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Consolidated Financial Results
for the First Three Months of the Fiscal Year Ending November 30, 2022
<IFRS>

April 5, 2022

Company name: TOSEI CORPORATION Stock listing: TSE / SGX
Securities code number: 8923 / S2D
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Submission of Quarterly Securities Report (Shihanki-Houkokusho): April 8, 2022 (scheduled)
Commencement of dividend payments: —
Preparation of supplementary materials for quarterly financial results: Yes
Holding of quarterly financial results meeting: No

Note: All amounts are rounded down to the nearest million yen.

1. Consolidated Financial Results for the Three Months Ended February 28, 2022 (December 1, 2021 – February 28, 2022)

(1) Consolidated Operating Results (cumulative) (Percentages indicate year-on-year changes.)

	Revenue		Operating profit		Profit before tax		Profit for the period	
	(¥ million)	(%)	(¥ million)	(%)	(¥ million)	(%)	(¥ million)	(%)
Three months ended February 28, 2022	26,315	4.8	5,685	22.5	5,420	21.3	3,625	17.7
Three months ended February 28, 2021	25,101	7.0	4,640	(16.2)	4,468	(16.6)	3,079	(14.2)

	Profit attributable to owners of the parent		Total comprehensive income for the period		Basic earnings per share	Diluted earnings per share
	(¥ million)	(%)	(¥ million)	(%)	(¥)	(¥)
Three months ended February 28, 2022	3,625	17.7	3,522	2.9	76.10	76.07
Three months ended February 28, 2021	3,079	(14.2)	3,422	4.9	65.31	65.23

(2) Consolidated Financial Position

	Total assets	Total equity	Equity attributable to owners of the parent	Ratio of equity attributable to owners of the parent to total assets
	(¥ million)	(¥ million)	(¥ million)	(%)
As of February 28, 2022	188,621	67,334	67,334	35.7
As of November 30, 2021	195,010	65,958	65,958	33.8

2. Dividends

	Annual dividends per share				
	1Q-end	2Q-end	3Q-end	Year-end	Total
	(¥)	(¥)	(¥)	(¥)	(¥)
Fiscal year ended November 30, 2021	–	0.00	–	38.00	38.00
Fiscal year ending November 30, 2022	–				
Fiscal year ending November 30, 2022 (Forecast)		0.00	–	47.00	47.00

Note: Revision to the most recently released dividend forecasts: No

3. Consolidated Earnings Forecasts for the Fiscal Year Ending November 30, 2022 (December 1, 2021 – November 30, 2022)

(Percentages indicate year-on-year changes.)

	Revenue		Operating profit		Profit before tax		Profit attributable to owners of the parent		Basic earnings per share
	(¥ million)	(%)	(¥ million)	(%)	(¥ million)	(%)	(¥ million)	(%)	(¥)
Fiscal year ending November 30, 2022	80,000	29.6	12,762	16.4	12,000	16.5	7,954	18.3	166.47

Note: Revision to the most recently released earnings forecasts: No

*** Notes**

(1) Changes in significant subsidiaries during the period
(changes in specified subsidiaries resulting in changes in the scope of consolidation): No
Newly added: – Excluded: –

(2) Changes in accounting policies and changes in accounting estimates
(a) Changes in accounting policies required by IFRS: No
(b) Changes in accounting policies due to other reasons: No
(c) Changes in accounting estimates: No

(3) Number of issued shares (ordinary shares)

(a) Number of issued shares at the end of the period (including treasury shares)

As of February 28, 2022	48,683,800 shares
As of November 30, 2021	48,683,800 shares

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

As of February 28, 2022	1,217,722 shares
As of November 30, 2021	900,022 shares

(c) Average number of outstanding shares during the period (cumulative)

Three months ended February 28, 2022	47,639,028 shares
Three months ended February 28, 2021	47,152,020 shares

* These consolidated Financial Results are not subject to quarterly review procedures by a certified public accountant or an audit corporation.

* Proper use of earnings forecasts and other notes

The forward-looking statements, including outlook of future performance, contained in these materials are based on information currently available to the Company and on certain assumptions deemed to be reasonable by the Company. Actual performance and other results may differ substantially from these statements due to various factors. For the assumptions on which the earnings forecasts are based and cautions concerning the use thereof, please refer to “1. Qualitative Information on Quarterly Consolidated Financial Performance (3) Qualitative Information Regarding Consolidated Earnings Forecasts” on page 7 of the attached materials.

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1. Qualitative Information on Quarterly Consolidated Financial Performance

(1) Qualitative Information Regarding Consolidated Operating Results

1) Recognition, analysis and contents for discussion of business environment and business performance

During the three months ended February 28, 2022, the Japanese economy remained on a weak recovery trend, due to a resurgence of COVID-19. Furthermore, the unstable international situation stemming from Russia's invasion of Ukraine has heightened geopolitical risk and it is necessary to monitor multiple factors such as the ensuing turmoil of the global economy and the soaring prices of natural resources in industrialized countries.

In the real estate industry where Tosei Group operates, domestic real estate investments for the whole of 2021 decreased approximately 2% year on year to approximately ¥4.5 trillion. Although investments slightly decreased against the backdrop of the shortage of properties supplied on the market, real estate transactions remained active, reflecting the continuing proactive investment stance of the investors. Meanwhile, office buildings entered an adjustment phase in the leasing market, but they have held up their prices in the investment market, and transaction volume remained steady and exceeded that of 2020 (according to a survey by a private research institute).

The overall housing market throve and the number of newly built units in the Tokyo metropolitan area condominium market for the whole of 2021 increased 23.5% year on year to 33,636 units. The average contract rate for the first month also reached 73.3%, recording the 70% threshold for the first time since 2015. In addition, in the pre-owned condominium market, the number of units contracted for the whole of 2021 increased 11.1% year on year to 39,812. In the build-for-sale detached house market, housing starts for the whole of 2021 came to 57,000 units (up 5.0% year on year) (according to a survey by a private research institute).

Regarding construction costs for the whole of 2021, average costs per tsubo for reinforced concrete structure were ¥953 thousand per tsubo (1 tsubo = 3.30 square meters) (an increase of 4.5% year on year), and average costs per tsubo for wooden structure were ¥569 thousand (unchanged from the previous year). A rise in the price of building materials is affecting construction costs (according to a survey by the Ministry of Land, Infrastructure, Transportation and Tourism).

In the office leasing market of Tokyo's five business wards, the average vacancy rate as of January 2022 was 6.3% (an increase of 1.4 percentage points year on year), and the average asking rent was ¥20,508 per tsubo (a decrease of ¥1,338 year on year), demonstrating a downward trend in the office leasing market in the Tokyo metropolitan area, but it seems to have bottomed out in certain areas. A massive supply of new office buildings is expected in 2023 and it remains necessary to continue monitoring the trends in supply and demand (according to a survey by a private research institute).

Meanwhile, the condominium leasing market remained robust and the average asking rent of apartments in the Tokyo metropolitan area as of January 2022 was ¥10,899 per tsubo (an increase of 3.1% year on year) and the average occupancy rate at condominiums held by J-REIT in the Tokyo Area as of November 30, 2021 was 97.0% (an increase of 0.6 percentage points year on year). As for studio apartments, two distinct trends have emerged for the Tokyo metropolitan area and the Tokyo suburbs where single persons' preference for the suburbs has brought down the rent in the 23 wards of Tokyo (according to a survey by a private research institute).

In the Tokyo metropolitan area's logistics facility leasing market, leasable stock in January 2022 amounted to 7.40 million tsubo (an increase of 14.9% year on year). The vacancy rate was 2.5%. Although this was an increase from the level of 1.7% observed in October 2021, rent continues to gradually increase. Supply and demand remain tight, but new supplies are expected in future, and it remains necessary to monitor the balance of supply and demand (according to a survey by a private research institute).

In the real estate fund market, the market scale continues to expand. J-REIT assets under management in January 2022 totaled ¥21.2 trillion (an increase of ¥0.7 trillion year on year) and assets under management in private placement funds totaled ¥23.4 trillion (as of June 2021, an increase of ¥2.3 trillion year on year). Combining the two, the real estate securitization market scale grew to ¥44.6 trillion (according to a survey by a private research institute).

In the Tokyo business hotel market, the average guest room occupancy rate in the whole of 2021 was 41.8% (85.1% in the whole of 2019, prior to the COVID-19 pandemic), and the total number of hotel guests in Tokyo encompassing all types of accommodation in the whole of 2021 amounted to 36.56 million (78.98 million overnight stays in the whole of 2019). The number of new cases of the COVID-19 variant has been climbing in Japan and the hotel market will still need more time until it recovers (according to a survey by the Japan Tourism Agency).

Amid this operating environment, in the Fund and Consulting Business, the Group increased its balance of assets under management, while in the Revitalization Business and the Development Business, the Group proceeded with property sales and the acquisition of income-generating properties and various types of land for development as future sources of income.

As a result, consolidated revenue for the three months ended February 28, 2022 totaled ¥26,315 million (up 4.8% year on year), operating profit was ¥5,685 million (up 22.5%), profit before tax was ¥5,420 million (up 21.3%), and profit attributable to owners of the parent was ¥3,625 million (up 17.7%).

Performance by business segment is shown below.

From the three months ended February 28, 2022, the Company changed the name of its "Real Estate Securitization Business" (in Japanese. In English, the segment has been known as the "Revitalization Business" and remains the same) to the "Revitalization Business." As this is merely a change of the segment name, there will be no impact on segment information.

Revitalization Business

During the three months ended February 28, 2022, the segment sold 24 properties it had renovated and 41 pre-owned condominium units, including Ochanomizu Tosei Building (Chiyoda-ku, Tokyo), Hon-Atsugi Building II (Atsugi-shi, Kanagawa), Akihabara Tosei Building III (Taito-ku, Tokyo).

During the three months ended February 28, 2022, it also acquired a total of eight income-generating office buildings and apartments and and 37 pre-owned condominium units.

In addition, the Group reviewed the valuation of its income-generating properties, recording a reversal of inventories valuation loss of ¥456 million.

As a result, revenue in this segment was ¥18,719 million (up 30.9% year on year) and the segment profit was ¥4,133 million (up 27.5%).

Development Business

During the three months ended February 28, 2022, the segment sold T'S BRIGHTIA Minami-Aoyama EAST (Minato-ku, Tokyo). In addition, the segment focused on the sale of detached houses, for which there was firm demand. The segment sold 17 detached houses at such properties as THE Palms Court Hibarigaoka (Nishitokyo-shi, Tokyo) and THE Palms Court Kamakura Shiromeguri (Kamakura-shi, Kanagawa).

During the fiscal year under review, it also acquired one land lot for apartment project and land lots for 27 detached houses.

In addition, the Group reviewed the valuation of its income-generating properties, recording a reversal of inventories valuation loss of ¥66 million.

As a result, revenue in this segment was ¥3,140 million (down 56.3% year on year) and the segment profit was ¥616 million (down 5.9%) .

Rental Business

During the three months ended February 28, 2022, while the segment sold 19 buildings of its inventory assets held for leasing purposes, it newly acquired four properties including income-generating office buildings and apartments. In addition, the segment made efforts to lease vacancies out following acquisitions and also focused on leasing activities for its holding non-current assets and inventory assets.

As a result, revenue in this segment was ¥1,446 million (up 4.7% year on year) and the segment profit was ¥733 million (up 0.7%).

Fund and Consulting Business

During the three months ended February 28, 2022, while ¥20,839 million was subtracted due mainly to property dispositions by funds, ¥109,223 million added due to new asset management contracts, from the balance of assets under management (Note) ¥1,420,867 million for the end of the previous fiscal year. The balance of assets under management as of February 28, 2022, was ¥1,509,252 million.

As a result, revenue in this segment was ¥1,167 million (up 24.4% year on year) and the segment profit

was ¥698 million (up 13.2%).
Note: The balance of assets under management includes the balance of assets that were subject to consulting contracts, etc.

Property Management Business

During the three months ended February 28, 2022, the segment made efforts to win new contracts and maintain existing contracts. Consequently, the total number of properties under management was 765 as of February 28, 2022, an increase of 76 from February 28, 2021, with the total comprising 469 office buildings, hotels, logistic facilities and other such properties, and 296 condominiums and apartments.

As a result, revenue in this segment was ¥1,485 million (up 22.8% year on year) and segment profit was ¥280 million (up 31.5%).

Hotel Business

While the impact of COVID-19 still persisted in the three months ended February 28, 2022, the Company strived to improve the occupancy rates at existing hotels, resulting in improvements in revenue and segment loss from the same period of the previous fiscal year.

As a result, revenue in this segment was ¥356 million (up 331.6% year on year) and segment loss was ¥188 million (in comparison with segment loss of ¥218 million in the same period of the previous fiscal year).

2) Analysis and contents for discussion of Operating Results

In the real estate investment market, which is the Group's mainstay market, investors both in Japan and abroad have been engaged in investment activities proactively. Under such a business environment, the Group's financial results have been strong and, in particular, at Tosei's Fund and Consulting Business, which supports real estate investment funds of domestic and overseas investors, the balance of assets under management has further increased and exceeded ¥1.5 trillion (a year-on-year increase of ¥88.3 billion), maintaining a steady growth. Meanwhile, the Revitalization Business and the Development Business saw sales of whole buildings remain robust. As a result, consolidated revenue for the three months ended February 28, 2022 totaled ¥26.3 billion (up 4.8% year on year), and operating profit amounted to ¥5.6 billion (up 22.5%). Profit before tax was ¥5.4 billion (up 21.3%), achieving 45.2% of the full-year forecast.

While there are concerns over the future business environment such as the turmoil of the global economy stemming from the Russian invasion of Ukraine, inflation triggered by the high prices of natural resources, accelerated tapering by various countries, and social changes as a result of coexisting with COVID-19 as well as the changes anticipated in a post-COVID-19 society, the Company will closely monitor the trends in the real estate market and continue to proactively promote its purchasing and sales activities.

(2) Qualitative Information Regarding Consolidated Financial Positions

1) Analysis of Financial Positions

As of February 28, 2022, total assets were ¥188,621 million, a decrease of ¥6,389 million compared with November 30, 2021, while total liabilities were ¥121,287 million, a decrease of ¥7,765 million.

Decrease in total assets were due to a decrease in inventories. Decrease in total liabilities were due to a decrease in Interest-bearing liabilities and current income tax liabilities despite an increase in Trade and other payables.

Total equity increased by ¥1,375 million to ¥67,334 million, mainly due to an increase in retained earnings, payment of cash dividends and purchase of treasury shares.

2) Analysis of Cash Flows

Cash and cash equivalents (hereinafter "cash") as of February 28, 2022 totaled ¥32,185 million, down ¥1,375 million compared with November 30, 2021.

The cash flows for the three months ended February 28, 2022 and factors contributing to those amounts are as follows:

Cash Flows from Operating Activities

Net cash provided by operating activities totaled ¥9,835 million (down 3.2% year on year). This is mainly attributed to the profit before tax of ¥5,420 million, a decrease in inventories of ¥7,884 million, and income taxes paid of ¥3,459 million.

Cash Flows from Investing Activities

Net cash used in investing activities totaled ¥2,918 million(down 50.6% year on year). This is primarily due to purchase of other financial assets of ¥2,878 million.

Cash Flows from Financing Activities

Net cash used in financing activities totaled ¥8,292 million (up 41.8% year on year). This mainly reflects ¥12,290 million in the repayments of non-current borrowings and ¥1,777 million in cash dividends paid, despite ¥4,829 million in proceeds from non-current borrowings.

(3) Qualitative Information Regarding Consolidated Earnings Forecasts

The business results during the three months ended February 28, 2022 basically remained stable as planned and there is no change on the full-year consolidated earnings forecasts, announced on January 12, 2022.

The forward-looking statements contained in these materials, including forecasts of the future performance, are based on the information available to the Company as of the date of announcement and on certain assumptions deemed to be reasonable by the Company. Actual performance and other results may differ from these forecasts due to various factors.

2. Matters Related to Summary Information (Notes)

(1) Changes in Significant Subsidiaries during the Period

No item to report.

(2) Changes in Accounting Policies and Changes in Accounting Estimates

No item to report.

(3) Additional information

Effect of the Spread of COVID-19 on Accounting Estimates

In determining accounting estimates regarding the valuation of inventory assets, impairment accounting for non-current assets, the recoverability of deferred tax assets, and other items, the Group has assumed that the spread of COVID-19 will exert a degree of impact on future income.

The Group considers that real estate markets other than hotels and commercial facilities are already recovering as of February 28, 2022. It predicts that the impact of COVID-19 on hotels and commercial facilities will persist for the time being, and that it will be next fiscal year or later before a recovery takes place.

3. Condensed Quarterly Consolidated Financial Statements and notes

(1) Condensed Quarterly Consolidated Statement of Financial Position

(¥ thousand)

	As of November 30, 2021	As of February 28, 2022
Assets		
Current assets		
Cash and cash equivalents	33,560,679	32,185,638
Trade and other receivables	4,139,380	4,785,639
Inventories	85,210,849	77,870,047
Other current assets	46,903	20,826
Total current assets	122,957,812	114,862,152
Non-current assets		
Property, plant and equipment	23,860,236	23,639,537
Investment properties	39,812,070	39,259,807
Goodwill	1,401,740	1,401,740
Intangible assets	191,758	189,281
Trade and other receivables	1,509,310	1,558,436
Other financial assets	4,511,800	7,239,127
Deferred tax assets	752,916	457,921
Other non-current assets	13,254	13,254
Total non-current assets	72,053,087	73,759,107
Total assets	195,010,899	188,621,259
Liabilities and equity		
Liabilities		
Current liabilities		
Trade and other payables	4,976,342	6,304,195
Interest-bearing liabilities	11,432,641	12,179,973
Current income tax liabilities	2,625,593	493,244
Provisions	788,366	278,317
Total current liabilities	19,822,944	19,255,730
Non-current liabilities		
Trade and other payables	4,373,252	3,675,221
Interest-bearing liabilities	103,521,924	96,944,148
Retirement benefits obligations	646,515	657,129
Provisions	15,284	15,326
Deferred tax liabilities	672,238	739,572
Total non-current liabilities	109,229,215	102,031,398
Total Liabilities	129,052,159	121,287,129
Equity		
Share capital	6,624,890	6,624,890
Capital reserves	6,790,172	6,789,833
Retained earnings	53,250,370	55,051,143
Treasury shares	(911,662)	(1,242,973)
Other components of equity	204,969	111,235
Total equity attributable to owners of parent	65,958,740	67,334,130
Total equity	65,958,740	67,334,130
Total liabilities and equity	195,010,899	188,621,259

(2) Condensed Quarterly Consolidated Statement of Comprehensive Income

(¥ thousand)

	Three months ended February 28, 2021	Three months ended February 28, 2022
Revenue	25,101,589	26,315,717
Cost of revenue	18,271,682	17,820,126
Gross profit	6,829,907	8,495,591
Selling, general and administrative expenses	2,252,671	2,826,704
Other income	63,801	21,602
Other expenses	583	5,153
Operating profit	4,640,454	5,685,336
Finance income	23,134	3,782
Finance costs	195,085	268,621
Profit before tax	4,468,503	5,420,496
Income tax expense	1,389,229	1,795,394
Profit for the period	3,079,274	3,625,101
Other comprehensive income		
Other comprehensive income Items that will not be reclassified to profit or loss		
Net change in financial assets measured at fair values through other comprehensive income	338,840	(105,099)
Remeasurements of defined benefit pension plans	—	(8,544)
Subtotal of Other comprehensive income Items that will not be reclassified to profit or loss	338,840	(113,644)
Other comprehensive income Items that may be reclassified to profit or loss		
Exchange differences on translation of foreign operations	5,495	4,796
Net change in fair values of cash flow hedges	(1,419)	6,569
Subtotal of other comprehensive income Items that may be reclassified to profit or loss	4,075	11,366
Other comprehensive income for the period, net of tax	342,915	(102,278)
Total comprehensive income for the period	3,422,190	3,522,823
Profit attributable to:		
Owners of parent	3,079,536	3,625,101
Non-controlling interests	(262)	—
Profit for the period	3,079,274	3,625,101
Total comprehensive income attributable to:		
Owners of parent	3,422,452	3,522,823
Non-controlling interests	(262)	—
Total comprehensive income for the period	3,422,190	3,522,823
Earnings per share attributable to owners of the parent		
Basic earnings per share (¥)	65.31	76.10
Diluted earnings per share (¥)	65.23	76.07

(3) Condensed Quarterly Consolidated Statement of Changes in Equity

Three months ended February 28, 2021 (December 1, 2020 – February 28, 2021)

(¥ thousand)

	Share capital	Capital reserves	Retained earnings	Treasury shares	Other components of equity	Total equity attributable to owners of parent	Non-controlling interest	Total equity
Balance at December 1, 2020	6,624,890	6,627,004	47,442,372	(1,500,055)	(224,688)	58,969,524	—	58,969,524
Profit for the period			3,079,536			3,079,536	(262)	3,079,274
Other comprehensive income					342,915	342,915		342,915
Total comprehensive income for the period	—	—	3,079,536	—	342,915	3,422,452	(262)	3,422,190
Amount of transactions with owners								
Purchase of treasury shares		(67)		(97,970)		(98,038)		(98,038)
Dividends of surplus			(896,333)			(896,333)		(896,333)
Change from newly consolidated subsidiary						—	117,600	117,600
Share-based payment		7,375				7,375		7,375
Balance at February 28, 2021	6,624,890	6,634,312	49,625,575	(1,598,026)	118,227	61,404,980	117,337	61,522,318

Three months ended February 28, 2022 (December 1, 2021 – February 28, 2022)

(¥ thousand)

	Share capital	Capital reserves	Retained earnings	Treasury shares	Other components of equity	Total equity attributable to owners of parent	Total equity
Balance at December 1, 2021	6,624,890	6,790,172	53,250,370	(911,662)	204,969	65,958,740	65,958,740
Profit for the period			3,625,101			3,625,101	3,625,101
Other comprehensive income					(102,278)	(102,278)	(102,278)
Total comprehensive income for the period	—	—	3,625,101	—	(102,278)	3,522,823	3,522,823
Amount of transactions with owners							
Purchase of treasury shares		(232)		(335,387)		(335,619)	(335,619)
Disposal of treasury shares		(105)		4,076		3,970	3,970
Dividends of surplus			(1,815,783)			(1,815,783)	(1,815,783)
Transfer from other components of equity to retained earnings			(8,544)		8,544	—	—
Balance at February 28, 2022	6,624,890	6,789,833	55,051,143	(1,242,973)	111,235	67,334,130	67,334,130

(4) Condensed Quarterly Consolidated Statement of Cash Flows

(¥ thousand)

	Three months ended February 28, 2021	Three months ended February 28, 2022
Cash flows from operating activities		
Profit before tax	4,468,503	5,420,496
Depreciation expense	355,172	391,435
Increase (decrease) in provisions and retirement benefits obligations	(376,098)	(499,521)
Interest and dividend income	(23,134)	(3,782)
Interest expenses	195,085	268,621
Decrease (increase) in trade and other receivables	(68,132)	(230,921)
Decrease (increase) in inventories	8,834,312	7,884,330
Increase (decrease) in trade and other payables	(1,747,928)	(37,523)
Other, net	(2,535)	(111)
Subtotal	11,635,244	13,193,023
Interest and dividend income received	133,119	101,688
Income taxes paid	(1,603,036)	(3,459,656)
Net cash from (used in) operating activities	10,165,327	9,835,055
Cash flows from investing activities		
Purchase of property, plant and equipment	(39,103)	(18,362)
Purchase of investment properties	(5,963,524)	(41,331)
Purchase of intangible assets	(2,800)	(8,396)
Collection of loans receivable	20	1,664
Purchase of other financial assets	—	(2,878,764)
Collection of other financial assets	97,500	100
Other, net	70	26,750
Net cash from (used in) investing activities	(5,907,836)	(2,918,339)
Cash flows from financing activities		
Net increase (decrease) in current borrowings	898,650	1,680,000
Proceeds from non-current borrowings	10,006,400	4,829,500
Repayments of non-current borrowings	(15,549,418)	(12,290,221)
Redemption of bonds	—	(20,000)
Repayments of lease obligations	(60,508)	(106,454)
Capital contribution from non-controlling interests	117,600	—
Cash dividends paid	(881,253)	(1,777,084)
Purchase of treasury shares	(97,970)	(335,387)
Proceeds from disposal of treasury shares	—	4,024
Interest expenses paid	(281,500)	(276,965)
Net cash from (used in) financing activities	(5,848,001)	(8,292,590)
Net increase (decrease) in cash and cash equivalents	(1,590,510)	(1,375,873)
Cash and cash equivalents at beginning of period	37,039,600	33,560,679
Effect of exchange rate change on cash and cash equivalents	509	832
Cash and cash equivalents at end of period	35,449,599	32,185,638

(5) Notes on Going Concern Assumption

No item to report.

(6) Notes on Condensed Quarterly Consolidated Financial Statements

1. Segment Information

The Group's reportable segments are components of the Group about which separate financial information is available that the Board of Directors regularly conducts deliberations to determine the allocation of management resources and to assess the performance. The Group draws up comprehensive strategies for each of the following six business segments and conducts business activities accordingly; "Revitalization Business", "Development Business", "Rental Business", "Fund and Consulting Business", "Property Management Business" and "Hotel Business". In the Revitalization Business, the Group acquires the properties whose asset values have declined, renovates, and resells them. In the Development Business, the Group sells condominium units and detached houses to individual customers as well as apartment and office buildings to investors. In the Rental Business, the Group rents office buildings and apartments. The Fund and Consulting Business mainly provides asset management services for the properties placed in real estate funds. The Property Management Business provides comprehensive property management services. The Hotel Business provides mainly hotel operating services.

From the three months ended February 28, 2022, the Company changed the name of its "Real Estate Securitization Business" (in Japanese. In English, the segment has been known as the "Revitalization Business" and remains the same) to the "Revitalization Business." As this is merely a change of the segment name, there will be no impact on segment information. Segment information for the three months ended February 28, 2021 is also provided based on the changed segment name.

The Group's revenue and profit/loss by reportable segment are as follows:

Three months ended February 28, 2021

(December 1, 2020 – February 28, 2021)

(¥ thousand)

	Reportable Segments						Adjustment	Total
	Revitalization Business	Development Business	Rental Business	Fund and Consulting Business	Property Management Business	Hotel Business		
Revenue								
Revenue from external customers	14,297,775	7,190,590	1,382,179	938,707	1,209,761	82,575	—	25,101,589
Intersegment revenue	—	—	11,443	3,052	350,615	50	(365,161)	—
Total	14,297,775	7,190,590	1,393,623	941,759	1,560,377	82,625	(365,161)	25,101,589
Segment profit or loss	3,241,011	655,062	728,713	616,549	213,457	(218,288)	(596,051)	4,640,454
Finance income/costs, net								(171,950)
Profit before tax								4,468,503

Three months ended February 28, 2022

(December 1, 2021 – February 28, 2022)

(¥ thousand)

	Reportable Segments						Adjustment	Total
	Revitalization Business	Development Business	Rental Business	Fund and Consulting Business	Property Management Business	Hotel Business		
Revenue								
Revenue from external customers	18,719,768	3,140,491	1,446,586	1,167,411	1,485,047	356,413	—	26,315,717
Intersegment revenue	—	—	36,616	1,799	370,405	85	(408,906)	—
Total	18,719,768	3,140,491	1,483,203	1,169,210	1,855,453	356,498	(408,906)	26,315,717
Segment profit or loss	4,133,802	616,147	733,969	698,185	280,725	(188,527)	(588,966)	5,685,336
Finance income/costs, net								(264,839)
Profit before tax								5,420,496

2. Dividends

Dividends paid in the three months ended February 28, 2021 and February 28, 2022 are as follows:

Three months ended February 28, 2021				
Resolution	Dividends per share (¥)	Total dividends (¥ thousand)	Record date	Effective date
Ordinary General Meeting of Shareholders held on February 25, 2021	19	896,333	November 30, 2020	February 26, 2021

Three months ended February 28, 2022				
Resolution	Dividends per share (¥)	Total dividends (¥ thousand)	Record date	Effective date
Ordinary General Meeting of Shareholders held on February 25, 2022	38	1,815,783	November 30, 2021	February 28, 2022

3. Earnings per Share

	Three months ended February 28, 2021	Three months ended February 28, 2022
Profit attributable to owners of parent (¥ thousand)	3,079,536	3,625,101
Net income used to figure diluted net income per share (¥ thousand)	3,079,536	3,625,101
Weighted average number of outstanding ordinary shares (shares)	47,152,020	47,639,028
The number of increased ordinary shares used to figure diluted earnings per share (shares)	60,267	14,839
The weighted-average number of ordinary shares used to figure diluted earnings per share (shares)	47,212,287	47,653,867
Basic earnings per share (¥)	65.31	76.10
Diluted net income per share (¥)	65.23	76.07

Notes: Basic earnings per share is calculated by dividing profit attributable to owners of the parent, by the weighted average number of outstanding ordinary shares during the reporting period.

(7) Notes on Significant Subsequent Events

No item to report.