

Star Mica (3230) FY Nov 2018 2st Quarter (2Q) Financial Result (Summary)

On track to achieve record high sales and profit for this year.

★PL

(Unit : million)

	FY2016	FY2017	FY2017 2Q	FY2018 2Q	FY2018 (Forecast)
Sales	20,973	23,075	12,306	17,554	26,059
Gross Profit	5,519	6,159	3,493	4,447	6,501
Operating Income	3,258	3,575	2,272	2,981	3,669
Recurring profit	2,581	2,982	1,951	2,673	3,112
Net income	1,678	2,068	1,353	1,817	2,144
Dividend per share ※	23.0	29.0	-	-	31.0

- ✓ With increased interest in utilizing existing housing, our pre-owned condominiums attract increased demand.
- ✓ Accelerating condominium sales activities to meet increasing demand. Recurring profit expanded to 1.3 times (YoY*)

(YoY*) = year-on-year, = over the same period of the previous year, = 2017 1st quarter vs. 2018 1st quarter

(※) Past figures reflect following stock splits. Stock split: 2 for 1 on Oct. 1, 2017.

★Composition of Gross profit

	FY2016	FY2017	FY2017 2Q	FY2018 2Q	FY2018 (Forecast)
Pre-owned Condos	3,857	4,158	2,180	2,346	4,617
Rent	1,797	1,874	915	1,013	2,234
Sales	2,204	2,332	1,274	1,338	2,443
MTM Loss	-143	-48	-8	-5	-60
Investment business	1,334	1,711	1,148	1,905	1,575
MTM Loss	-0	-	-	-	-
Advisory business	328	290	164	194	309
Gross Profit	5,519	6,159	3,493	4,447	6,501

- ✓ Pre-owned condominium business realized increase in both sales and profit from healthy market growth.
- ✓ Investment business contributed through property sales, meeting demand with efficient marketing strategy.

★BS

	FY2016	FY2017	FY2018 2Q
Cash and deposits	3,260	2,265	2,745
Inventories	39,221	44,808	51,428
Tangible fixed assets	8,004	6,366	2,219
Total assets	51,651	54,683	57,804
Short-term liabilities	4,941	5,196	8,155
Long-term liabilities	32,804	33,976	32,550
Shareholder's equity	13,846	15,450	17,038
Capital to asset ratio	26.8%	28.3%	29.5%

- ✓ We are expanding into regional cities and acquiring properties at a much faster pace than originally planned.

★Recent updates

May. 2018	We have entered Minpaku (Short-term private lodging) business with SQUEEZE Inc. Launched real estate investment management service.
Apr. 2018	Announced retirement of treasury stocks.
Mar. 2018	Opened Sendai Office.

• This presentation is summary of full contents, please refer to Financial Results for full information that were disclosed at the same time.

• This presentation contains forward-looking statements, including forecasts of business performance and operation plans and targets.

These statements are based on information available to the company's management when this material was prepared and on current assumptions for uncertain factors affecting future earnings. Actual results may differ from the information presented in this report due to a host of factors that are unforeseeable and/or beyond the control of the company.