



# 株式会社共立メンテナンス 2024年3月期 決算補足説明資料

Kyoritsu Maintenance Co., Ltd.  
Supplemental Material for Financial Results for FY 3/24

2024年5月15日

May 15, 2024

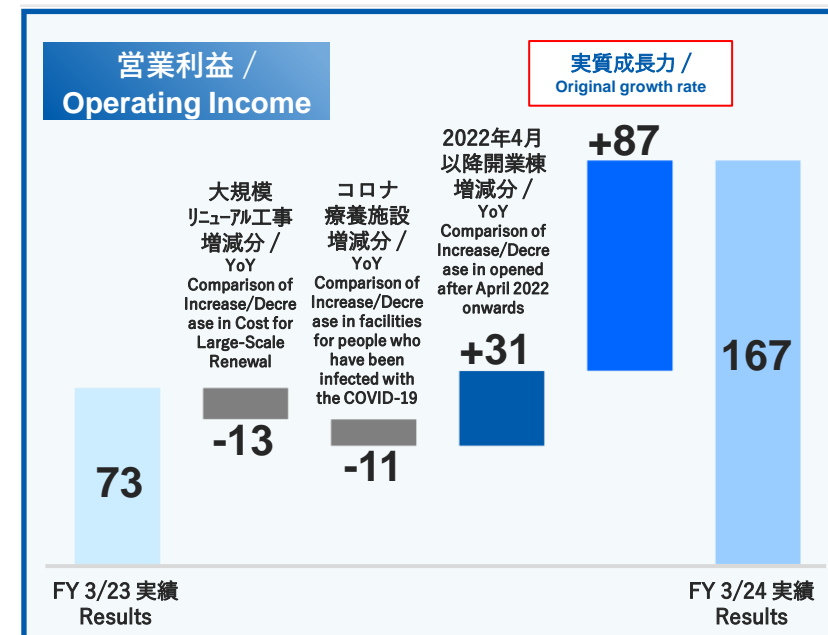
# 連結業績と主要経営指標 /

## Overview of Consolidated Financial Results and Main Financial Indicators

億円 100 million yen	FY 3/19	FY 3/23	FY 3/24	FY 3/24	前期対比		予想対比	
	実績 Results (2018/4-2019/3)	実績 Results (2022/4-2023/3)	業績予想 Forecast (2023/4-2024/3)	実績 Results (2023/4-2024/3)	YoY Comparison A		Forecast Comparison	
売上高 Net Sales	1,628	1,756	2,030	<b>2,041</b>	+284	+16.2%	+11	+0.6%
営業利益 Operating Income	145	73	150	<b>167</b>	+93	+128.0%	+17	+11.4%
経常利益 <sup>※1</sup> Ordinary Income <sup>※1</sup>	143	71	140	<b>211</b>	+140	+196.8%	+71	+50.8%
当期純利益 Net Income	95	42	85	<b>124</b>	+81	+192.7%	+39	+46.1%
EPS(円) EPS (yen)	122.7	54.4	108.9	<b>159.1</b>	+104.7	+192.6%	+50.1	+46.1%
減価償却費 Depreciation Expense	47	61	70	<b>67</b>	+6	+10.8%	-2	-3.1%
キャッシュ・フロー <sup>※2</sup> Cash Flow <sup>※2</sup>	143	103	155	<b>191</b>	+88	+85.3%	+36	+23.8%
設備投資額 Capital Investment	174	133	200	<b>179</b>	+45	+34.2%	-20	-10.5%

特殊要因 / Special Causes			左記要因除く 前期対比 YoY Comparison without Factors on the Left A-B-C-D
大規模 リニューアル工事 増減分 YoY Comparison of Increase/Decrease in Cost for Large-Scale Renewal B	コロナ 療養施設 増減分 YoY Comparison of Increase/Decrease in facilities for people who have been infected with the COVID-19 C	2022年4月 以降開業棟 増減分 YoY Comparison of Increase/Decrease in opened after April 2022 onwards D	

-10	+13	+112	<b>+169</b>
-13	-11	+31	<b>+87</b>



(注) 当社は、2024年4月1日付で普通株式1株につき2株の割合で株式分割を行っております。2019年3月期の期首に当該株式分割が行われたと仮定して「EPS」を算定

/ (Note) The Company carried out a stock split on April 1, 2024, at a ratio of two shares per one common share. Accordingly, EPS have been calculated presuming that this stock split was carried out at the start of fiscal year ending March 31, 2019.

※1 株式会社コスモスイニシア株式の取得により「持分法による投資利益（負ののれん）」5,025百万円を計上

/ \*1 5,025 million yen of "Equity in earnings (negative goodwill) of affiliated companies" was recorded due to the acquisition of COSMOS INITIA Co.,Ltd.

※2 キャッシュ・フロー：当期純利益+減価償却費 / \*2 Cash Flow: Net Income + Depreciation Expense

# 売上高及び営業利益の事業セグメント別内訳 / Breakdown of Net Sales and Operating Income by Business Segments

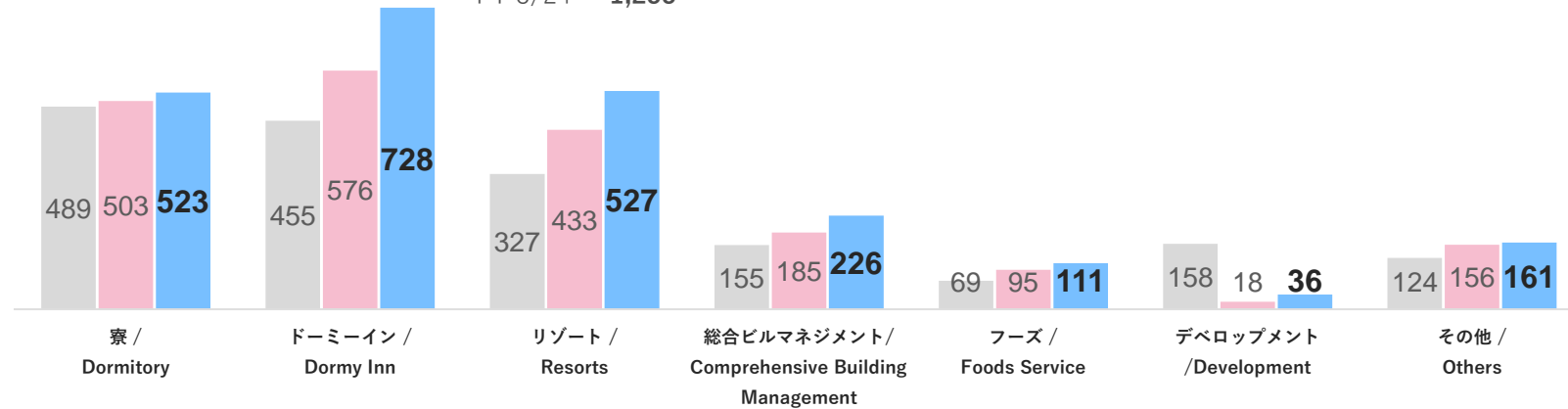
■ FY 3/19 実績/Results ■ FY 3/23 実績/Results ■ FY 3/24 実績/Results

(億円) / (100 million yen)

## 売上高 / Net Sales

ホテル合計 / Hotel Business Total

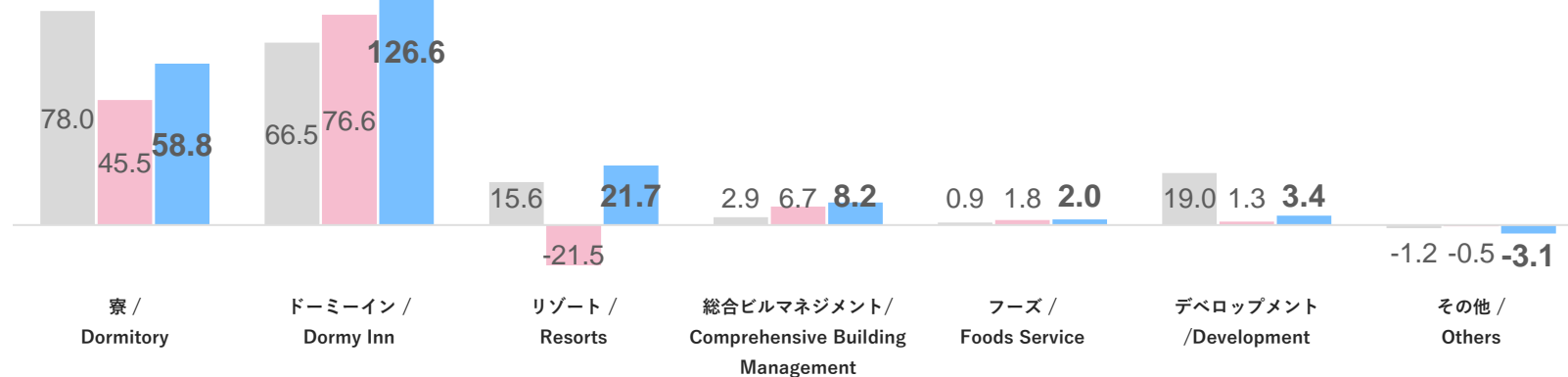
FY 3/19 783  
FY 3/23 1,010  
FY 3/24 1,255



## 営業利益 / Operating Income

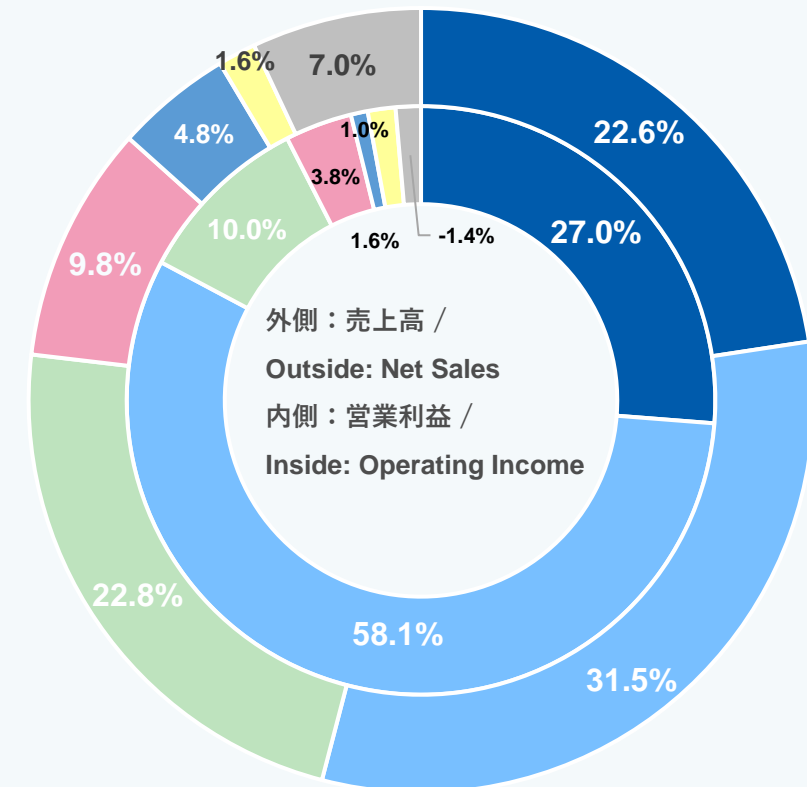
ホテル合計 / Hotel Business Total

FY 3/19 82.1  
FY 3/23 55.1  
FY 3/24 148.4



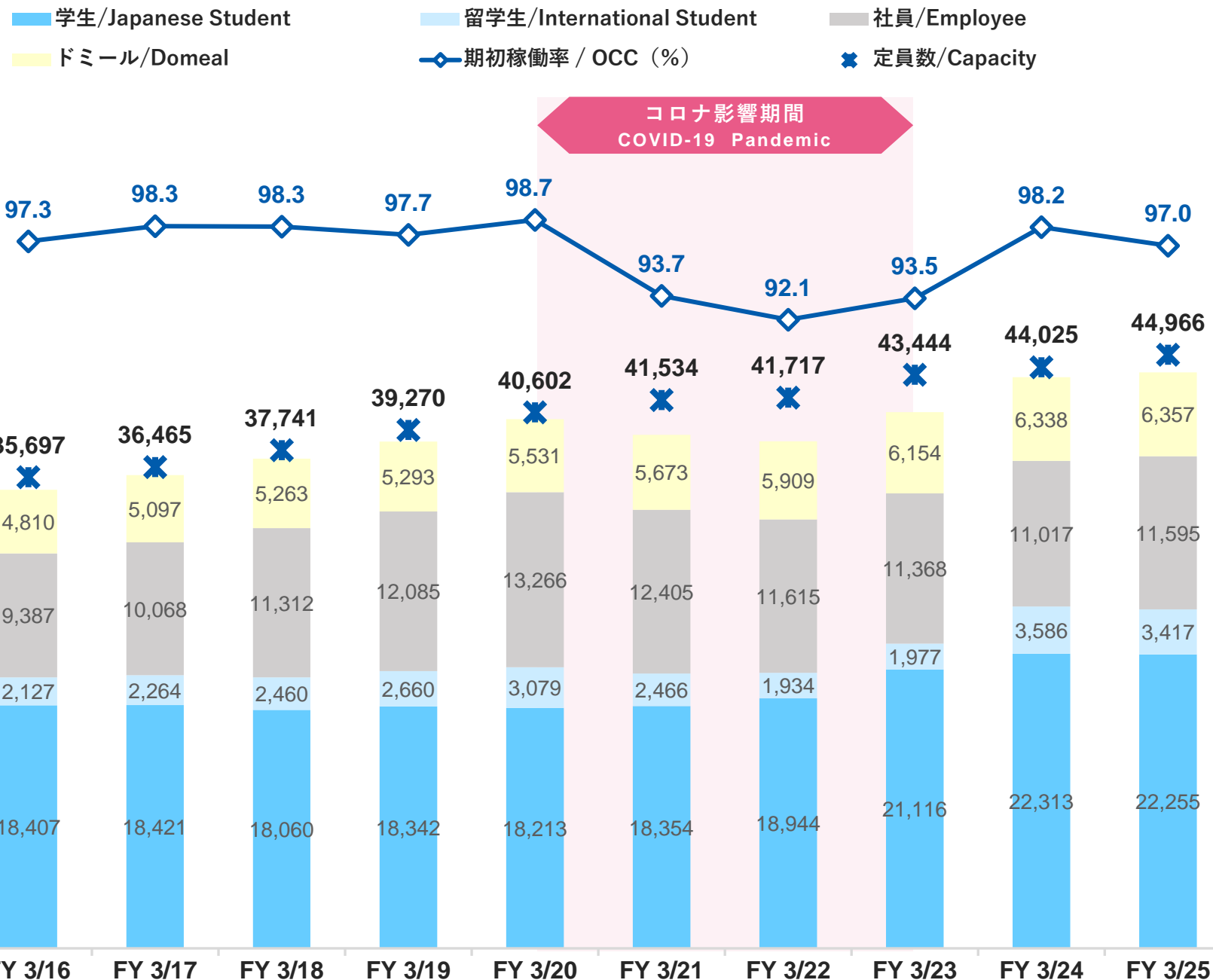
セグメント別構成比 FY 3/24 (セグメント間内部取引消去前) / Breakdown by Segments FY 3/24 (Before eliminations of intersegment transactions)

■ 寮/Dormitory ■ ドリーミン/Dormy Inn ■ リゾート/Resorts  
■ 総合ビルマネジメント/Comprehensive Building Management  
■ フーズ/Foods Service ■ デベロップメント/Development  
■ その他/Others



# 寮事業：期初稼働率及び契約別室数推移 /

## Dormitory Business: Trends in Initial Number of Leased Units & Occupancy Ratio



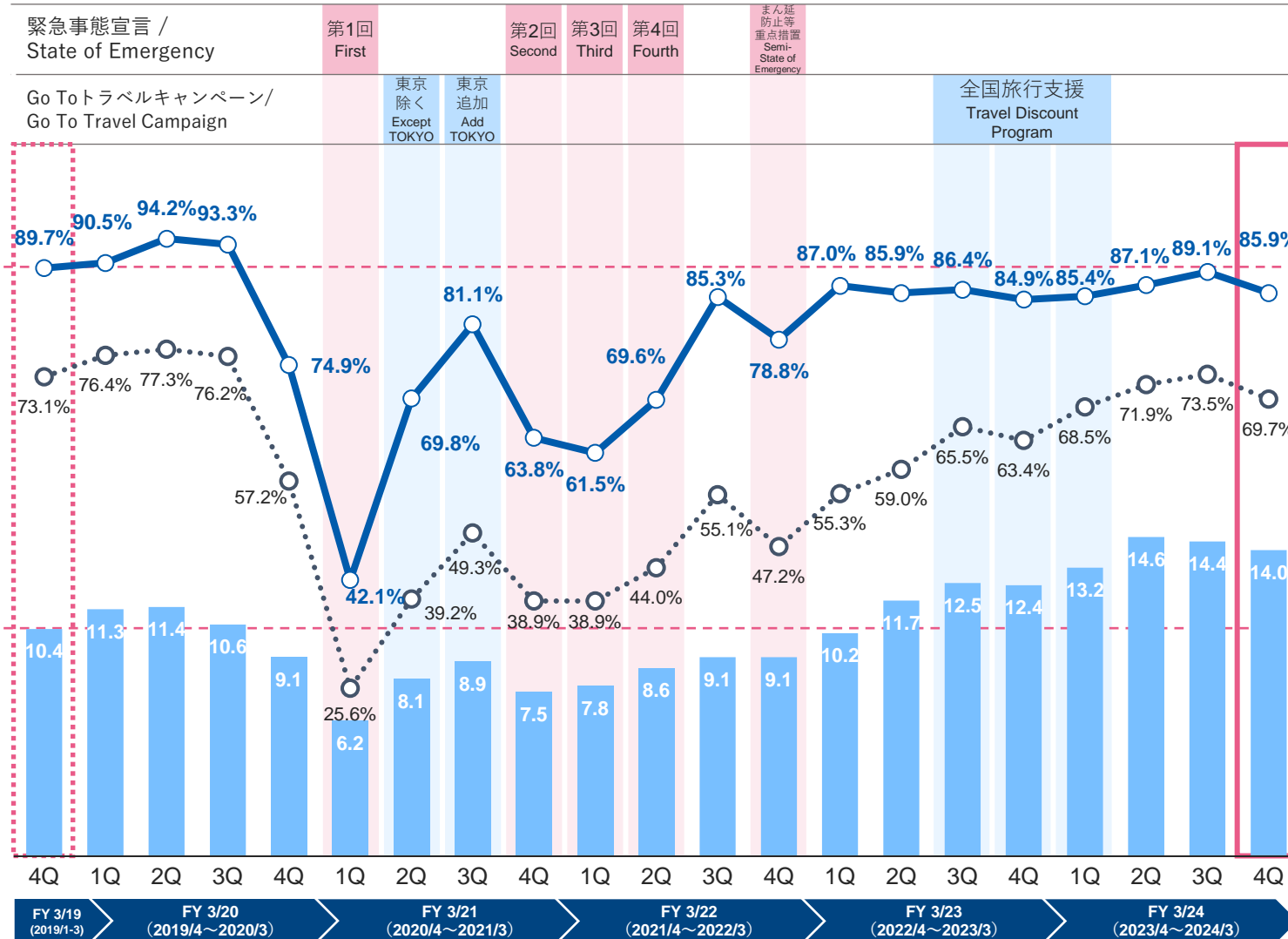
	FY 3/23	FY 3/24	YoY	FY 3/25	YoY
期初稼働率 Occupancy Ratio at the Beginning	93.5%	98.2%	+4.7pt	97.0%	-1.2pt
物件数(棟) Number of Properties (Facilities)	514	519	+5	526	+7
定員数(室) Number of Rooms	43,444	44,025	+581	44,966	+941
稼働数(室) Number of Rooms Occupied	40,615	43,254	+2,639	43,624	+370

### 稼働数の内訳 (室) / Breakdown of Occupied Rooms (Unit: rooms)

	FY 3/23	FY 3/24	YoY	FY 3/25	YoY
ドミール Domeal	6,154	6,338	+184	6,357	+19
社員 Employee	11,368	11,017	-351	11,595	+578
留学生 International Student	1,977	3,586	+1,609	3,417	-169
学生 Japanese Student	21,116	22,313	+1,197	22,255	-58

# ドリーミン事業：稼働率及び客室単価の四半期別推移 / Dormy Inn Business: Quarterly Trends in Occupancy Ratio and Average Daily Rate

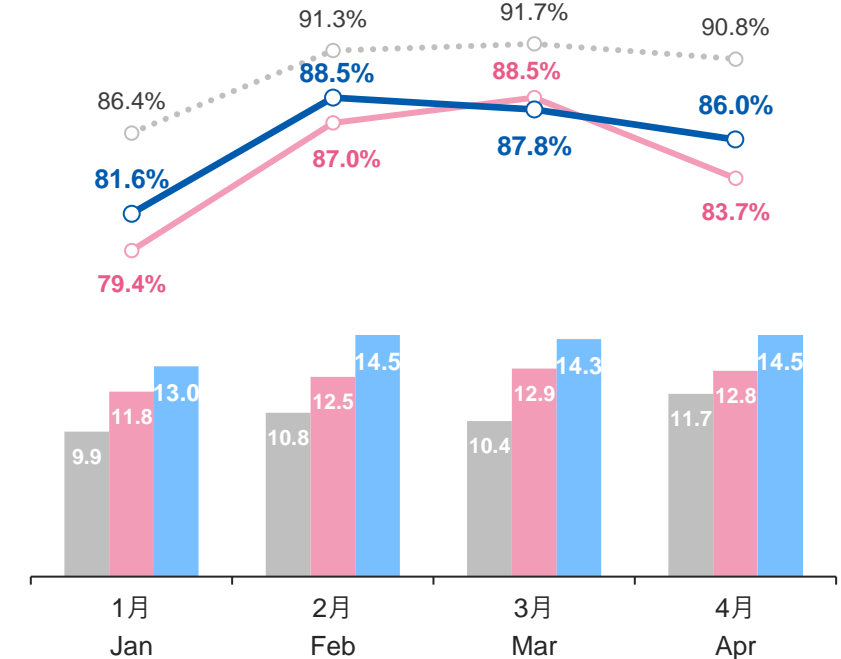
■ 客室単価 / ADR ※1    ●—● 稼働率 / OCC ※1    ...○... ビジネスホテル業界平均稼働率 / Business Hotel Industry Average OCC ※2



## 1-3月実績及び4月速報

### January-March Results & April Preliminary Figures

●—● 稼働率 / OCC CY2019    ■ 客室単価 / ADR CY2019  
 ●—● 稼働率 / OCC CY2023    ■ 客室単価 / ADR CY2023  
 ●—● 稼働率 / OCC CY2024    ■ 客室単価 / ADR CY2024

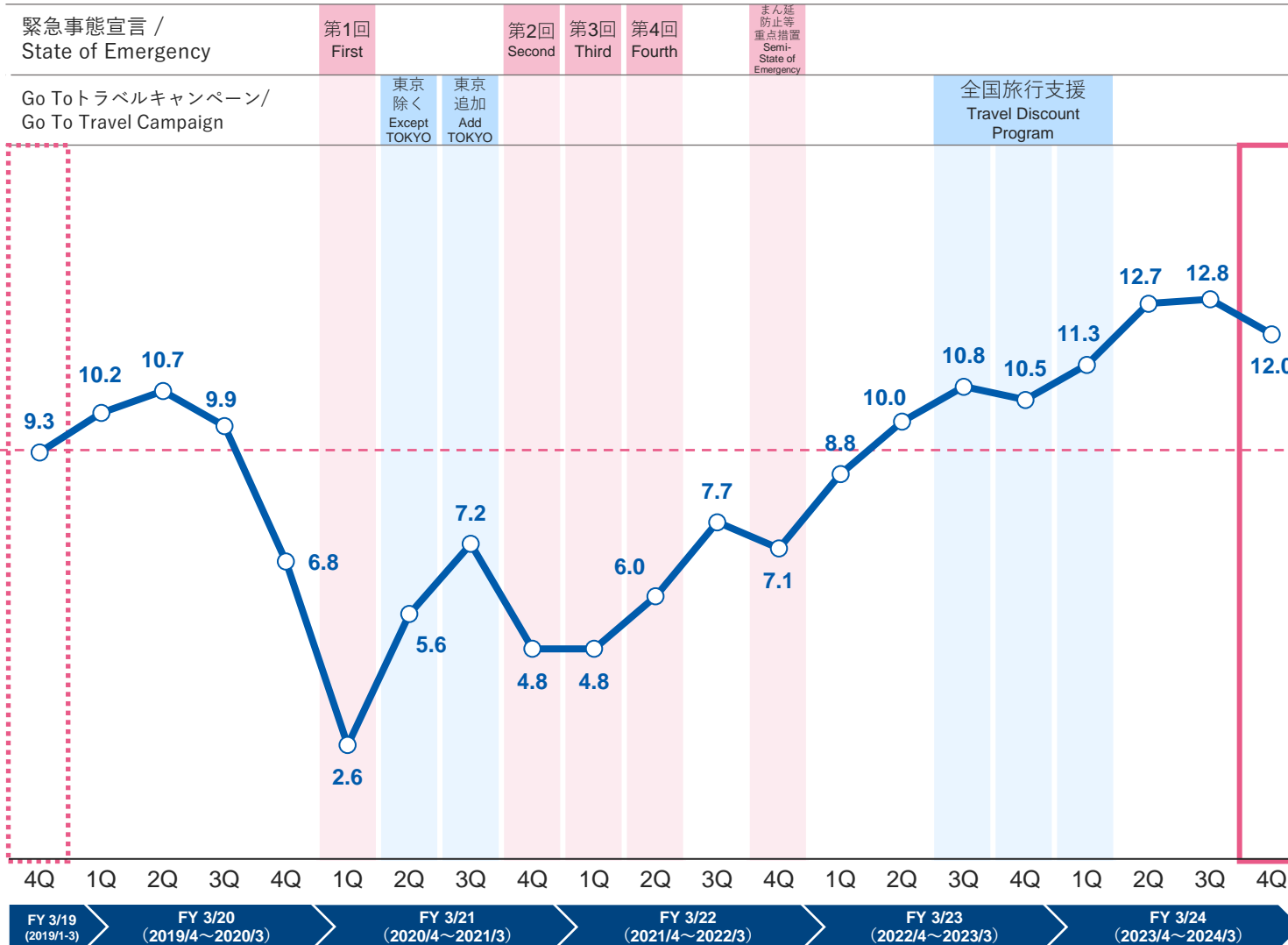


※1 3期を同一条件下で比較するために2022年4月以降に開業したホテルを除外 / The table above shows figures excluding hotels that opened in April 2022 or later, in order to enable comparison between the three periods under the same conditions.

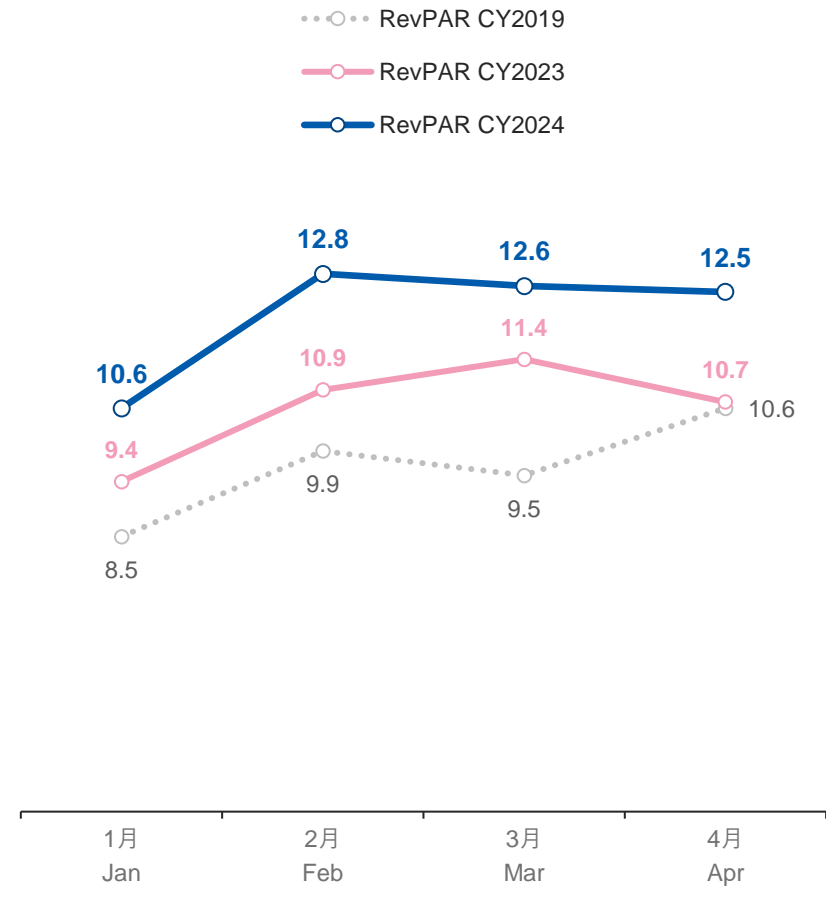
※2 出典：観光庁ホームページに基づいて当社作成 / Source: Japan Tourism Agency Homepage

# ドリーミン事業：RevPARの四半期別推移 / Dormy Inn Business: RevPAR by Quarter

RevPAR ※1



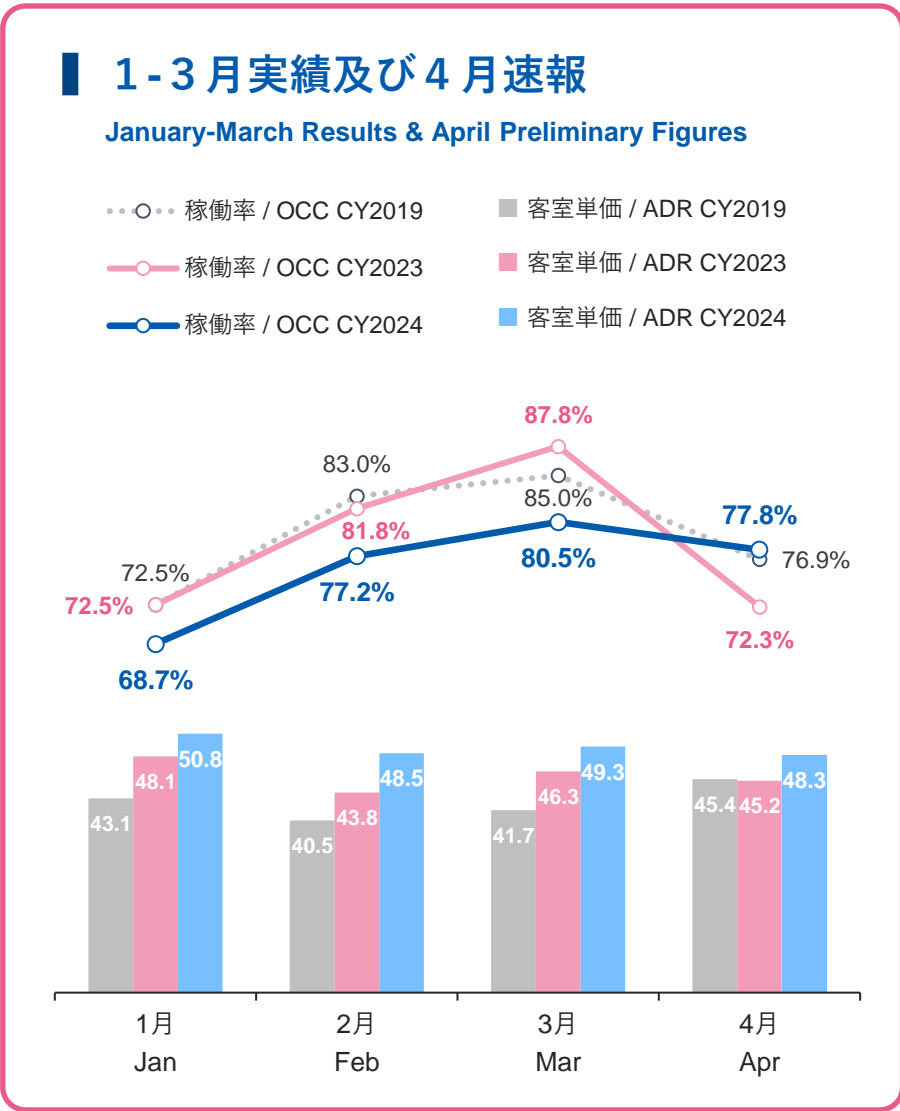
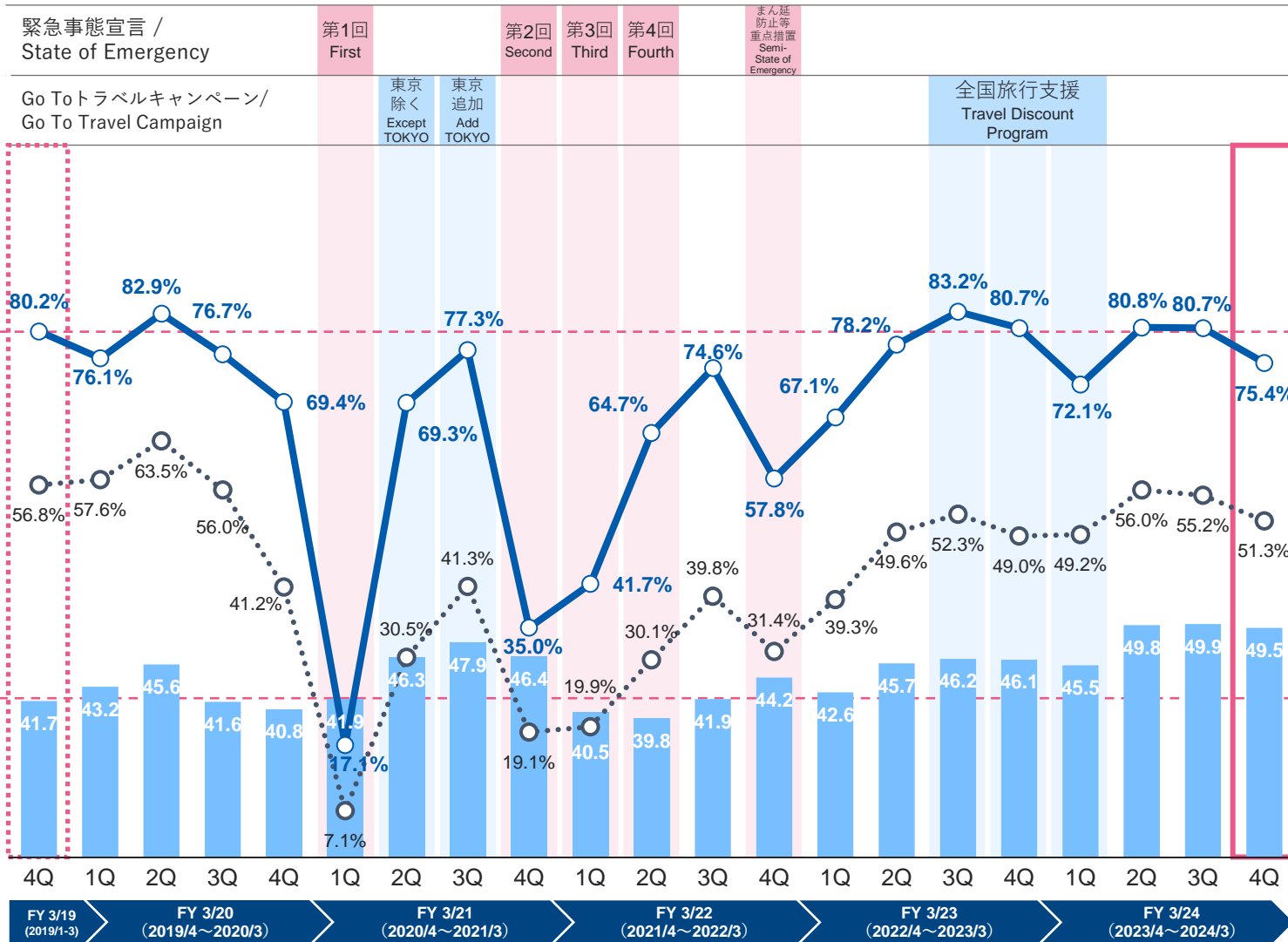
## 1-3月実績及び4月速報 January-March Results & April Preliminary Figures



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# リゾート事業：稼働率及び客室単価の四半期別推移 / Resorts Business: Quarterly Trends in Occupancy Ratio and Average Daily Rate

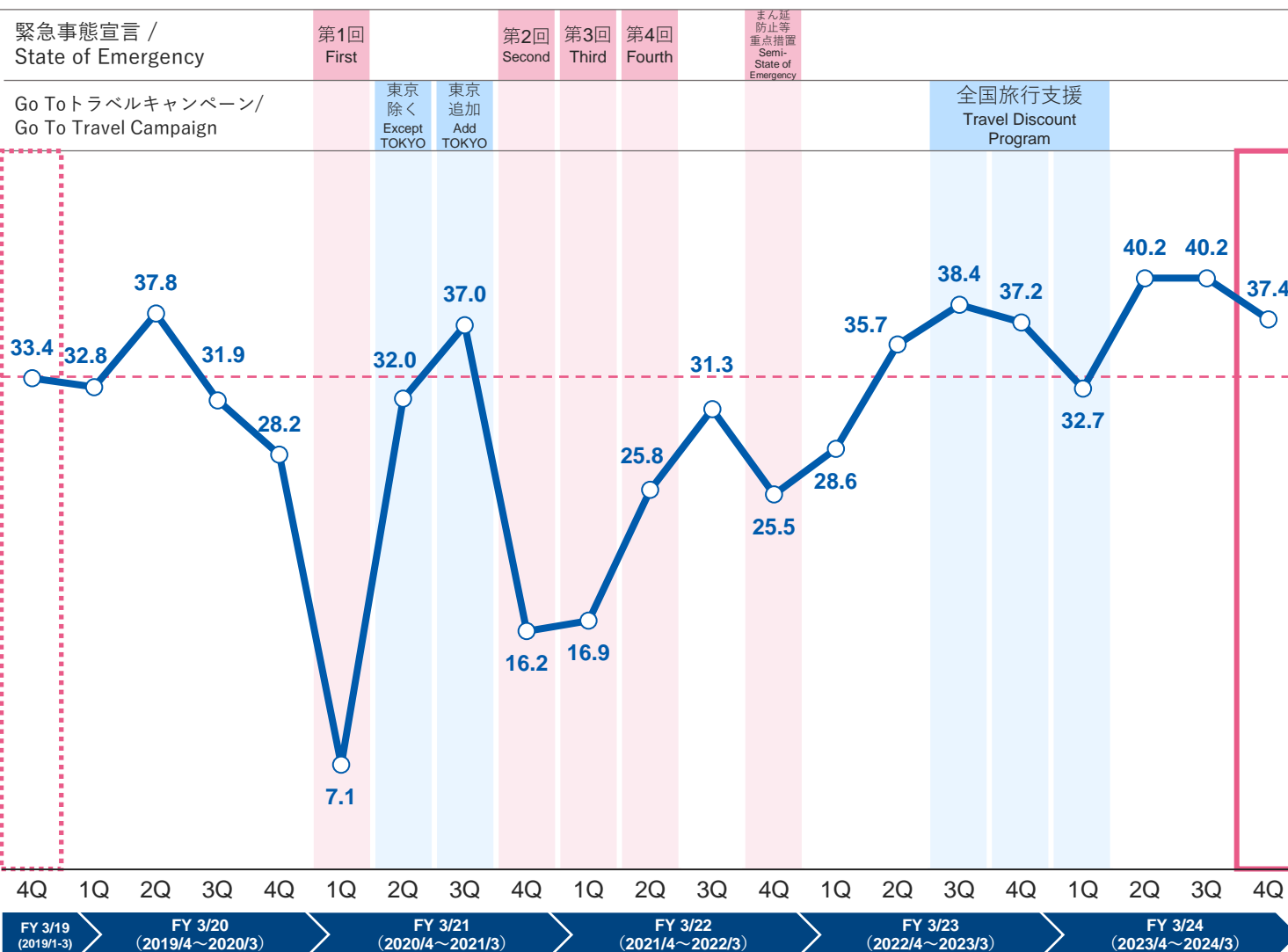
■ 客室単価 / ADR ※1    ●—● 稼働率 / OCC ※1    ...○... リゾートホテル業界平均稼働率 / Resort Hotel Industry Average OCC ※2



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 ※2 出典：観光庁ホームページに基づいて当社作成 / Source: Japan Tourism Agency Homepage

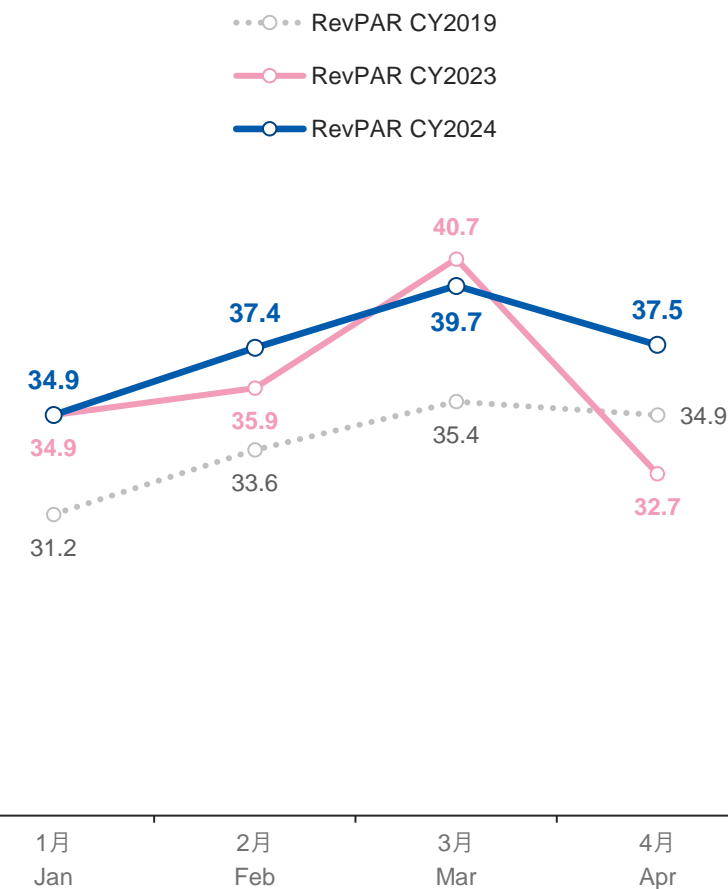
# リゾート事業：RevPARの四半期別推移 / Resorts Business: RevPAR by Quarter

RevPAR ※1



## 1-3月実績及び4月速報

### January-March Results & April Preliminary Figures



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**HOTELS & DORMITORIES**