

Developer of real estate for investors handling residences, offices and hotels

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【146A Columbia Works 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)
Dec.2022	11,013	10.1	2,190	83.7	1,854	80.1	1,174	72.2	469.8	2,319.3	69.6
Dec.2023	14,469	31.4	2,718	24.1	2,382	28.5	1,516	29.1	606.5	2,856.2	91.0
Dec.2024 f	20,081	38.8	3,026	11.3	2,638	10.8	1,803	18.9	574.2	-	TBD

Developer of Investment Real Estate

Columbia Works is a real estate developer for investors. Centered on residences (rental condominiums), the company deals with real estate, including offices, hotels and commercial facilities. Additionally, they oversee management activities for some properties even after completion.

The company's net sales are based on three services. Real estate development services, under which they conduct real estate sales, accounted for 98.8% of net sales in fiscal year ended December 2022. Real estate leasing management services and hotel operation services accounted for the remaining portion. Both of which are offered as accompanying services.

The company's core business of real estate development services mainly involves purchasing land and developing new real estate that includes residences, offices, hotels and medical facilities in the metropolitan area centered on Tokyo and the neighboring three prefectures of Kanagawa, Saitama and Chiba. Columbia Works conducts property sales per building, not in units or lots. Sales are made to individuals, institutional real estate investors and funds.

Under real estate leasing management services, the company's subsidiaries conduct rent collection, tenant response and facility maintenance. For offices, commercial facilities and other properties, they attract tenants and for residences, they provide proposals on rental terms and effective use of common areas.

Subsidiaries also provide hotel management services, operating hotels developed by the company. They currently operate three properties located in Kyoto, Tokyo and Fukuoka.

In addition, Columbia Works is planning to offer asset management services as a new business.

Financial Statements

Statement of income	Fiscal Year	Dec. 2021		Dec.2022		Dec.2023	
		(mn yen)	(%)	(mn yen)	(%)	(mn yen)	(%)
Net sales		10,002	100.0	11,013	100.0	14,469	100.0
Cost of sales		7,764	77.6	7,722	70.1	10,617	73.4
Gross profit		2,237	22.4	3,290	29.9	3,851	26.6
Selling, general and administrative expenses		1,045	10.4	1,100	10.0	1,132	7.8
Operating profit		1,191	11.9	2,190	19.9	2,718	18.8
Non-operating income		63	-	14	-	11	-
Non-operating expenses		225	-	350	-	348	-
Ordinary profit		1,029	10.3	1,854	16.8	2,382	16.5
Profit before income taxes		1,039	10.4	1,811	16.4	2,274	15.7
Net profit		682	6.8	1,174	10.7	1,516	10.5

Balance sheet	Fiscal Year	Dec. 2021		Dec.2022		Dec.2023	
		(mn yen)	(%)	(mn yen)	(%)	(mn yen)	(%)
Current assets		13,952	72.4	20,795	77.1	22,027	68.8
Cash and deposits		3,289	17.1	3,074	11.4	3,158	9.9
Real estate for sale		2,882	15.0	1,568	5.8	1,729	5.4
Real estate for sale in process		7,241	37.6	15,648	58.0	16,204	50.6
Operating investments in capital		-	0.0	259	1.0	470	1.5
Non-current assets		5,311	27.6	6,187	22.9	9,973	31.2
Property, plant and equipment		4,817	25.0	5,554	20.6	8,969	28.0
Intangible assets		61	0.3	95	0.4	90	0.3
Investments and other assets		432	2.2	537	2.0	913	2.9
Total assets		19,263	100.0	26,983	100.0	32,001	100.0
Current liabilities		5,659	29.4	6,552	24.3	8,952	28.0
Short-term borrowings		1,663	8.6	2,631	9.8	3,251	10.2
Current portion of long-term borrowings		3,229	16.8	2,724	10.1	4,675	14.6
Current portion of bonds payable		66	0.3	46	0.2	26	0.1
Non-current liabilities		8,888	46.1	14,632	54.2	15,908	49.7
Bonds payable		40	0.2	43	0.2	16	0.0
Long-term borrowings		8,601	44.7	14,212	52.7	15,296	47.8
Net assets		4,715	24.5	5,798	21.5	7,140	22.3
Owners' equity		4,715	24.5	5,798	21.5	7,140	22.3

Statement of cash flows	Fiscal Year	Dec. 2021	Dec.2022	Dec.2023
		(mn yen)	(mn yen)	(mn yen)
Cash flows from operating activities		-2,174	-5,740	-1,778
Depreciation		145	158	220
Cash flows from investing activities		-1,943	-345	-1,587
Cash flows from financing activities		4,158	5,965	-3,434
Dividends paid		-100	-92	-174
Net increase in cash and cash equivalents		40	-120	68
Cash and cash equivalents		3,153	3,033	3,101

Note: Consolidated

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