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July 14, 2026

Consolidated Financial Results for the Nine Months Ended May 31, 2026 (Under Japanese GAAP)

Company name: CCReB Advisors Inc.
Listing: Tokyo Stock Exchange
Securities code: 276A
URL: https://ccreb.jp
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Scheduled date to commence dividend payments: -
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 nine months ended May 31, 2026 (from September 1, 2025 to May 31, 2026)

(1) Consolidated operating results (cumulative) (Percentages indicate year-on-year changes.)

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent	
Nine months ended	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
May 31, 2026	3,135	59.2	609	13.2	530	1.7	366	2.5
May 31, 2025	1,969	87.5	538	25.0	521	21.6	357	26.1

(Note) Comprehensive income For the nine months ended May 31, 2026: ¥ 366 million [2.5%]
For the nine months ended May 31, 2025: ¥ 357 million [26.1%]

	Basic earnings per share	Diluted earnings per share
Nine months ended	Yen	Yen
May 31, 2026	76.03	72.49
May 31, 2025	90.30	85.61

(Note)
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 the FY2025 First Nine Months is calculated by regarding the average share price from the initial listing date to the end of the first nine months of the FY2025 as the average share price during the period.

(2) Consolidated financial position

	Total assets	Net assets	Equity-to-asset ratio
As of	Millions of yen	Millions of yen	%
May 31, 2026	8,252	4,819	58.4
August 31, 2025	3,791	2,095	55.2

(Reference) Equity
As of May 31, 2026: ¥ 4,818 million
As of August 31, 2025: ¥ 2,093 million

2. Cash dividends

	Annual dividends per share				
	First quarter-end	Second quarter-end	Third quarter-end	Fiscal year-end	Total
	Yen	Yen	Yen	Yen	Yen
Fiscal year ended August 31, 2025	-	0.00	-	22.00	22.00
Fiscal year ending August 31, 2026	-	0.00	-		
Fiscal year ending August 31, 2026 (Forecast)				30.00	30.00

(Note)
1: Revisions to the forecast of cash dividends most recently announced: Yes
2: 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	7,000	174.0	1,100	79.4	1,044	74.4	700	57.1	143.41

(Note)
1: Revisions to the financial result forecast most recently announced: None
2: Basic earnings per share reflect the impact of new shares issued through a public offering (561,000 shares) and a third-party allotment (154,900 shares), with November 21, 2025 as the payment date, and other related factors.

*** Notes**

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

Newly included: - companies( )

Excluded: - companies( )

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

(3) 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

(4) Number of issued shares (common shares)

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

As of May 31, 2026	5,098,660 shares
As of August 31, 2025	4,316,483 shares

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

As of May 31, 2026	40,637 shares
As of August 31, 2025	40,637 shares

(iii) Average number of shares outstanding during the period (cumulative from the beginning of the fiscal year)

Nine months ended May 31, 2026	4,822,809 shares
Nine months ended May 31, 2025	3,960,820 shares

* Review of the Japanese-language originals of the attached consolidated quarterly financial statements by certified public accountants or an audit firm: None

* 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 (3) 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 July 14, 2026.

1. Qualitative Information on Quarterly 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.

Under these business conditions, we focus on industrial real estate, such as factories, research and development facilities and logistics centers, within the corporate real estate portfolios of enterprises. Specifically, we provide a wide range of solutions for compact-sized properties valued at less than 2 billion yen, which often have limited information and are often considered difficult for major real estate companies to handle efficiently. By leveraging the Prop-Tech systems, we operate an efficient and highly profitable business model.

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 systems continue to implement measures to improve user convenience.

In addition, on October 14, 2025, we formulated our Medium-Term Management Plan titled "A Tech-Driven Platform Strategy," covering the three fiscal years from FY2026 through FY2028. This plan positions the next three years as a critical period for establishing our position as a "CRE Platform Leader" in the market. Under this plan, we aim to achieve net sales of 12.0 billion yen by FY2028. The pipeline of investment opportunities—driven by CRE needs such as improving capital efficiency and reorganizing business sites—continues to expand steadily. We intend to capture these opportunities with precision and work toward the early achievement of our Medium-Term Management Plan.

In the first nine months of the consolidated accounted period, net sales from the CRE Solutions Business was recorded at 2,988,989 thousand yen (up 61.8% year on year), 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. Net sales from the Prop-Tech Business was 146,234 thousand yen (up 20.1% year on year), 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 information registrations reached 8,488 (up 23.6% compared to the end of previous fiscal period), respectively. The number of potential projects is steadily increasing.

As a result, operating results of the first nine months of the consolidated accounting period were as follows.

(Unit: Thousand yen)

	FY2025 First nine months	FY2026 First nine months	YoY (Amount)	YoY (Percentage)
Net sales	1,969,399	3,135,224	1,165,824	59.2 %
Operating profit	538,292	609,494	71,202	13.2 %
Ordinary profit	521,969	530,963	8,993	1.7 %
Net profit attributable to owners of the parent	357,678	366,684	9,005	2.5 %

(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 third quarter of the consolidated accounting period amounted to 8,252,508 thousand yen, representing an increase of 4,460,755 thousand yen compared with the end of the previous consolidated fiscal year. This was mainly attributable to increases of 2,193,293 thousand yen in current assets and 2,267,462 thousand yen in non-current assets.

The increase in current assets was primarily due to an increase of 2,352,242 thousand yen in Real Estate for Sale resulting from property acquisitions. The increase in non-current assets was mainly due to the acquisition of rental properties, which resulted in increase of 668,721 thousand yen in buildings and structures and 1,507,191 thousand yen in land.

Total liabilities amounted to 3,432,973 thousand yen, representing an increase of 1,736,766 thousand yen compared with the end of the previous consolidated fiscal year. This was mainly due to a decrease of 840,000 thousand yen in short-term borrowings resulting from repayments, offset by an increase of 2,332,650 thousand yen in long-term borrowings, among other factors.

Net assets totaled 4,819,534 thousand yen, representing an increase of 2,723,988 thousand yen from the end of the previous consolidated fiscal year. This was attributable to increases of 1,225,852 thousand yen each in capital stock and capital surplus as a result of the issuance of new shares through a public offering and third-party allotment, as well as the recording of profit attributable to owners of parent of 366,684 thousand yen, despite dividend payments of 94,068 thousand yen.

(3) Qualitative Information Regarding Consolidated Earnings Forecasts

There has been no change to the full-year consolidated earnings forecast announced on April 13, 2026, based on current business performance trends. As described in the "FY2026 3Q Financial Results Presentation Material" released today (July 14, 2026), business performance has been progressing steadily, and the Company expects to achieve its full-year earnings forecast as planned.

Accordingly, in order to enhance shareholder returns, the Company has decided to increase its year-end dividend forecast by 3 yen per share from the previous forecast, revising it upward to 30 yen per share.

For further details, please refer to the "Notice Concerning Upward Revision of Dividend Forecast" released today.

Quarterly Consolidated Financial Statements and Primary Notes

Quarterly Consolidated Balance Sheet

(Thousands of yen)

	As of August 31, 2025	As of May 31, 2026
Assets		
Current assets		
Cash and deposits	1,639,195	1,348,883
Accounts receivable - trade, and contract assets	41,981	21,960
Real estate for sale	1,475,328	3,827,570
Operational investment securities	-	75,000
Prepaid expenses	46,701	48,281
Other	14,201	89,005
Total current assets	3,217,408	5,410,701
Non-current assets		
Property, plant and equipment		
Buildings and structures, net	84,393	753,115
Land	232,301	1,739,492
Construction in progress	-	29,865
Other, net	4,210	1,816
Total property, plant and equipment	320,906	2,524,289
Intangible assets		
Other	30,786	25,932
Total intangible assets	30,786	25,932
Investments and other assets		
Leasehold deposits	81,509	88,949
Long-term loans receivable from employees	69,646	122,216
Insurance funds	37,023	43,966
Deferred tax assets	24,887	26,672
Other	9,585	9,780
Total investments and other assets	222,652	291,584
Total non-current assets	574,344	2,841,807
Total assets	3,791,752	8,252,508

(Thousands of yen)

	As of August 31, 2025	As of May 31, 2026
Liabilities		
Current liabilities		
Accounts payable - trade	3,056	8,898
Short-term borrowings	1,450,000	610,000
Current portion of long-term borrowings	-	38,100
Accounts payable - other	42,426	22,173
Income taxes payable	111,859	99,131
Contract liabilities	18,530	144,122
Provision for bonuses	9,700	13,244
Other	14,697	17,265
Total current liabilities	1,650,270	952,936
Non-current liabilities		
Long-term borrowings	-	2,332,650
Other	45,936	147,386
Total non-current liabilities	45,936	2,480,036
Total liabilities	1,696,207	3,432,973
Net assets		
Shareholders' equity		
Share capital	567,710	1,793,562
Capital surplus	569,310	1,795,162
Retained earnings	979,300	1,251,916
Treasury shares	(22,350)	(22,350)
Total shareholders' equity	2,093,970	4,818,290
Share acquisition rights	1,575	1,243
Total net assets	2,095,545	4,819,534
Total liabilities and net assets	3,791,752	8,252,508

Quarterly Consolidated Statements of Income and Comprehensive Income

Quarterly Consolidated Statement of Income

For the Nine-Month Period ended May 31,2026

(Thousands of yen)

	For the nine months ended May 31, 2025	For the nine months ended May 31, 2026
Net sales	1,969,399	3,135,224
Cost of sales	1,063,539	2,032,755
Gross profit	905,860	1,102,468
Selling, general and administrative expenses	367,568	492,974
Operating profit	538,292	609,494
Non-operating income		
Interest income	436	3,736
Surrender value of insurance policies	714	-
Other	303	841
Total non-operating income	1,454	4,577
Non-operating expenses		
Interest expenses	411	32,317
Commission expenses	-	17,449
Listing expenses	17,365	-
Share issuance costs	-	33,336
Other	0	4
Total non-operating expenses	17,777	83,108
Ordinary profit	521,969	530,963
Extraordinary income		
Gain on sale of non-current assets	-	1,080
Total extraordinary income	-	1,080
Profit before income taxes	521,969	532,044
Income taxes - current	161,128	167,145
Income taxes - deferred	3,162	(1,784)
Total income taxes	164,291	165,360
Profit	357,678	366,684
Profit attributable to non-controlling interests	-	-
Profit attributable to owners of parent	357,678	366,684

Quarterly Consolidated Statement of Comprehensive Income

For the Nine-Month ended May 31,2026

(Thousands of yen)

	For the nine months ended May 31, 2025	For the nine months ended May 31, 2026
Profit	357,678	366,684
Comprehensive income	357,678	366,684
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	357,678	366,684
Comprehensive income attributable to non-controlling interests	-	-