
Operational investment securities	50,000	-
Prepaid expenses	25,215	46,701
Other	6,360	14,201
Total current assets	1,073,019	3,217,408
Non-current assets		
Property, plant and equipment		
Buildings and structures	158,890	107,089
Accumulated depreciation	(15,282)	(22,695)
Buildings and structures, net	143,608	84,393
Machinery, equipment and vehicles	2,864	2,864
Accumulated depreciation	(2,271)	(2,536)
Machinery, equipment and vehicles, net	593	328
Tools, furniture and fixtures	12,562	12,562
Accumulated depreciation	(7,153)	(8,679)
Tools, furniture and fixtures, net	5,409	3,882
Land	129,275	232,301
Total property, plant and equipment	278,887	320,906
Intangible assets	32,327	30,786
Investments and other assets		
Leasehold deposits	73,039	81,509
Long-term loans receivable from employees	-	69,646
Insurance funds	28,845	37,023
Deferred tax assets	24,380	24,887
Other	1,115	9,585
Total investments and other assets	127,380	222,652
Total non-current assets	438,595	574,344
Total assets	1,511,615	3,791,752

(Thousands of yen)

	As of August 31, 2024	As of August 31, 2025
Liabilities		
Current liabilities		
Accounts payable - trade	43,929	3,056
Short-term borrowings	220,000	1,450,000
Accounts payable - other	48,767	42,426
Income taxes payable	114,745	111,859
Contract liabilities	49,548	18,530
Provision for bonuses	6,900	9,700
Other	10,754	14,697
Total current liabilities	494,645	1,650,270
Non-current liabilities		
Other	44,206	45,936
Total non-current liabilities	44,206	45,936
Total liabilities	538,852	1,696,207
Net assets		
Shareholders' equity		
Share capital	200,000	567,710
Capital surplus	201,600	569,310
Retained earnings	591,781	979,300
Treasury shares	(22,350)	(22,350)
Total shareholders' equity	971,031	2,093,970
Share acquisition rights	1,731	1,575
Total net assets	972,763	2,095,545
Total liabilities and net assets	1,511,615	3,791,752

Consolidated Statements of Income and Comprehensive Income
Consolidated Statement of Income

(Thousands of yen)

	For the fiscal year ended August 31, 2024	For the fiscal year ended August 31, 2025
Net sales	1,269,627	2,555,046
Cost of sales	420,184	1,435,625
Gross profit	849,442	1,119,420
Selling, general and administrative expenses	428,488	506,422
Operating profit	420,954	612,998
Non-operating income		
Interest income	22	2,102
Surrender value of insurance policies	-	1,206
Consumption tax difference	803	-
Other	165	445
Total non-operating income	992	3,754
Non-operating expenses		
Interest expenses	3,364	787
Listing expenses	2,000	17,365
Other	173	0
Total non-operating expenses	5,537	18,152
Ordinary profit	416,408	598,600
Extraordinary income		
Gain on sale of non-current assets	1,805	23,736
Income insurance	27,495	-
Total extraordinary income	29,300	23,736
Extraordinary losses		
Loss on tax purpose reduction entry of non-current assets	16,939	-
Total extraordinary losses	16,939	-
Profit before income taxes	428,770	622,337
Income taxes - current	123,568	177,133
Income taxes - deferred	16,723	(506)
Total income taxes	140,292	176,627
Profit	288,477	445,709
Profit attributable to non-controlling interests	-	-
Profit attributable to owners of parent	288,477	445,709

Consolidated Statement of Comprehensive Income

(Thousands of yen)

	For the fiscal year ended August 31, 2024	For the fiscal year ended August 31, 2025
Profit	288,477	445,709
Comprehensive income	288,477	445,709
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	288,477	445,709
Comprehensive income attributable to non-controlling interests	-	-

Consolidated Statement of Changes in Equity
For the fiscal year ended August 31, 2024

(Thousands of yen)

	Shareholders' equity				
	Share capital	Capital surplus	Retained earnings	Treasury shares	Total shareholders' equity
Balance at beginning of period	200,000	201,000	337,504	(24,000)	714,504
Changes during period					
Dividends of surplus			(34,200)		(34,200)
Profit attributable to owners of parent			288,477		288,477
Disposal of treasury shares		600		1,650	2,250
Net changes in items other than shareholders' equity					
Total changes during period	-	600	254,277	1,650	256,527
Balance at end of period	200,000	201,600	591,781	(22,350)	971,031

	Share acquisition rights	Total net assets
Balance at beginning of period	1,731	716,235
Changes during period		
Dividends of surplus		(34,200)
Profit attributable to owners of parent		288,477
Disposal of treasury shares		2,250
Net changes in items other than shareholders' equity	-	-
Total changes during period	-	256,527
Balance at end of period	1,731	972,763

For the fiscal year ended August 31, 2025

(Thousands of yen)

	Shareholders' equity				
	Share capital	Capital surplus	Retained earnings	Treasury shares	Total shareholders' equity
Balance at beginning of period	200,000	201,600	591,781	(22,350)	971,031
Changes during period					
Issuance of new shares	367,709	367,709			735,419
Dividends of surplus			(58,191)		(58,191)
Profit attributable to owners of parent			445,709		445,709
Net changes in items other than shareholders' equity					
Total changes during period	367,709	367,709	387,518	-	1,122,938
Balance at end of period	567,710	569,310	979,300	(22,350)	2,093,970

	Share acquisition rights	Total net assets
Balance at beginning of period	1,731	972,763
Changes during period		
Issuance of new shares		735,419
Dividends of surplus		(58,191)
Profit attributable to owners of parent		445,709
Net changes in items other than shareholders' equity	(156)	(156)
Total changes during period	(156)	1,122,782
Balance at end of period	1,575	2,095,545

Consolidated Statement of Cash Flows

(Thousands of yen)

	For the fiscal year ended August 31, 2024	For the fiscal year ended August 31, 2025
Cash flows from operating activities		
Profit before income taxes	428,770	622,337
Depreciation	23,084	24,336
Increase (decrease) in provision for bonuses	6,900	2,800
Amortization of lease deposits	1,900	-
Interest income	(22)	(2,102)
Income insurance	(27,495)	-
Loss (gain) on sale of non-current assets	(1,805)	(23,736)
Loss on tax purpose reduction entry of non-current assets	16,939	-
Listing expenses	-	17,365
Interest expenses	3,364	787
Decrease (increase) in accounts receivable - trade, and contract assets	(8,055)	(28,621)
Increase (decrease) in trade payables	42,083	(40,873)
Increase (decrease) in contract liabilities	(38,288)	(31,018)
Decrease (increase) in real estate for sale	(715,658)	(759,669)
Decrease (increase) in prepaid expenses	(2,008)	(19,184)
Increase (decrease) in accrued expenses	3,350	1,858
Increase (decrease) in accounts payable - other	(20,323)	(8,491)
Decrease (increase) in operational investment securities	50,000	50,000
Other, net	6,403	4,904
Subtotal	(230,863)	(189,307)
Interest received	22	2,102
Interest paid	(3,364)	(3,088)
Proceeds from insurance income	27,495	-
Income taxes refund	546	5,410
Income taxes paid	(93,190)	(197,297)
Net cash provided by (used in) operating activities	(299,354)	(382,181)
Cash flows from investing activities		
Purchase of property, plant and equipment	(183,035)	(110,304)
Proceeds from sale of property, plant and equipment	4,545	78,543
Purchase of intangible assets	(15,374)	(7,166)
Long-term loan advances to employees	-	(69,646)
Return of lease deposits	30	-
Payments of leasehold deposits	(33,018)	(16,940)
Proceeds from deposits received	41,137	4,400
Repayments of deposits received	-	(2,670)
Proceeds from cancellation of insurance policies	-	2,511
Purchase of insurance funds	(8,254)	(9,484)
Net cash provided by (used in) investing activities	(193,971)	(130,756)
Cash flows from financing activities		
Net increase (decrease) in short-term borrowings	170,000	1,230,000
Proceeds from issuance of shares	-	735,263
Payments of listing expenses	-	(17,365)
Proceeds from disposal of treasury shares	2,250	-
Dividends paid	(34,200)	(58,191)
Net cash provided by (used in) financing activities	138,050	1,889,707
Net increase (decrease) in cash and cash equivalents	(355,275)	1,376,769
Cash and cash equivalents at beginning of period	617,700	262,425

Cash and cash equivalents at end of period	262,425	1,639,195
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