

よい朝のために。

KYORITSU

HOTELS & DORMITORIES

FY 3/26 Q1 (4-6/2025)

Consolidated Financial Results

August 8, 2024

Kyoritsu Maintenance Co., Ltd.

〔Securities Code 9616〕

FY3/26 Q1 Financial Highlights

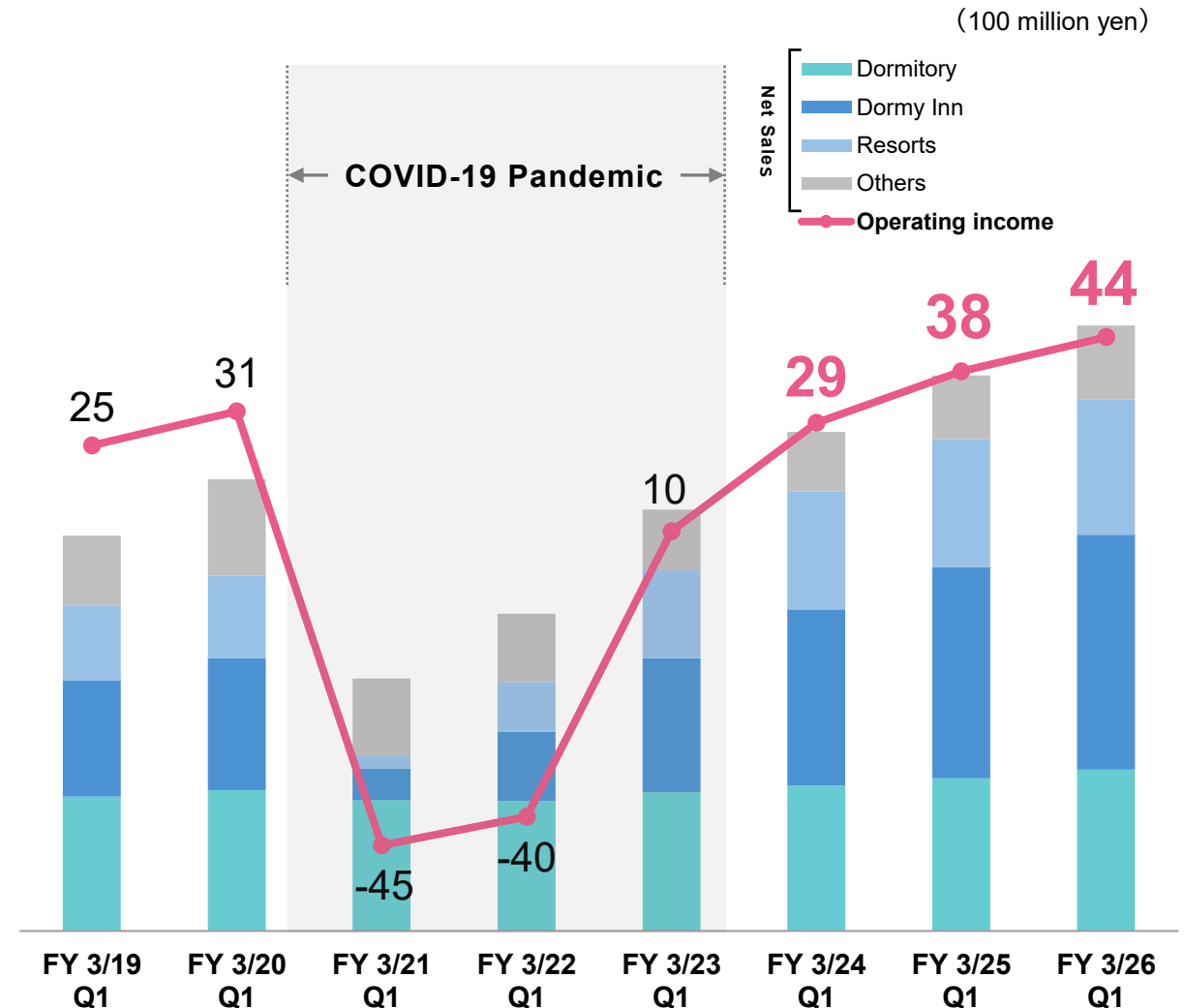
Increased both sales and profits for the fifth consecutive year, operating profit of 4.4 billion yen (+ 17.7% YoY), and recorded a new high.

Dormitory Business

- Occupancy rate at the beginning of the period:97.4%(+0.4pp YoY)
- Increased opening costs for 12 new offices and 1,364 rooms.
- Increase in running costs, including food costs & others.

Hotel Business

- Increased both revenue and profit by promoting sales price optimization and absorbing cost increases.
- Company website reservation ratio 24.6%(+3.4 pp YoY)
 - ↳ Dormy's membership reached 1.41 million (+84.3% YoY).
- Inbound tourism ratio: 22.8% (+3.2 pp YoY)

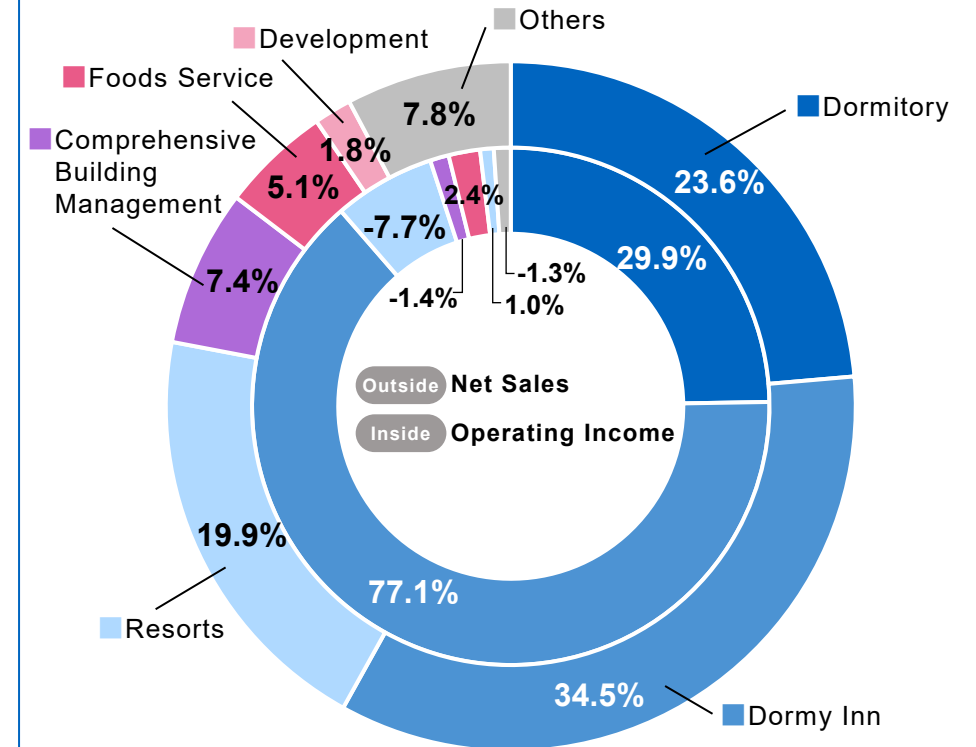


Overview of Consolidated Financial Results and Main Financial Indicators

(100 million yen)

	FY 3/25 Q1 Results (4-9/2024)	FY 3/26 Q1 Results (4-9/2025)	YoY Comparison	
Net Sales	520	568	+47	+9.1%
Operating Income	38	44	+6	+17.7%
Ordinary Income	41	50	+8	+21.6%
Net Income	26	35	+9	+33.5%
EPS(yen)	34.6	46.1	+11.5	+33.4%
Depreciation Expense	17	21	+3	+20.5%
Cash Flow*1	44	57	+12	+28.3%
Capital Investment	119	64	-54	-45.7%

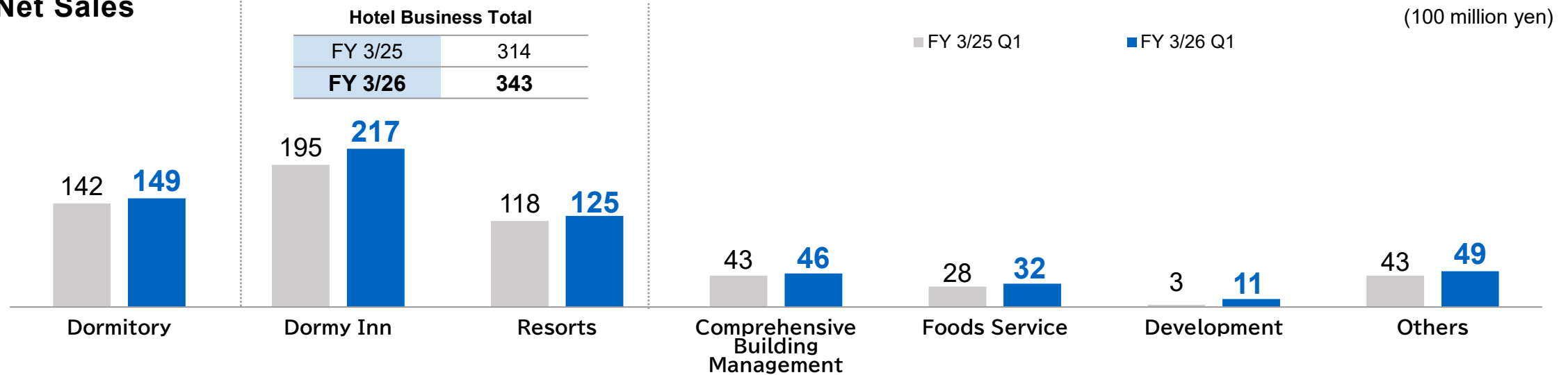
Breakdown by Segments FY 3/26 Q1 (Before eliminations of intersegment transactions)



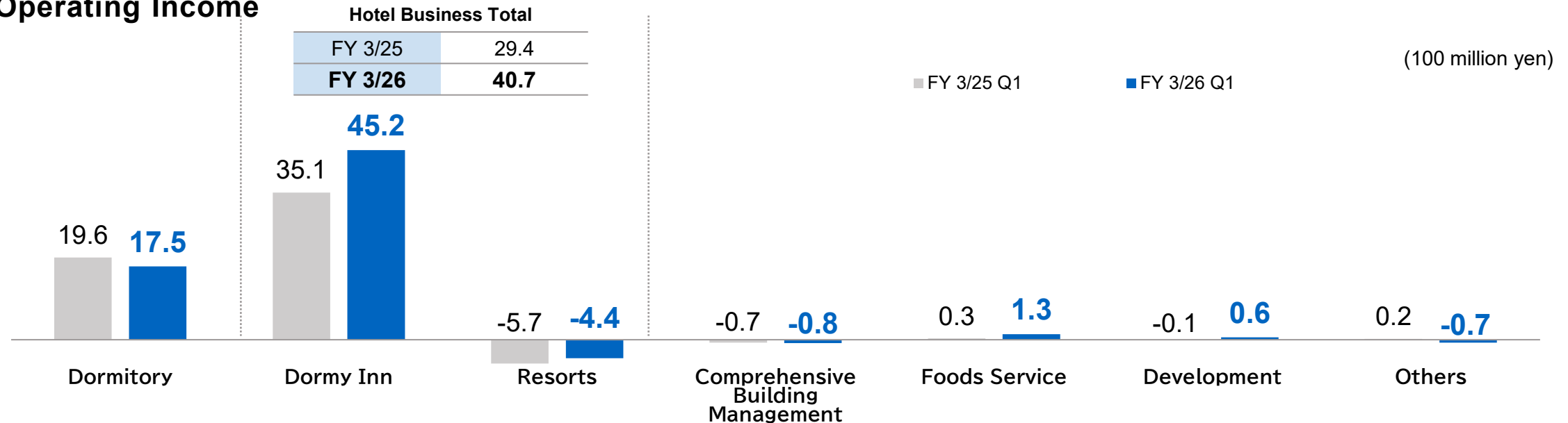
*1 Cash Flow: Net Income + Depreciation Expense

Breakdown of Net Sales and Operating Income by Business Segments

Net Sales



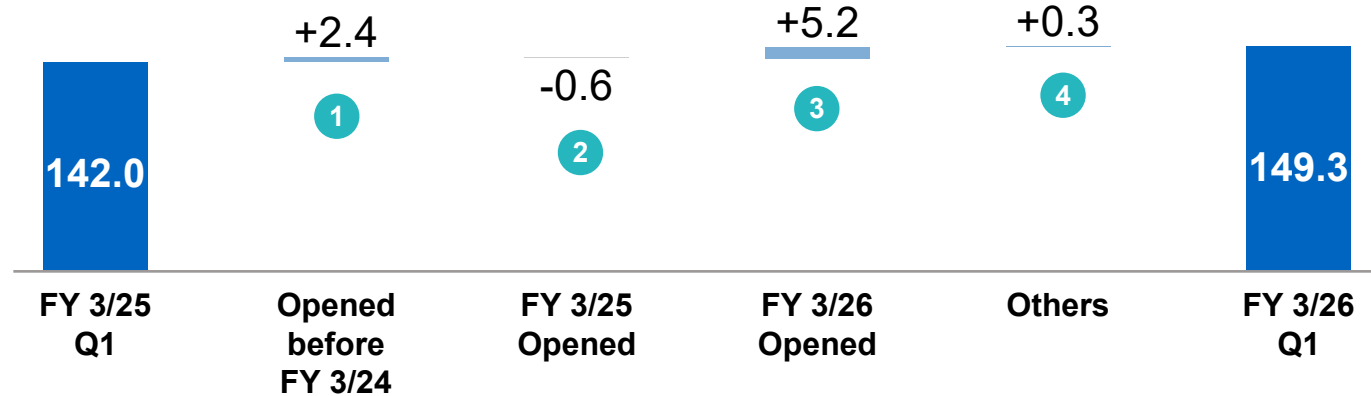
Operating Income



Net Sales

+7.3 (+5.2%) YoY

(100 million yen)

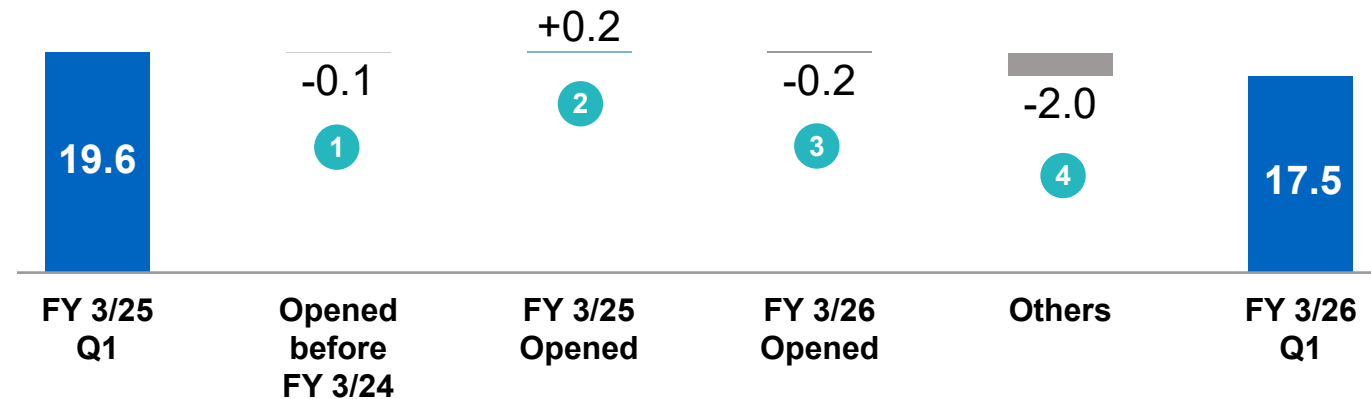


1	Sales increase due to optimization of sales prices	+3.6
	Contract fee decrease	-1.2
2	Contract fee decrease, etc.	-0.6
3	FY 3/26 Newly opened: 12 facilities 1,364 rooms	
	Dormy Sagami Ohno2	53
	Dormy Sagami Ohno2	172
	Dormy Urayasu3	33
	Dormy Sapporo Nishi 18	147
	Dormy Sapporo Nishi 11	100
	Dormy Sendai Kawauchi Hills	156
	Dormy Mei Eki Kameshima Annex	89
	Dormy MibuSanjo	77
	Dormy Nishioji Gojo	114
	Dormy Okayama Minamigata	178
	Dormy Takamatsu Nishikicho	126
	Tokushima University affiliated International Dormitory Azur	119
4	Contracted Business, etc.	+0.3

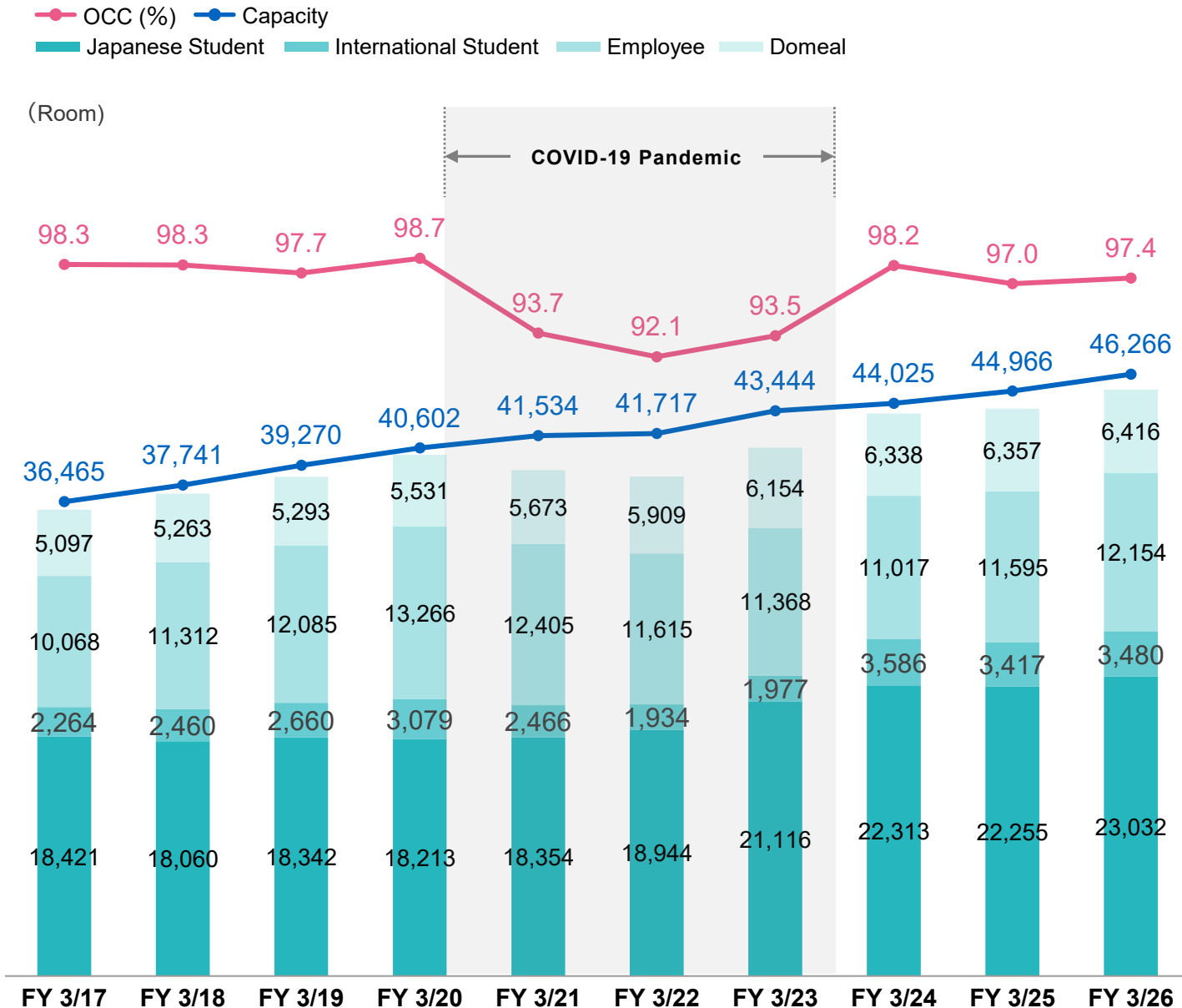
Operating Income

-2.1 YoY

(100 million yen)



1	Profit increase due to optimization of sales prices	+3.3
	Contract fee decrease	-1.2
	Cost inflation, etc. (Food costs, utilities, etc.)	-2.2
2	Contract fee decrease, etc.	-0.6
	Decrease in opening expenses, etc.	+0.8
3	Contract fee increase	+1.5
	Increase in opening expenses, etc.	-1.7
4	Headquarters costs (Labor costs, Payment fee, etc.)	-2.0



	FY 3/25	FY 3/26	YoY
Occupancy Ratio at the Beginning	97.0%	97.4%	+0.4pt
Number of Properties (Facilities)	526	536	+10
Number of Rooms	44,966	46,266	+1,300
Number of Rooms Occupied	43,624	45,082	+1,458

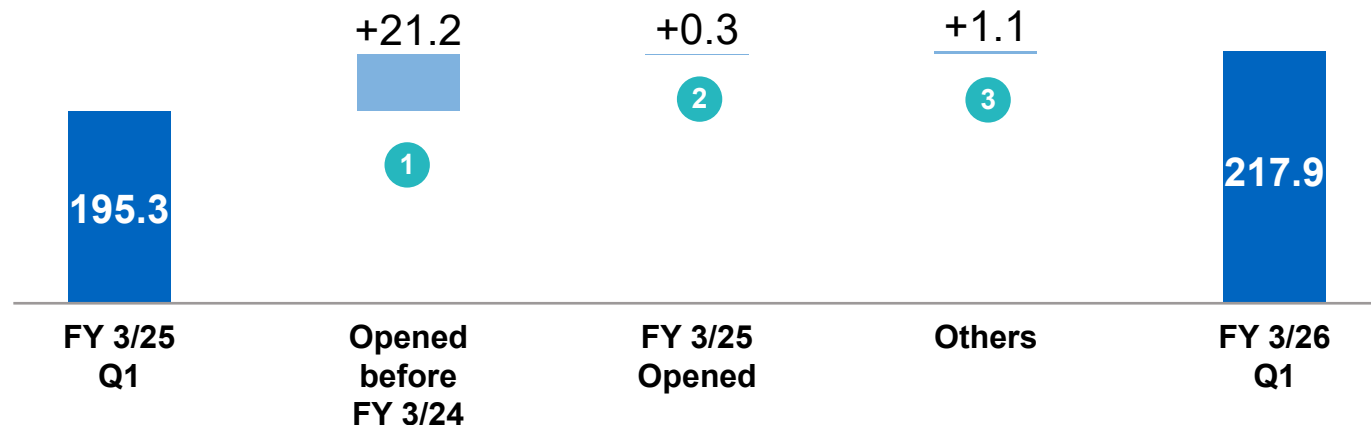
Breakdown of Occupied Rooms (Unit: room)

	FY 3/25	FY 3/26	YoY
Domeal	6,357	6,416	+59
Employee	11,595	12,154	+559
International Student	3,417	3,480	+63
Japanese Student	22,255	23,032	+777

Net Sales

+22.6 (+11.6%) YoY

(100 million yen)



Q1	Company website reservation ratio	25.5%
		(YoY+3.5pt)
	Inbound tourism ratio	27.1%
		(YoY+2.8pt)

1 Sales growth due to higher RevPAR: **+21.2**
14,139 yen YoY +1,438 yen(+11.3%)

2 FY 3/25 Newly opened: 1 facilities 78 rooms
Oct. global cabin Yokohama Chugoku town (reopening) 78

3 Large-scale renewal work increase/decrease **+1.1**

Operating Income

+10.0 (+28.6%) YoY

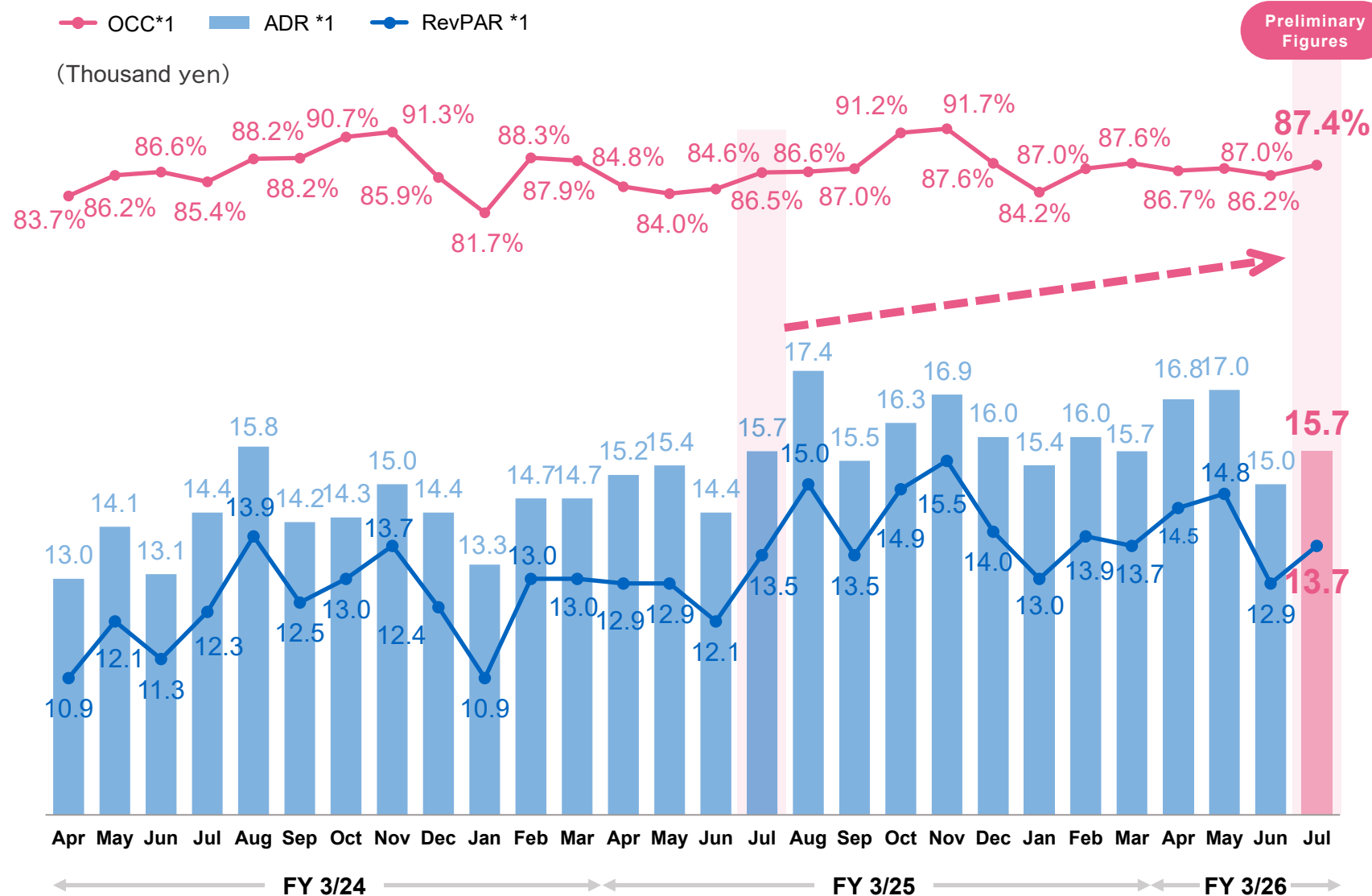
(100 million yen)



1 Income growth due to higher RevPAR: **+14.1**
Cost inflation **-3.8**
(Labor costs, Linen cost, Ingredients cost, etc.)

Reduced number of incoming customers **+0.5**
(Effect of increasing the Company website reservation ratio)

2 Large-scale renewal work increase/decrease **+1.5**
Headquarters costs, etc. **-2.0**
(Labor costs, etc.)



OCC (%)

	Q1	Q2	Q3	Q4	Full Year
FY 3/25	84.5	86.7	90.2	86.2	86.9
FY 3/26	86.6	-	-	-	-
YoY	+2.2pt	-	-	-	-

ADR (thousand yen)

	Q1	Q2	Q3	Q4	Full Year
FY 3/25	15.0	16.2	16.4	15.7	15.8
FY 3/26	16.3	-	-	-	-
YoY	+1.2	-	-	-	-

RevPAR (thousand yen)

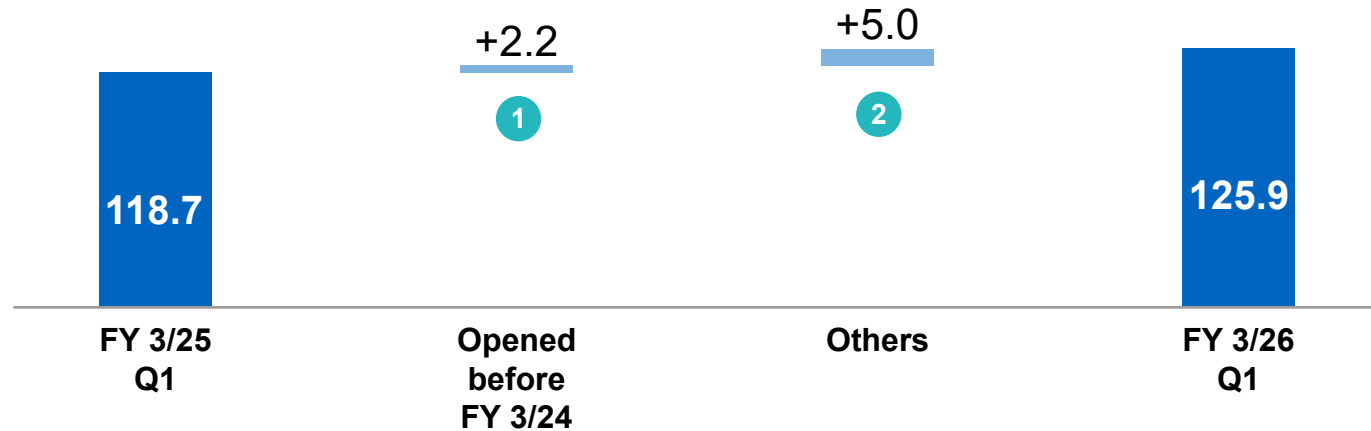
	Q1	Q2	Q3	Q4	Full Year
FY 3/25	12.7	14.0	14.8	13.5	13.7
FY 3/26	14.1	-	-	-	-
YoY	+1.4	-	-	-	-

*1 The table above shows figures excluding hotels that opened in April 2024 or later, in order to enable comparison under the same conditions.

Net Sales

+7.1 (+6.1%) YoY

(100 million yen)



Q1

Company website reservation ratio **23.1%**
(YoY+3.0pt)

Inbound tourism ratio **15.6%**
(YoY+3.5pt)

1

Sales growth due to higher RevPAR: **+2.2**
35,173 yen YoY +1,638 yen(+4.9%)

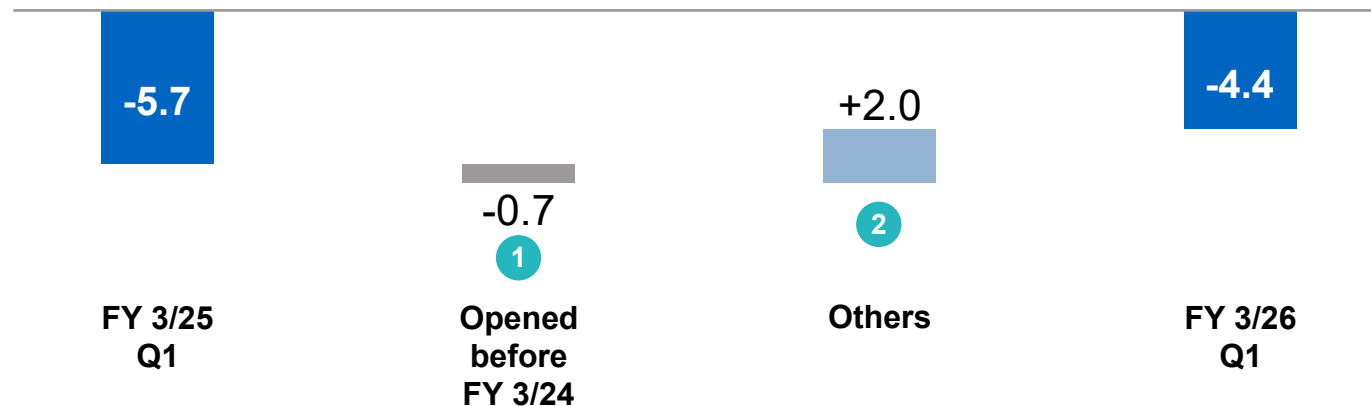
2

Large-scale renewal work increase/decrease, etc. **+5.0**

Operating Income

+1.2 YoY

(100 million yen)



1

Income growth due to higher RevPAR: **+1.3**

Cost inflation **-2.5**
(Labor costs, Linen cost, Cleaning cost, etc.)

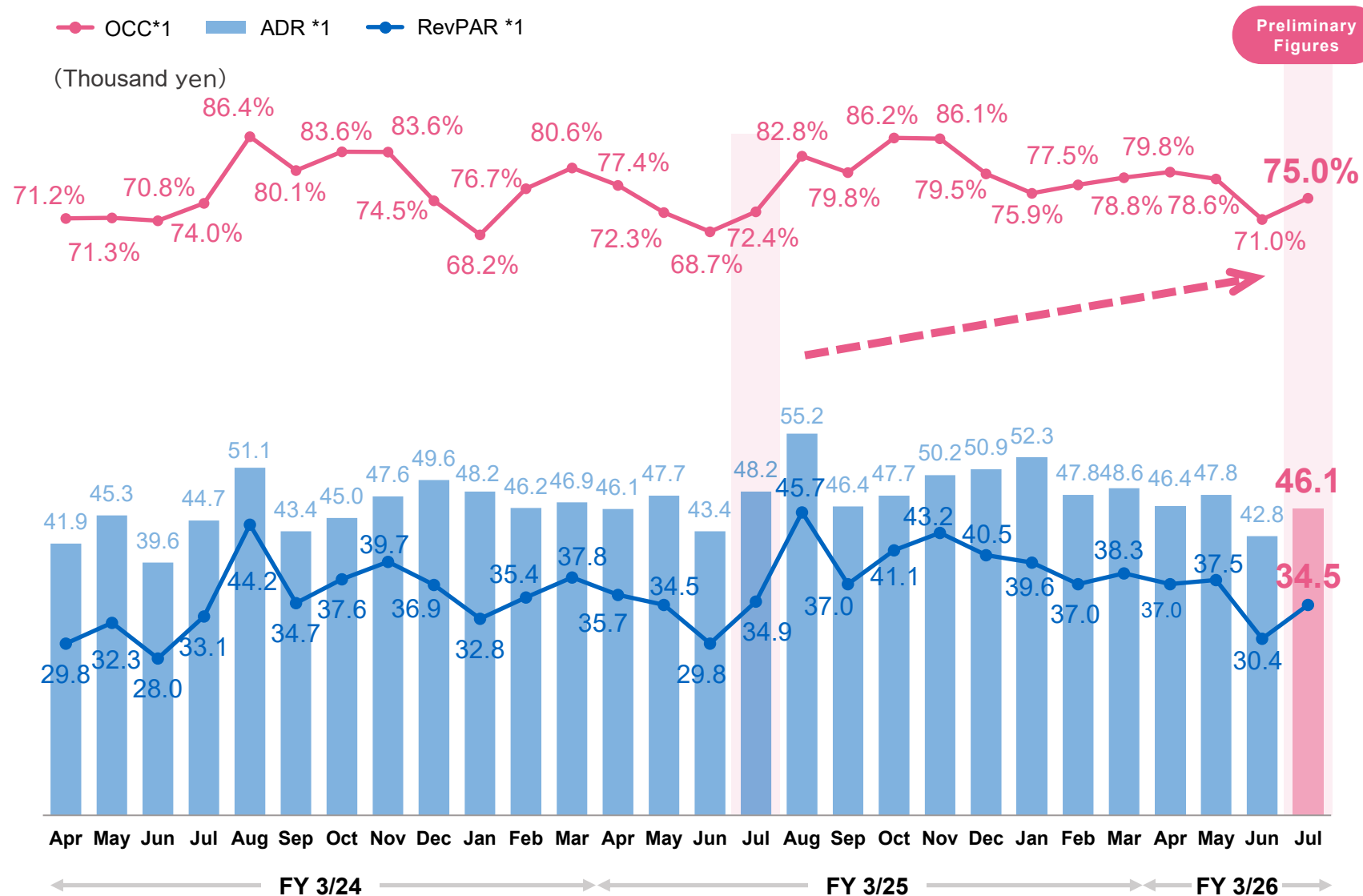
2

Reduced number of incoming customers **+0.5**
(Effect of increasing the Company website reservation ratio)

2

Large-scale renewal work decrease **+2.9**

Headquarters costs, etc. **-0.9**
(Labor costs, etc.)

Monthly Trends in Occupancy Ratio, Average Daily Rate
and RevPAR

OCC (%)

	Q1	Q2	Q3	Q4	Full Year
FY 3/25	73.0	78.4	83.9	77.4	78.2
FY 3/26	76.6	-	-	-	-
YoY	+3.7pt	-	-	-	-

ADR (thousand yen)

	Q1	Q2	Q3	Q4	Full Year
FY 3/25	45.9	50.1	49.5	49.6	48.9
FY 3/26	45.9	-	-	-	-
YoY	-0	-	-	-	-

RevPAR (thousand yen)

	Q1	Q2	Q3	Q4	Full Year
FY 3/25	33.5	39.3	41.6	38.4	38.2
FY 3/26	35.1	-	-	-	-
YoY	+1.6	-	-	-	-

*1 The table above shows figures excluding hotels that opened in April 2024 or later, in order to enable comparison under the same conditions.

Consolidated Balance Sheet

End of March 2025

Assets	Liabilities
301.4 billion yen	202.1 billion yen
Cash and Deposits 25.6 billion yen	InterestBearing Liabilities 149.2 billion yen *Include CB of30.0 billion yen
Non-Current Assets 231.6 billion yen	Net Assets 99.3 billion yen
	Treasury Stock -0.2 billion yen

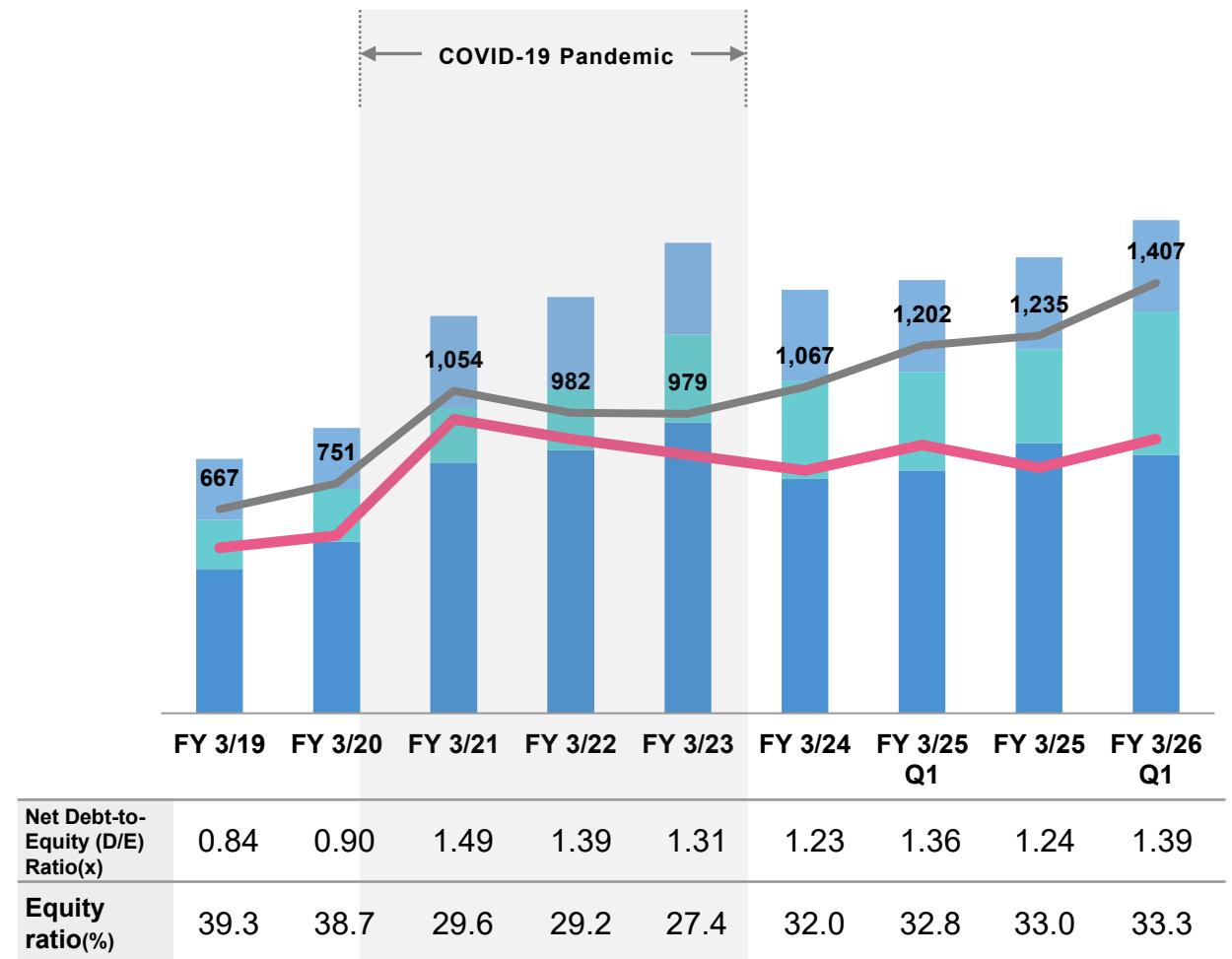
End of June 2025

Assets	Liabilities
303.6 billion yen (+2.1 billion yen)	202.5 billion yen (-0.4 billion yen)
Cash and Deposits 20.6 billion yen (-5.0 billion yen)	InterestBearing Liabilities 161.4 billion yen (+12.1 billion yen) *Include CB of30.0 billion yen
Non-Current Assets 211.5 billion yen (-20.0 billion yen)	Net Assets 101.0 billion yen (+1.7 billion yen)
	Treasury Stock -0.2 billion yen

Notes: Interest-bearing liabilities = Short-term loans payable + Current portion of bonds + Bonds + Long-term loans payable + Lease debts + Convertible bonds (CB)

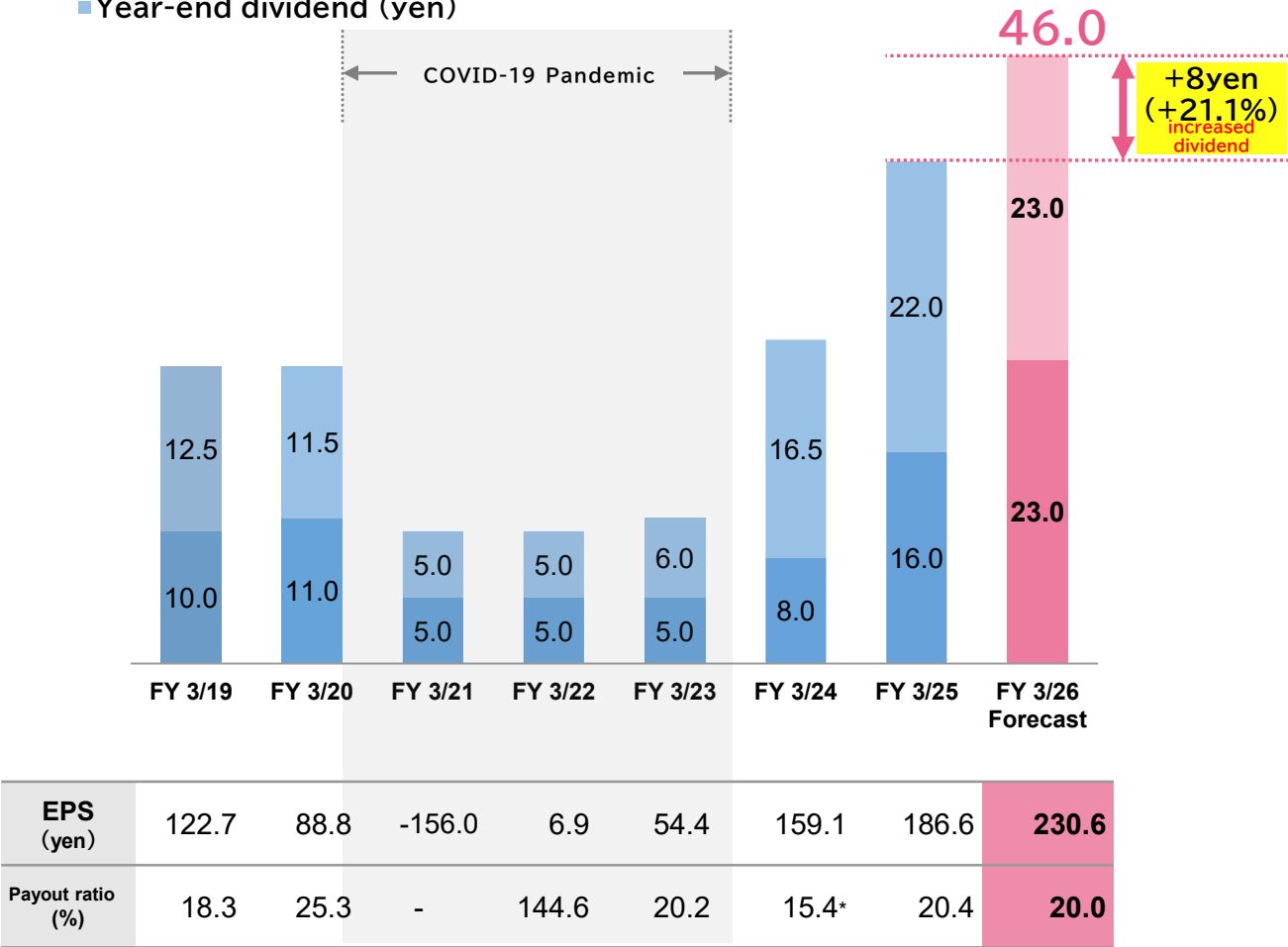
Net Debt-to-Equity (D/E) Ratio

■ Long-term loans payable
■ Convertible bonds (CB)
— Net Debt-to-Equity (D/E) Ratio
■ Short-term loans payable
— Interest-Bearing Liabilities (Net)(100 million yen)



Dividends

- Interim dividend (yen)
- Year-end dividend (yen)



* The dividend payout ratio excluding the effects of special factors in FY 3/24, i.e., the equity method investment gain of 5.02 billion yen and the impairment loss of 2.01 billion yen, is 20.3%.
Note: The dividend amount, EPS is calculated taking into account the 2-for-1 stock split of common shares on April 1, 2024.

Shareholder Benefits

- 「Shareholder Discount Electronic Vouchers」 (Jul・Dec)
- 「Long-term Shareholder Discount Electronic Vouchers」 (Jul)
- 「Shareholder Resort Hotel Benefit Electronic Vouchers」 (Jul・Dec)



Number of Shares Owned	Shareholder Discount Electronic Vouchers	Long-term Shareholder Discount Electronic Vouchers*	Shareholder Resort Hotel Benefit Electronic Vouchers*
100 shares or more ~ Less than 200 shares	2,000	2,000	1 vouchers
200 shares or more ~ Less than 500 shares	4,000	4,000	2 vouchers
500 shares or more ~ Less than 1,000 shares	8,000	6,000	
1,000 shares or more ~ Less than 2,000 shares	16,000	10,000	3 vouchers
2,000 shares or more ~ Less than 5,000 shares	30,000	20,000	10 vouchers
5,000 shares or more ~ Less than 10,000 shares	50,000	40,000	
10,000 shares or more	120,000	60,000	

* Available for shareholders who have continuously held our company's shares for 3 years or more as of March 31. The discount rates (approximate) for the "Resort Hotel Special Offer" are as follows. Please check our corporate website for details.
Weekdays (and certain specific periods): Approximately 30% off regular rates
Days before holidays and special days: Approximately 10% off regular rates

Dormitory / Hotel Development Plans

	Results				Decision made・Scheduled to be commercialized							
	FY 3/24		FY 3/25		FY 3/26		FY 3/27			FY 3/28		
Dormitories, Domeal	+12 facilities*	+1,037 rooms*	+8 facilities*	+907rooms*	+12 facilities*	+1,364 rooms*	+13 facilities*	+2,335 rooms*		+11 facilities*	+1,233 rooms*	
	Ending number of facilities	519 facilities	Ending number of facilities	526 facilities	Ending number of facilities	536 facilities	Ending number of facilities	549 facilities		Ending number of facilities	560 facilities	
	Ending guest capacity	44,057 rooms	Ending guest capacity	44,908 rooms	Ending guest capacity	46,185 rooms	Ending guest capacity	48,520 rooms		Ending guest capacity	49,753 rooms	
	Leasing rate	86.9%	Leasing rate	87.1%	Leasing rate	87.1%	Leasing rate	87.1%		Leasing rate	86.8%	
	[L] Hirosaki, [L] Sendai Komatsushima, [L] Sendai Teppochō, [L] Yamagata Honcho, [L] Asuto Nagamachi, [L] Otsuka, [L] Kasai Global House, [L] Sagami ono, [L] Nakano-sakaue, [L] Yamatominami, [L] Kyoto Saiin, [L] Kobe Yamate		[L] Omori-Kita, [L] Sakai Kaigan Dori, [L] Nishi-Kasai North Exit, [L] Nishi-Kasai South Exit, [L] Chikusa Minami, [L] Osaka Kyobashi, [L] Global House Nigawa, [L] KU ROKKO HOUSE		[L]Sapporo Nishi 11, [L]Sapporo Nishi 18, [L]Takamatsu, [L]Sendai Kawauchi, [L]Nishioji Gojo, [L]Mibu Sanjo, [L]Sakado Ekimae, [L]Mei Eki Kamejima Annex, [L]Tokushima, Okayama Minamigata, [L]Urayasu3, [L]Sagami Ohno2		Hokkaido 1 FAC Tohoku —	—		Hokkaido — Tohoku —	—	
Dormy Inn	+4 facilities*	+750 rooms*	+1 facility*	+78 rooms*	+4 facilities*	+637 rooms*	+6 facilities*	+1,099 rooms*		+6 facilities*	+1,087 rooms*	
	Ending number of facilities	95 facilities	Ending number of facilities	96 facilities	Ending number of facilities	100 facilities	Ending number of facilities	106 facilities		Ending number of facilities	112 facilities	
	Ending guest capacity	17,107 rooms	Ending guest capacity	17,180 rooms	Ending guest capacity	17,817 rooms	Ending guest capacity	18,916 rooms		Ending guest capacity	20,003 rooms	
	Leasing rate	97.5%	Leasing rate	98.5%	Leasing rate	96.9%	Leasing rate	92.3%		Leasing rate	90.2%	
	Express Toyohashi, Nono Asakusa Bettei, [L] Nono Beppu, [L] Aomori		[L] global cabin Yokohama China town. (reopening)		Tsuruga, Express Unnan, [L] Nono Fukui, [L] Kumamoto		Stdard 4FAC 786rooms		Standard — —		— —	
							Premium — —		Premium 1FAC 222rooms			
							Onyado Nono — —		Onyado Nono 5FAC 865rooms			
							EXPRESS 2FAC 313rooms		EXPRESS — —			
Resorts	+1 facility*	+75 rooms*			+2 facility*	+306 rooms*	+3 facilities*	+203 rooms*		+2 facilities*	+146 rooms*	
	Ending number of facilities	42 facilities	Ending number of facilities	42 facilities	Ending number of facilities	44 facilities	Ending number of facilities	47 facilities		Ending number of facilities	49 facilities	
	Ending guest capacity	4,260 rooms	Ending guest capacity	4,260 rooms	Ending guest capacity	4,566 rooms	Ending guest capacity	4,769 rooms		Ending guest capacity	4,915 rooms	
	Leasing rate	73.8%	Leasing rate	73.8%	Leasing rate	74.1%	Leasing rate	71.0%		Leasing rate	68.9%	
	[L] La Vista Yokosuka Kannonzaki Terrace				Kyoto Omuro Kadensho, [L] La Vista Atami Terrace		Japanese style — —		Japanese style 1FAC 69rooms		— —	
							LA VISTA 1FAC 62rooms		LA VISTA 1FAC 77rooms			
							Resorts style 1FAC 51rooms		Resorts style — —			
							Remodel 1FAC 90rooms		Remodel — —			
Companywide leasing rate	88.7 %		89.2%		88.8%		87.4%			86.6%		

* Indicates numbers of increases in facilities and rooms from development projects (does not indicate numbers of increases from the end of the previous year for facilities and rooms in operation at the end of the year)

(Note) [L] indicates a leased property; texts with underline indicate properties planned for real-estate securitization in the future; Red letters indicate planned commercialization.

《FY 3/26 Consolidated Financial Forecasts》

***Officially announced on May 23, 2025**

Expect highest profits also for FY26 in plan as three consecutive years, expect to hit 25 billion Yen operating income and 21.1% increase of dividend

Dormitory Business

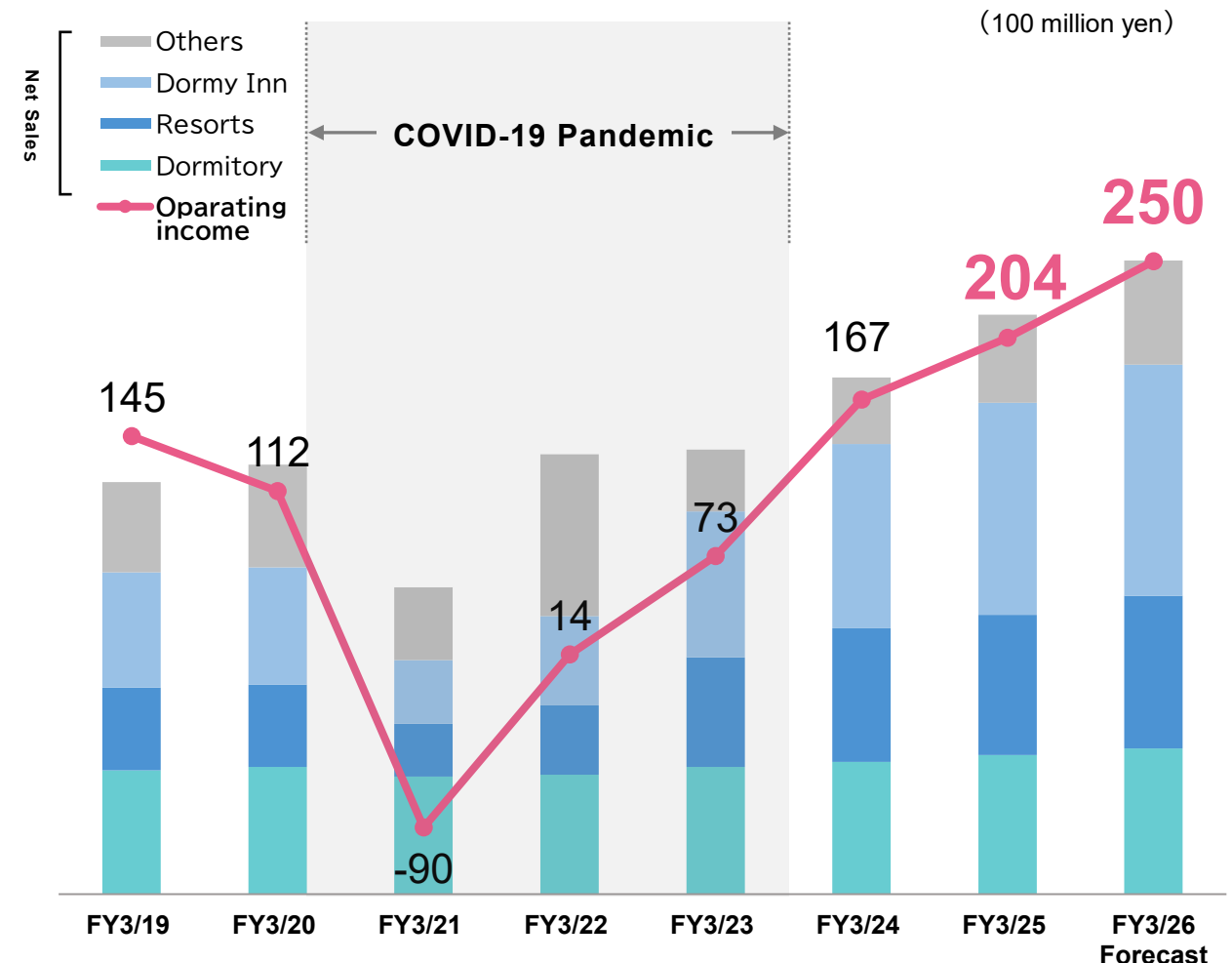
- In April, OCC ratio was successfully started high as 97.4% (0.4% higher on YoY basis) by newly opening 12 facilities with 1,364 rooms
- Increased income by opening new facilities and increased both sales and income by steadily optimizing sales prices.

Hotel Business

- 6 facilities with 943 rooms are expected to be opened as "First year of aggressive new development & new opening"
- Well capturing strong trend of demand both by domestic and inbound, strongly continued thorough revenue management by dynamic pricing.

Others

Expected 1.8 billion Yen sales profit by 4 facility's real estate securitization
In order to recover capital and offset start-up costs.

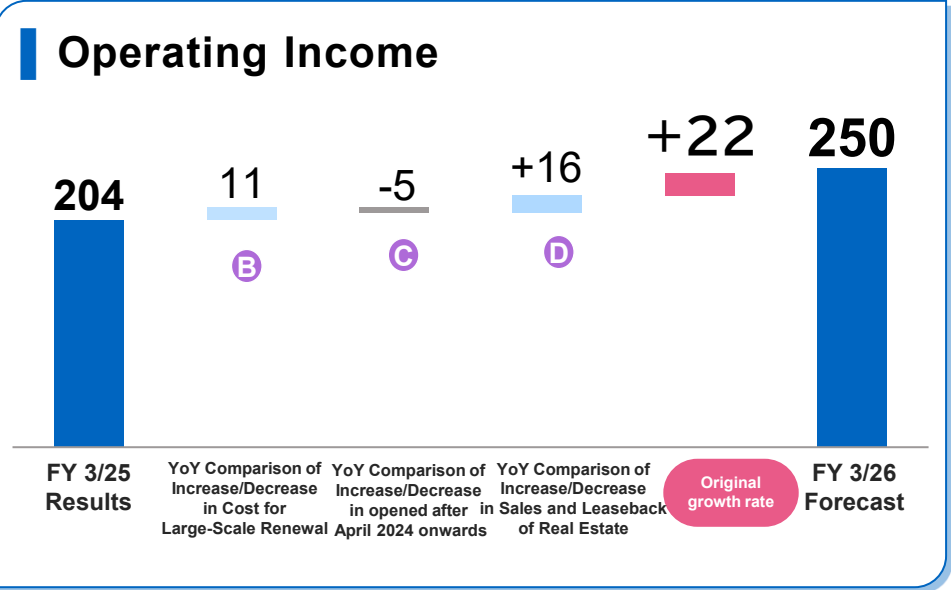


Consolidated Financial Forecast: Main Financial Indicators

(100 million yen)

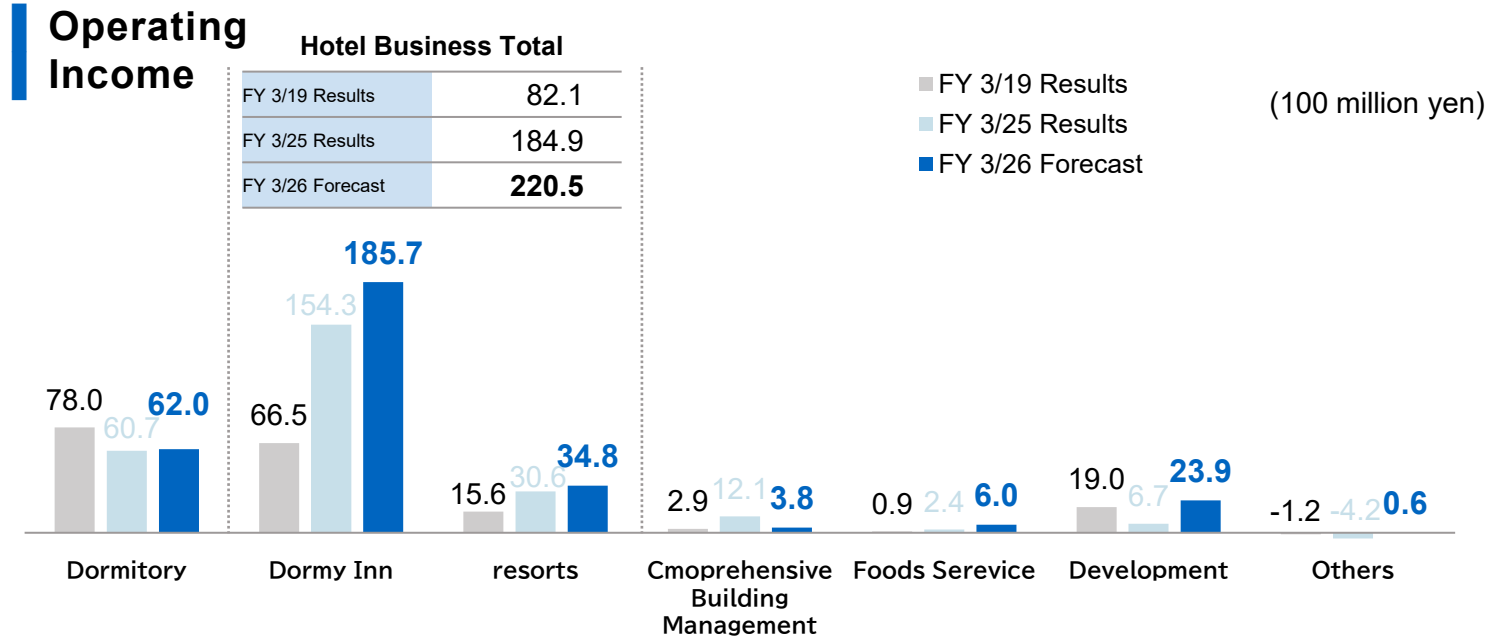
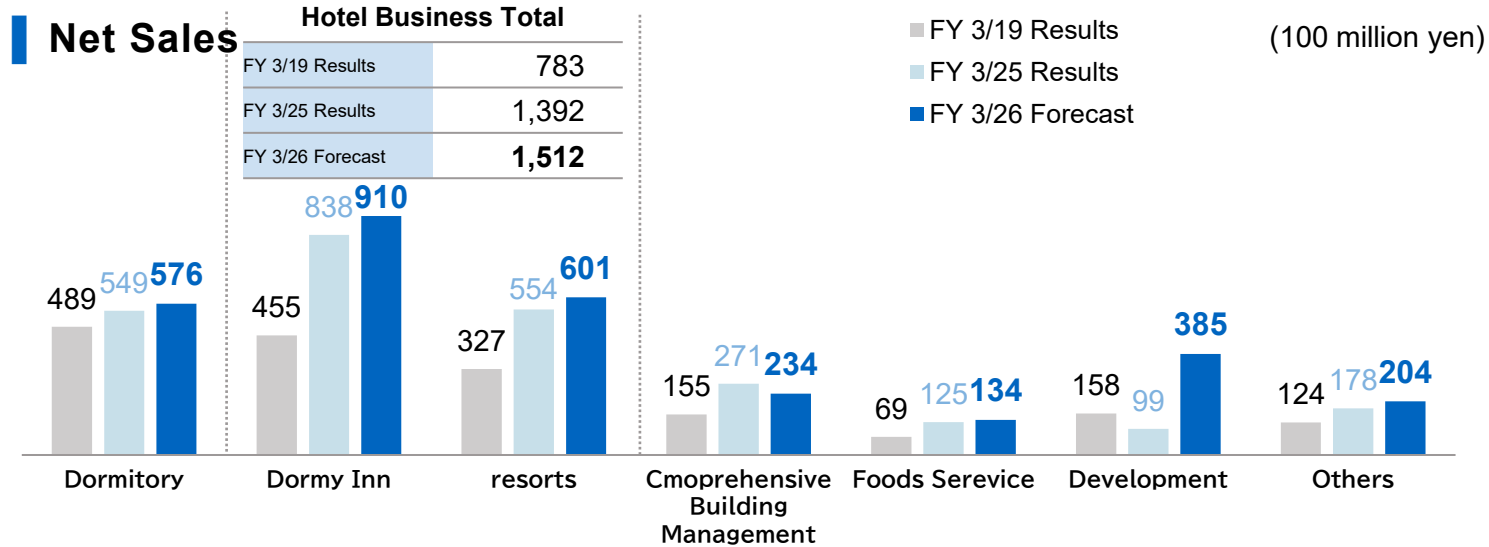
	FY 3/25 Results (4/2024–3/2025)	FY 3/26 Forecast (4/2025–3/2026)	YoY Comparison Ⓐ	
Net Sales	2,289	2,740	+450	+19.7%
Operating Income	204	250	+45	+22.0%
Ordinary Income	214	250	+35	+16.7%
Net Income	145	180	+34	+23.6%
EPS (yen)	186.6	230.6	+44.0	+23.6%
DPS (yen)	38.0	46.0	+8	+21.1%
Depreciation Expense	77	95	+17	+23.1%
Cash Flow*	222	275	+52	+23.4%
Capital Investment	480	550	+69	+14.5%

Special Causes			YoY Comparison without Factors on the Left Ⓐ-Ⓑ-Ⓒ-Ⓓ	
YoY Comparison of Increase/Decrease in Cost for Large-Scale Renewal Ⓑ	YoY Comparison of Increase/Decrease in opened after April 2024 onwards Ⓒ	YoY Comparison of Increase/Decrease in Sales and Leaseback of Real Estate Ⓓ		
-7	+39	+287	+131	+5.7%
+11	-5	+16	+22	+11.1%



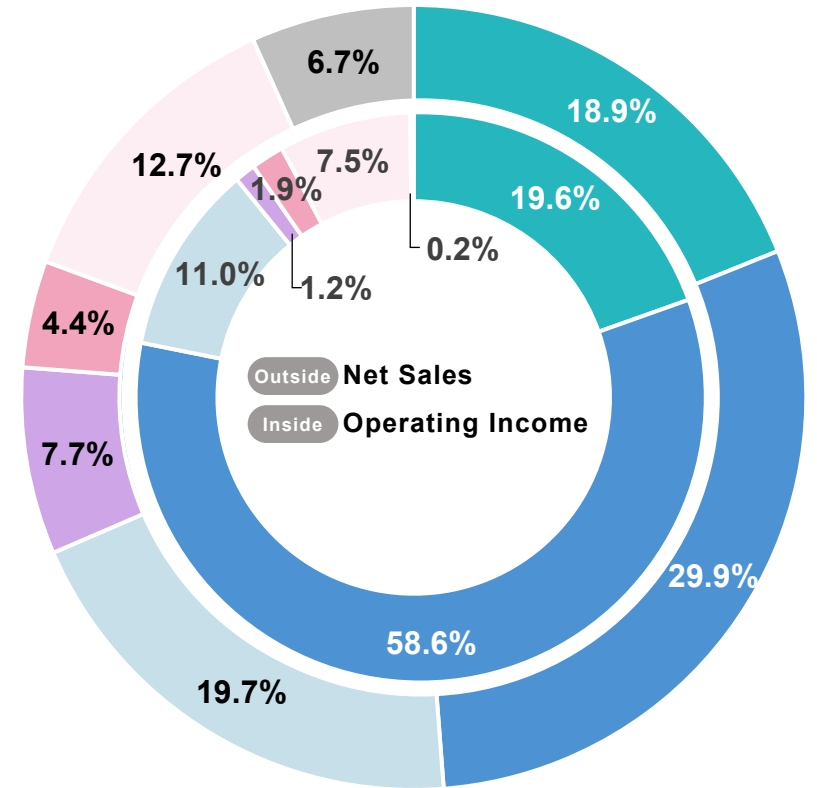
* Cash Flow: Net Income + Depreciation Expense

Consolidated Financial Forecast: Breakdown by Segments



Breakdown by Segments FY 3/26 Forecast (Before eliminations of intersegment transactions)

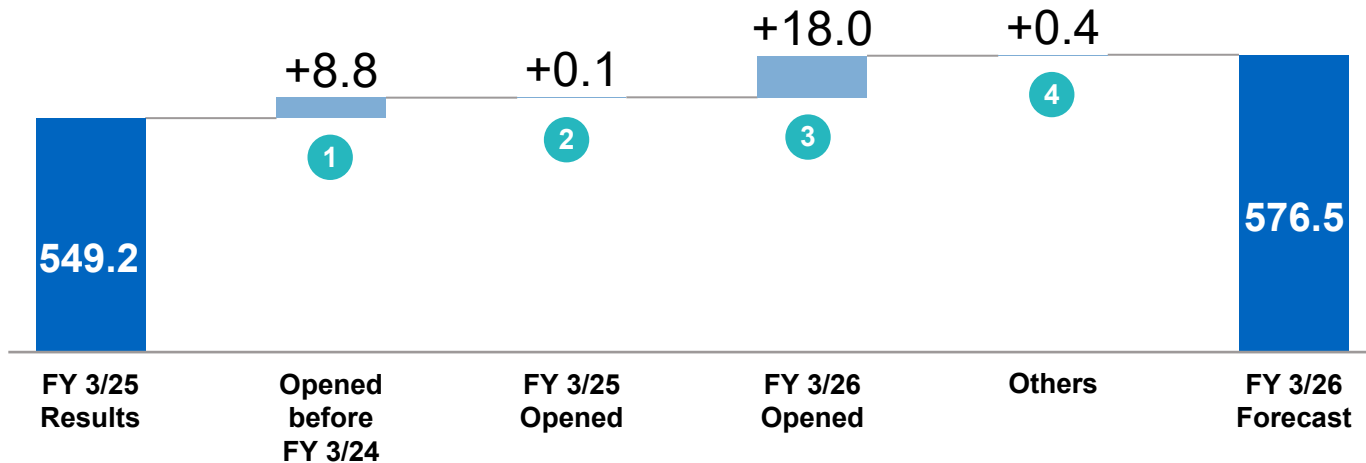
■ Dormitory
 ■ Dormy Inn
 ■ Resorts
 ■ Comprehensive Building Management
 ■ Foods Service
 ■ Development
 ■ Others



Net Sales

+27.3(+5.0%)YoY

(100 million yen)



1

Sales increase due to optimization of sales prices

+11.9

Revenue decrease due to reduced occupancy

-3.1

2

Sales increase due to optimization of sales prices

+0.9

Revenue decrease due to reduced occupancy

-0.8

3

FY 3/26 Newly opened: 12 facilities 1,364 rooms

Dormy Sagami Ohno2	53	Dormy Mei Eki Kameshima Annex	89
Dormy Sagami Ohno2	172	Dormy MibuSanjo	77
Dormy Urayasu3	33	Dormy Nishioji Gojo	114
Dormy Sapporo Nishi 18	147	Dormy Okayama Minamigata	178
Dormy Sapporo Nishi 11	100	Dormy Takamatsu Nishikicho	126
Dormy Sendai Kawauchi Hills	156	Tokushima University affiliated International Dormitory Azur	119

4

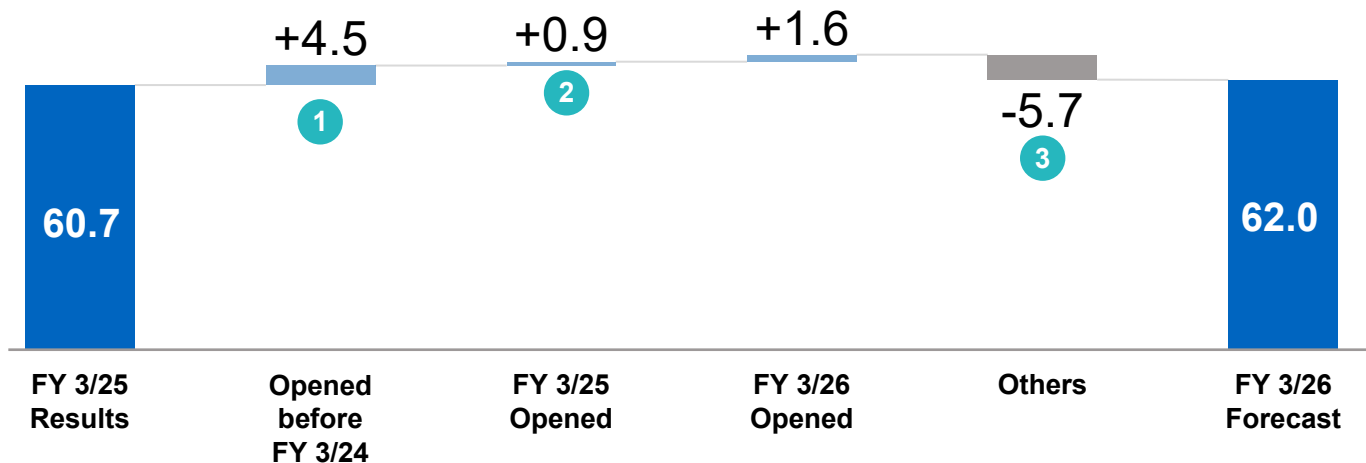
Contracted Business, etc.

+0.4

Operating Income

+1.2(+2.0%)YoY

(100 million yen)



1

Profit increase due to optimization of sales prices

+11.1

Profit decrease from reduced occupancy

-3.1

Cost inflation, etc.

-3.5

(Food costs, renovation costs, utilities, etc.)

2

Profit increase due to optimization of sales prices

+0.7

Profit decrease from reduced occupancy

-0.8

Decrease in opening expenses

+1.0

3

Headquarters costs

-5.7

(Sales promotion etc.)

As for dormitory business, we opened newly for 3 prefectures
in Okayama, Kagawa and Tokushima

Dormitory Business ※All opened in April, 2025

Name of facility	Prefecture	Number of rooms
Dormy Sagami Ohno2	Kanagawa	53
Dormy Sakado Ekimae	Saitama	172
Dormy Urayasu3	Chiba	33
Dormy Sapporo Nishi 18	Hokkaido	147
Dormy Sapporo Nishi 11	Hokkaido	100
Dormy Sendai Kawauchi Hills	Miyagi	156
Dormy Mei Eki Kameshima Annex	Aichi	89
Dormy MibuSanjo	Kyoto	77
Dormy Nishioji Gojo	Kyoto	114
Dormy Okayama Minamigata	Okayama	178
Dormy Takamatsu Nishikicho	Kagawa	126
Tokushima University affiliated International Dormitory Azur	Tokushima	119
In Total	12 Facilities	1,364 Rooms



Dormy Okayama
Minamigata



Tokushima University affiliated
International Dormitory Azur



Dormy Takamatsu
Nishikicho

In operation 27

■ In operation (Already)
■ No operation (Not yet)

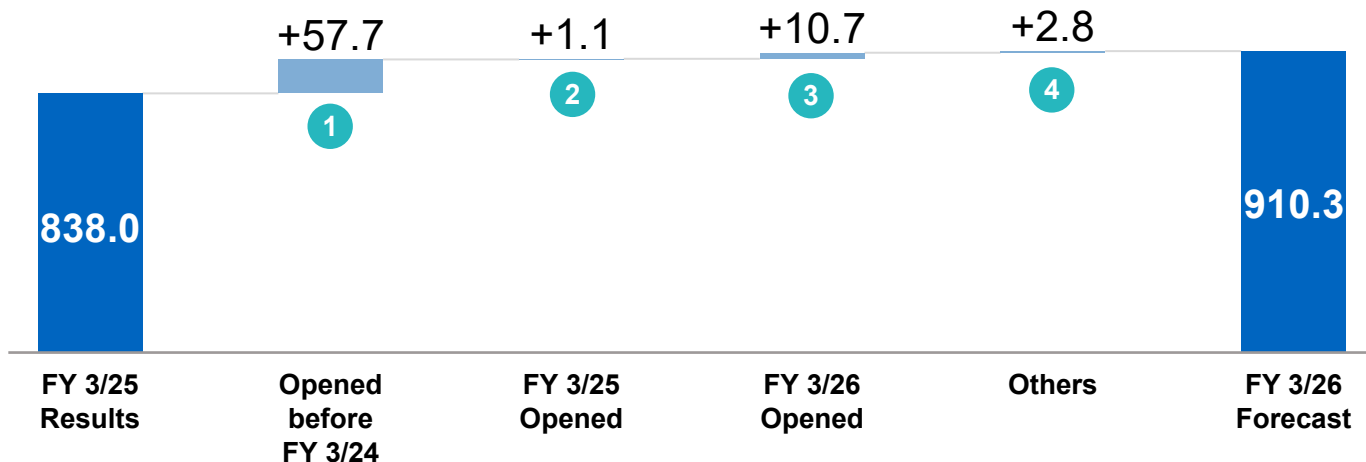
Seniro-Life Business

Name of facility	Prefecture	Number of Rooms	Month opened
OoicyouFutaba	Tokyo	70	April, 2025
Ohmori-cho	Tokyo	80	Oct. 2025
In Total	2 facilities	150 rooms	

Net Sales

+72.2(+8.6%)YoY

(100 million yen)



1 Sales growth due to higher RevPAR: +57.7
 14,549 yen (YoY +753 yen)

2 FY 3/25 Newly opened: 1 facilities 78 rooms

Oct. global cabin Yokohama Chugoku town (reopening) 78

3 FY 3/26 Newly opened: 4 facilities 637 rooms

Oct. Tsuruga 199 Nov. Onyado Nono Kumamoto 191

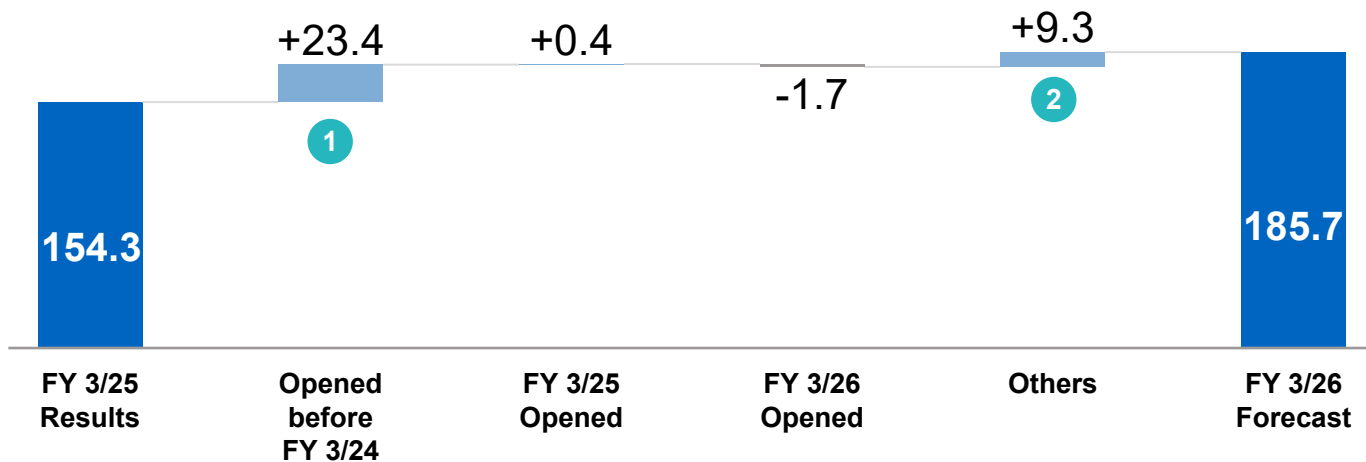
Oct. EXPRESS Unnan 94 Feb. Onyado Nono Fukui 156

4 Large-scale renewal work increase/decrease +2.3
 Seoul Gangnam(South Korea) , etc. +0.5

Operating Income

+31.3(+20.3%)YoY

(100 million yen)



1 Income growth due to higher RevPAR: +41.5
Cost inflation -18.1
 (Food costs, renovation costs, utilities, etc.)

2 Large-scale renewal work increase/decrease +15.4
 Headquarters costs, etc. -6.1

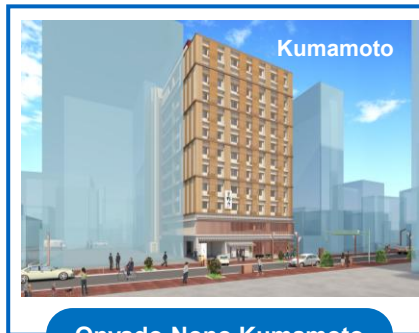
Newly opened 4 facilities mainly for series of “NONO”

Dormy Inn Business

Name of facility	Prefecture	Number of rooms	Month to be opened
Tsuruga	Fukui	199	Oct. 2025
EXPRESS Unnan	Shimane	94	Oct. 2025
Onyado Nono Kumamoto	Kumamoto	191	Nov. 2025
Onyado Nono Fukui	Fukui	153	Feb. 2026
In Total	4 facilities	637 rooms	

In operation 40

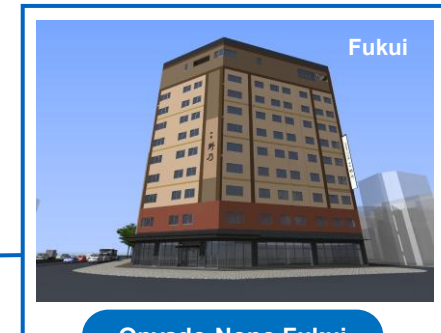
■ In operation (Already)
 ■ No operation (Not yet)



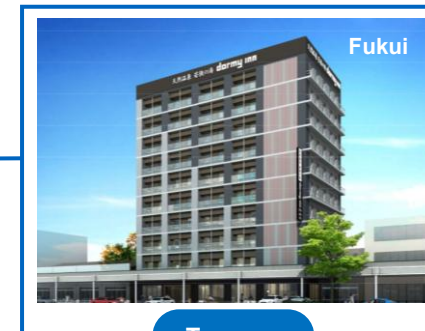
Onyado Nono Kumamoto



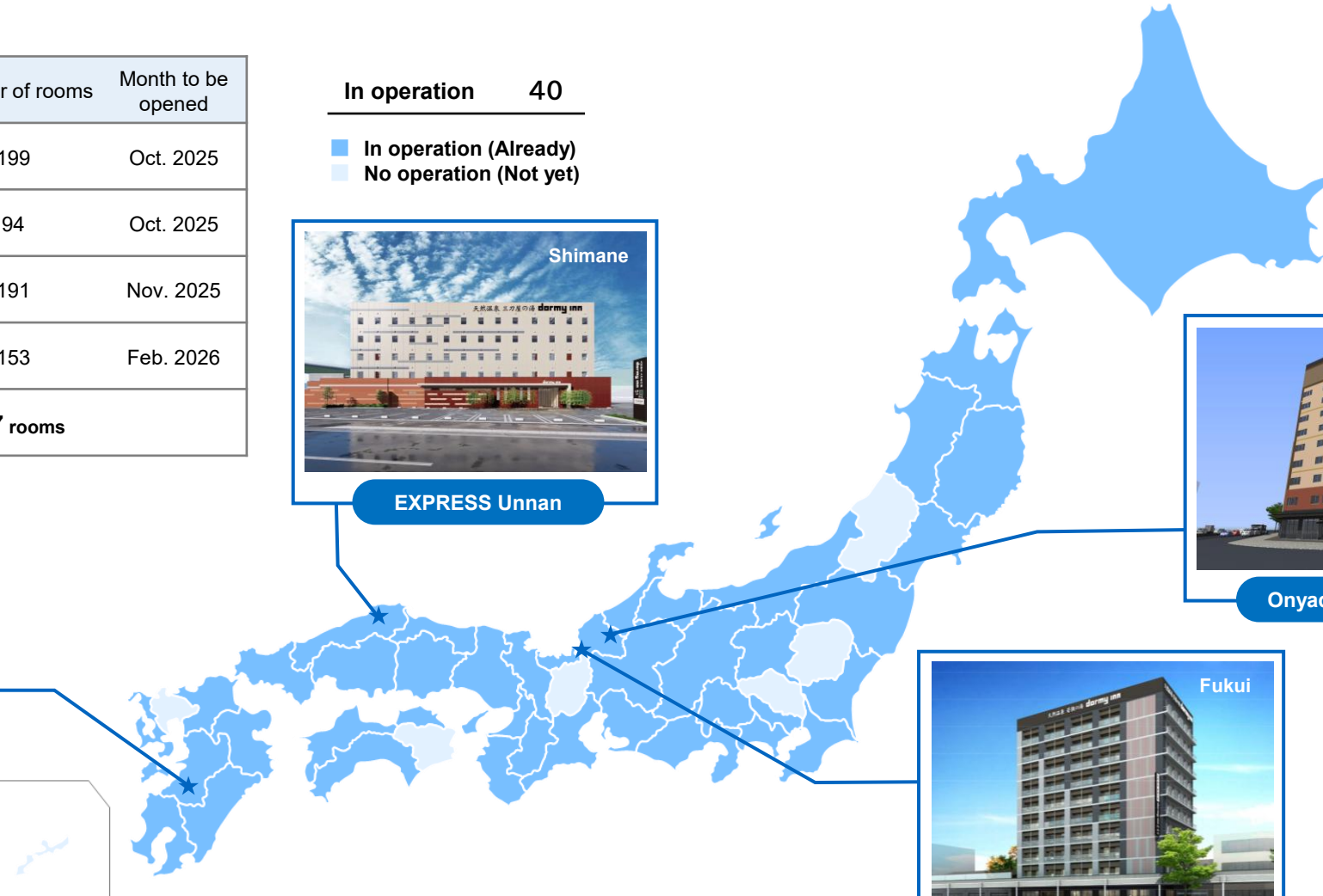
EXPRESS Unnan



Onyado Nono Fukui

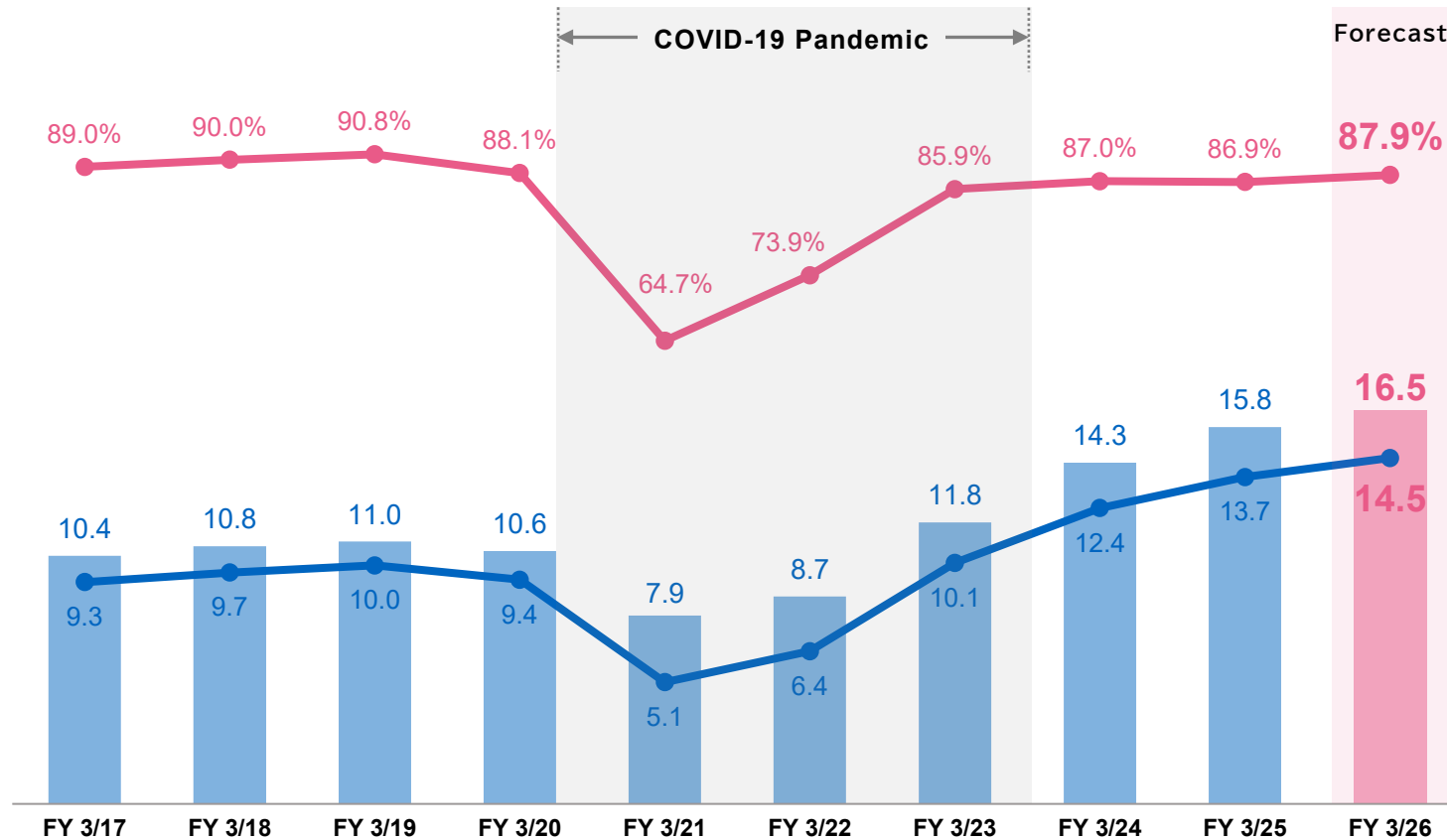


Tsuruga



—●— OCC ■ ADR —●— RevPAR

(Thousand yen)



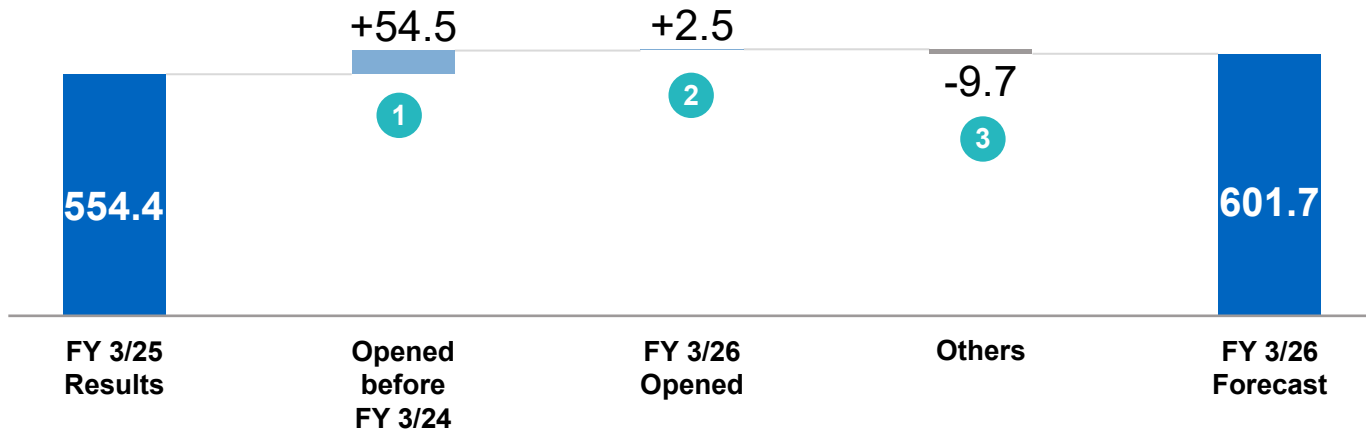
	FY 3/25	FY 3/26	YoY
OCC (%)	86.9	87.9	+1.0pt
ADR (thousand yen)	15.8	16.5	+4.3%
RevPAR (thousand yen)	13.7	14.5	+5.5%

Note: The table above shows figures excluding hotels that opened in April 2024 or later, in order to enable comparison under the same conditions.

Net Sales

+47.2 (+8.5%) YoY

(100 million yen)



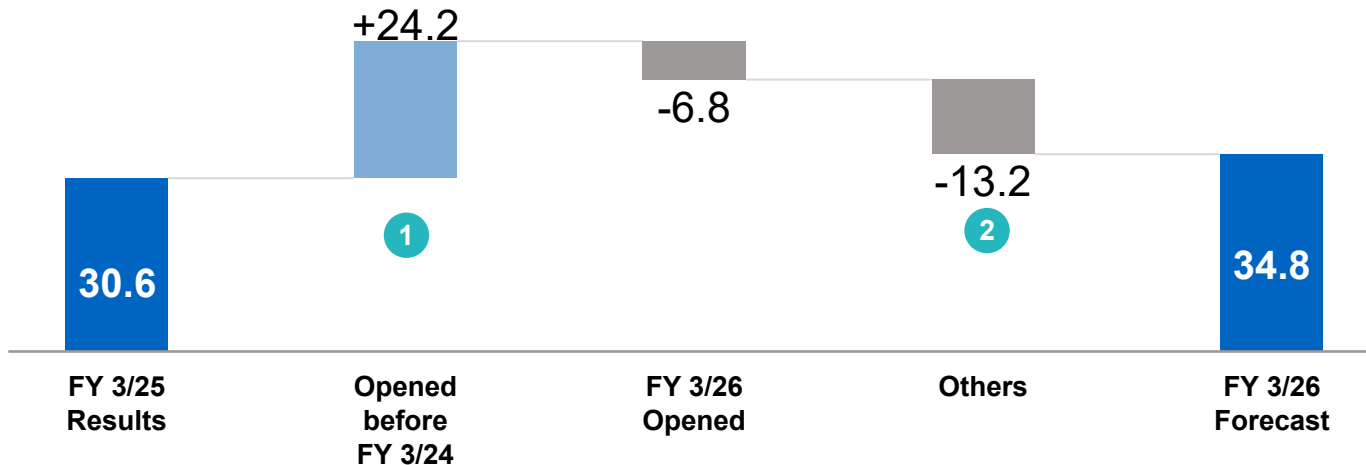
- 1 Sales growth due to higher RevPAR: +54.5**
41,833 yen (YoY +3,615 yen)
- 2 FY 3/26 Newly opened: 2 facilities 306 rooms**

Mar.	Kyoto Omuro Kadensho	67
Mar.	La Vista Atami Terrace	239
- 3 Large-scale renewal work increase/decrease -9.7**

Operating Income

+4.1 (+13.6%) YoY

(100 million yen)



- 1 Income growth due to higher RevPAR: +34.7**
Cost inflation -10.5
(Food costs, renovation costs, utilities, etc.)
- 2 Large-scale renewal work increase/decrease -3.5**
Headquarters costs, etc. -9.7

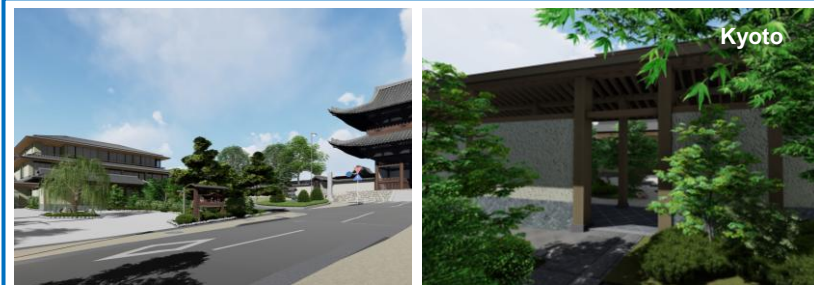
Opening a type of hotel complex "La Vista Atami Terrace"

Resort Business

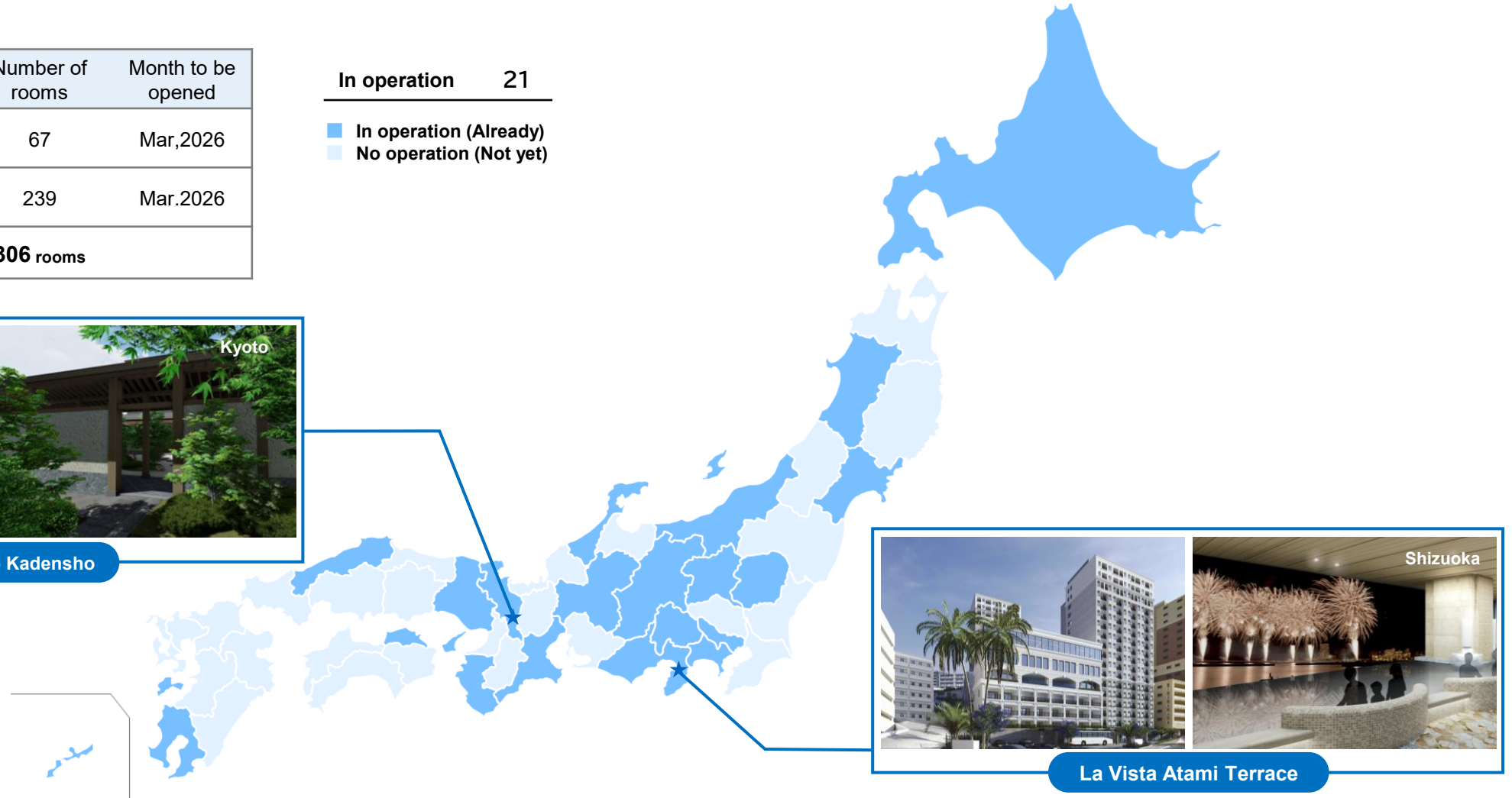
Name of facility	Prefecture	Number of rooms	Month to be opened
Kyoto Omuro Kadensho	Kyoto	67	Mar,2026
La Vista Atami Terrace	Shizuoka	239	Mar,2026
In Total	2 facilities	306 rooms	

In operation 21

■ In operation (Already)
■ No operation (Not yet)



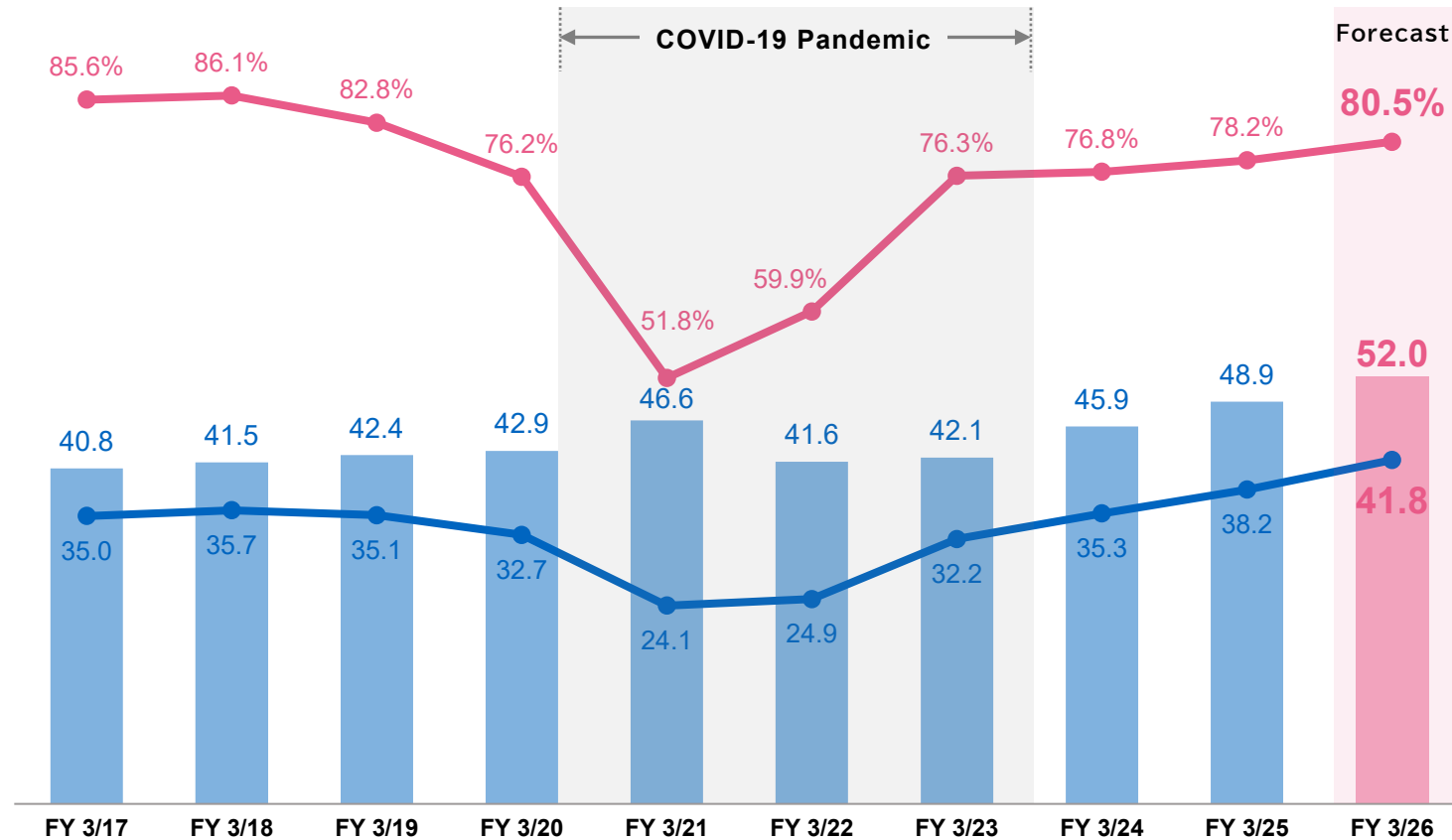
Kyoto Omuro Kadensho



La Vista Atami Terrace

● OCC ■ ADR ● RevPAR

(Thousand yen)



	FY 3/25	FY 3/26	YoY
OCC (%)	78.2	80.5	+2.2pt
ADR (thousand yen)	48.9	52.0	+6.4%
RevPAR (thousand yen)	38.2	41.8	+9.4%

Note: The table above shows figures excluding hotels that opened in April 2024 or later, in order to enable comparison under the same conditions.

Dormitory / Hotel Development Plans

	Results				Decision made・Scheduled to be commercialized							
	FY 3/24		FY 3/25		FY 3/26		FY 3/27		FY 3/28			
Dormitories, Domeal	+12 facilities*	+1,037 rooms*	+8 facilities*	+907rooms*	+12 facilities*	+1,364 rooms*	+10 facilities*	+2,195 rooms*	+11 facilities*	+1,245 rooms*		
	Ending number of facilities	519 facilities	Ending number of facilities	526 facilities	Ending number of facilities	536 facilities	Ending number of facilities	546 facilities	Ending number of facilities	557 facilities		
	Ending guest capacity	44,057 rooms	Ending guest capacity	44,908 rooms	Ending guest capacity	46,185 rooms	Ending guest capacity	48,380 rooms	Ending guest capacity	49,625 rooms		
	Leasing rate	86.9%	Leasing rate	87.1%	Leasing rate	87.1%	Leasing rate	87.0%	Leasing rate	86.5%		
	[L] Hirosaki, [L] Sendai Komatsushima, [L] Sendai Teppochō, [L] Yamagata Honcho, [L] Asuto Nagamachi, [L] Otsuka, [L] Kasai Global House, [L] Sagami ono, [L] Nakano-sakaue, [L] Yamatominami, [L] Kyoto Saiin, [L] Kobe Yamate		[L] Omori-Kita, [L] Sakai Kaigan Dori, [L] Nishi-Kasai North Exit, [L] Nishi-Kasai South Exit, [L] Chikusa Minami, [L] Osaka Kyobashi, [L] Global House Nigawa, [L] KU ROKKO HOUSE		[L] Sapporo Nishi 11, [L] Sapporo Nishi 18, [L] Takamatsu, [L] Sendai Kawauchi, [L] Nishioji Gojo, [L] Mibu Sanjo, [L] Sakado Ekimae, [L] Mei Eki Kamejima Annex, [L] Tokushima, Okayama Minamigata, [L] Urayasu3, [L] Sagami Ohno2		Hokkaido – Tohoku – Kanto/Koshinetsu 5 FAC Tokai/Hokuriku – Kinki 2 FAC Chugoku/Shikoku 1 FAC Kyushu/Okinawa 2 FAC		Hokkaido – Tohoku – Kanto/Koshinetsu 3 FAC Tokai/Hokuriku 2 FAC Kinki 6 FAC Chugoku/Shikoku – Kyushu/Okinawa –			
Dormy Inn	+4 facilities*	+750 rooms*	+1 facility*	+78 rooms*	+4 facilities*	+637 rooms*	+6 facilities*	+1,135 rooms*	+6 facilities*	+1,123 rooms*		
	Ending number of facilities	95 facilities	Ending number of facilities	96 facilities	Ending number of facilities	100 facilities	Ending number of facilities	106 facilities	Ending number of facilities	112 facilities		
	Ending guest capacity	17,107 rooms	Ending guest capacity	17,180 rooms	Ending guest capacity	17,817 rooms	Ending guest capacity	18,952 rooms	Ending guest capacity	20,075 rooms		
	Leasing rate	97.5%	Leasing rate	98.5%	Leasing rate	96.9%	Leasing rate	92.1%	Leasing rate	89.8%		
	<u>Express Toyohashi</u> , <u>Nono Asakusa Bettei</u> , [L] Nono Beppu, [L] Aomori		[L] global cabin Yokohama China town. (reopening)		<u>Tsuruga</u> , <u>Express Unnan</u> , [L] Nono Fukui, [L] Kumamoto		Hokkaido 1 FAC Tohoku 1 FAC Kanto/Koshinetsu 1 FAC Tokai/Hokuriku 1 FAC Kinki 1 FAC Chugoku/Shikoku – Kyushu/Okinawa 1 FAC		Hokkaido 1 FAC Tohoku – Kanto/Koshinetsu 1 FAC Tokai/Hokuriku 1 FAC Kinki 1 FAC Chugoku/Shikoku 2 FAC Kyushu/Okinawa –			
Resorts	+1 facility*	+75 rooms*			+2 facility*	+306 rooms*	+3 facilities*	+203 rooms*	+2 facilities*	+146 rooms*		
	Ending number of facilities	42 facilities	Ending number of facilities	42 facilities	Ending number of facilities	44 facilities	Ending number of facilities	47 facilities	Ending number of facilities	49 facilities		
	Ending guest capacity	4,260 rooms	Ending guest capacity	4,260 rooms	Ending guest capacity	4,566 rooms	Ending guest capacity	4,769 rooms	Ending guest capacity	4,915 rooms		
	Leasing rate	73.8%	Leasing rate	73.8%	Leasing rate	74.1%	Leasing rate	71.0%	Leasing rate	67.5%		
	[L] La Vista Yokosuka Kannonzaki Terrace				<u>Kyoto Omuro Kadensho</u> , [L] La Vista Atami Terrace		Hokkaido – Tohoku – Kanto/Koshinetsu – Tokai/Hokuriku 1 FAC Kinki 1 FAC Chugoku/Shikoku – Kyushu/Okinawa 1 FAC		Hokkaido – Tohoku – Kanto/Koshinetsu 1 FAC Tokai/Hokuriku – Kinki – Chugoku/Shikoku – Kyushu/Okinawa 1 FAC			
Companywide leasing rate	88.7 %		89.2%		88.8%		87.3%		86.2%			

* Indicates numbers of increases in facilities and rooms from development projects (does not indicate numbers of increases from the end of the previous year for facilities and rooms in operation at the end of the year)

(Note) [L] indicates a leased property; texts with underline indicate properties planned for real-estate securitization in the future; Red letters indicate planned commercialization.

Important notes

As used in these Notes, "presentation" refers to this Document explained or distributed by Kyoritsu Maintenance Co., Ltd. ("Kyoritsu" hereinafter), as well as oral presentations, questions and answers, and information provided in writing or orally. This presentation (including related oral explanations and questions and answers) does not constitute, state, or form, under any legal jurisdiction, a part of any proposal, guidance, or solicitation to purchase, acquire, apply for, exchange, trade, or otherwise dispose of any securities, or solicitation of any vote or approval.

Companies invested in by Kyoritsu, whether directly or indirectly, are separate companies. The term "Kyoritsu" may be used in this presentation for convenience' sake to refer to Kyoritsu and its subsidiaries in general. Similarly, the term "the Company" (including "we," "us," and "our") may be used to refer to the subsidiaries in general or to persons working for them. These terms also may be used in cases in which it would not be useful to specify a specific company.

Forward-looking statements

This presentation and materials distributed in connection with this presentation include forward-looking statements, ideas, or views regarding the Company's future businesses and future positions and results, including Kyoritsu estimates, projections, goals, and plans. While forward-looking statements often include terms such as "targets," "plans," "believes," "hopes," "continues," "expects," "aims," "intends," "will," "may," "should," "would," "could," "anticipates," "estimates," "projects," or similar terms, or negative expressions thereof, that is not necessarily always the case. The forward-looking statements in this document are based on current assumptions and ideas in light of the information currently available to the Company. Forward-looking statements are not guarantees by the Company or its executives of future business results, and they involve risks, both known and unknown, uncertainties, and other factors. Risks and uncertainties include, but are not limited to, the economic conditions of the Company's businesses, including general economic conditions in Japan and around the world, as well as the appearance or development of competing products, decisions by regulators and the timing thereof, and natural disasters. As a result of such factors, the Company's actual business performance, results, and financial details may differ substantially from the future business performance, results, and financial details described, whether explicitly or implicitly, in forward-looking statements. The Company and its executives make no guarantee of any kind regarding the ultimate accuracy of projections indicated in forward-looking statements, and actual business performance or results may differ substantially. Recipients of this presentation should not depend excessively on forward-looking statements. Kyoritsu is under no obligation to update the forward-looking statements contained in this presentation or presented by the Company through other means. Past performance is no indicator of future results, and Kyoritsu's business results as contained in this presentation are neither indicators, forecasts, projections, nor estimates of its future business results.

よい朝のために。

よい朝のために。

KY**RITSU**
HOTELS & DORMITORIES