

CREAL (2998 TSE Growth) - - - - - May 10 ,2022**Provider of real estate management platform using IT for individual and institutional investors**

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【2998 CREAL Sector : Real Estate】

Fiscal Year	Net sales (mn yen)	YoY (%)	Operating profit (mn yen)	YoY (%)	Ordinary profit (mn yen)	YoY (%)	Profit (mn yen)	YoY (%)	EPS (yen)	BPS (yen)	DPS (yen)
Mar. 2020	3,776	-	263	-	215	-	152	-	39.0	80.7	0.0
Mar. 2021	7,141	89.1	183	-30.4	105	-51.2	50	-67.1	12.4	203.3	0.0
Mar. 2022 f	10,452	46.4	264	44.3	218	2.1x	154	3.1x	36.1	-	0.0

Note: Consolidated basis. Figures for the fiscal year ending March 2022 are the company's forecasts.

It conducted 1-to-300 stock split on December 1, 2021. Per share indices are adjusted retroactively.

Providing Real Estate Management Platform for Investors

CREAL Group utilizes IT in real estate management operation and develops the real estate management platform business handling services for individual and institutional investors.

The company classifies services it provides into three types; 1) CREAL that provides a service for investing in real estate cloud funding instruments to individual investors online, 2) CREAL Partners that provides a service for investing in studio apartments to individual investors, and 3) CREAL Pro that provides a real estate investment service including real estate fund management to institutional investors and super-wealthy individual investors.

In the fiscal year ended March 2021, CREAL accounted for 23.9% of net sales, CREAL Partners 53.6% and CREAL Pro 22.5%. However, in the first three quarters of the fiscal year ended March 2022, CREAL accounted for 52.4%, CREAL Partners 33.9% and CREAL Pro 13.7%, showing a strong growth of CREAL.

CREAL is a service that provides real estate cloud funding instruments, which enables individual investors to invest in real estate online from 10,000 yen per unit. Investment targets are wide-ranged from housing including studio apartments to nursery schools or hotels.

CREAL Partners is a service that mainly provides management of assets that are mainly used-studio apartments in central Tokyo to individual investors. The investment amount is 10 million yen at a minimum with many of projects being around 20 million to 25 million yen. Investment period is at least five years.

CREAL Pro provides real estate fund management and real estate investment operation services to institutional investors and super-wealthy individuals, and the minimum investment amount is 100 million yen.

CREAL (2998 TSE Growth) - - - - - May 10 ,2022**Financial Statements**

Statement of income	Fiscal Year	Jun.2020		Jun.2021		Nine months to Dec. 2021	
		(mn yen)	(%)	(mn yen)	(%)	(mn yen)	(%)
Net sales		3,776	100.0	7,141	100.0	8,829	100.0
Cost of sales		2,762	73.1	5,975	83.7	7,523	85.2
Gross profit		1,014	26.9	1,165	16.3	1,305	14.8
Selling, general and administrative expenses		750	19.9	981	13.7	857	9.7
Operating profit		263	7.0	183	2.6	447	5.1
Non-operating income		11	-	6	-	1	-
Non-operating expenses		60	-	84	-	50	-
Ordinary profit		215	5.7	105	1.5	399	4.5
Profit before income taxes		218	5.8	132	1.8	408	4.6
Profit attributable to owners of parent		152	4.0	50	0.7	279	3.2

Balance sheet	Fiscal Year	Mar.2020		Mar.2021		Dec. 2021	
		(mn yen)	(%)	(mn yen)	(%)	(mn yen)	(%)
Current assets		5,590	89.1	7,589	83.9	8,541	87.1
Cash and deposits		1,381	22.0	2,036	22.5	2,463	25.1
Accounts receivable-trade		56	0.9	42	0.5	31	0.3
Inventories		3,781	60.3	4,475	49.5	4,970	50.7
Non-current assets		682	10.9	1,457	16.1	1,265	12.9
Property, plant and equipment		365	5.8	1,401	15.5	1,220	12.4
Intangible assets		7	0.1	9	0.1	6	0.1
Investments and other assets		309	4.9	46	0.5	38	0.4
Total assets		6,273	100.0	9,046	100.0	9,807	100.0
Current liabilities		5,183	82.6	7,028	77.7	7,793	79.5
Accounts payable - trade		13	0.2	8	0.1	-	-
Short-term borrowings		70	1.1	505	5.6	63	0.6
Current portion of long-term borrowings		38	0.6	49	0.5	27	0.3
Current portion of bonds payable		599	9.5	664	7.3	163	1.7
Non-current liabilities		771	12.3	1,145	12.7	860	8.8
Bonds payable		406	6.5	583	6.4	420	4.3
Long-term borrowings		246	3.9	463	5.1	316	3.2
Net assets		318	5.1	872	9.6	1,152	11.7
Owners' equity		314	5.0	868	9.6	1,148	11.7

Statement of cash flows	Fiscal Year	Mar.2020	Mar.2021
		(mn yen)	(mn yen)
Cash flows from operating activities		516	-513
Depreciation		2	36
Cash flows from investing activities		-636	-239
Cash flows from financing activities		1,121	1,408
Dividends paid		-56	-54
Net increase in cash and cash equivalents		1,001	655
Cash and cash equivalents		1,381	2,036

Note: Consolidated basis.

Source: Prepared by Stock Research Center based on the notifiable prospectus.

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