

# 株式会社共立メンテナンス 2022年3月期 決算補足説明資料

Kyoritsu Maintenance Co., Ltd.  
Supplemental Material for Financial Results for FY 3/22

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**KYORITSU**  
HOTELS & DORMITORIES

2022年5月13日  
May 13, 2022

# 連結業績概要

## Overview of Consolidated Financial Results

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| 億円<br>100 million yen    | FY 3/21                                | FY 3/22                                 | FY 3/22                                     | 対前年同期<br>YoY Comparison |        | 対予想<br>Comparison with<br>Forecasts |         | FY 3/21<br>臨時休業に伴う営業<br>損失の特損振替前実績<br>Results before the<br>implementation of<br>extraordinary loss<br>processing due to<br>temporary closure | FY 3/22<br>不動産流動化<br>実績<br>sales and<br>leaseback<br>Results | 左記要因除く<br>対前年同期<br>YoY Comparison<br>without factors on<br>the left |
|--------------------------|--|---|---|-------------------------|--------|-------------------------------------|---------|---|--|---|
|                          | 実績 /<br>Results<br><br>(2020/4—2021/3) | 予想 /<br>Forecast<br><br>(2021/4—2022/3) | 実績 /<br>Results<br><br>A<br>(2021/4—2022/3) |                         |        |                                     |         | B<br>(2020/4—2021/3)  | C<br>(2021/4—2022/3)   | A-B-C   |
| 売上高<br>Net Sales         | 1,212                                  | 1,730                                   | <b>1,737</b>                                | +524                    | +43.2% | +7                                  | +0.4%   | 1,212   | 373  | <b>+149</b> +12.3%  |
| 営業利益<br>Operating Income | -90                                    | 20                                      | <b>14</b>                                   | +104                    | -      | -5                                  | -28.4%  | -119  | 82   | <b>+50</b>  |
| 経常利益<br>Ordinary Income  | -91                                    | 19                                      | <b>18</b>                                   | +109                    | -      | -0                                  | -4.5%   | -120  | 82   | <b>+55</b>  |
| 当期純利益*<br>Net Income*    | -121                                   | 1                                       | <b>5</b>                                    | +127                    | -      | +4                                  | +439.1% | -121  | 57   | <b>+69</b>  |

\* 前年同期は、新型コロナウイルス感染症拡大防止のための臨時休業による損失28億円、韓国の1事業所並びにグローバルキャビン等の閉鎖による損失25億円等を合計し、特別損失59億円の計上加え、税効果会計による法人税-27億円計上。当期においては、特別損失6億円に加え、税効果会計による法人税8億円計上。

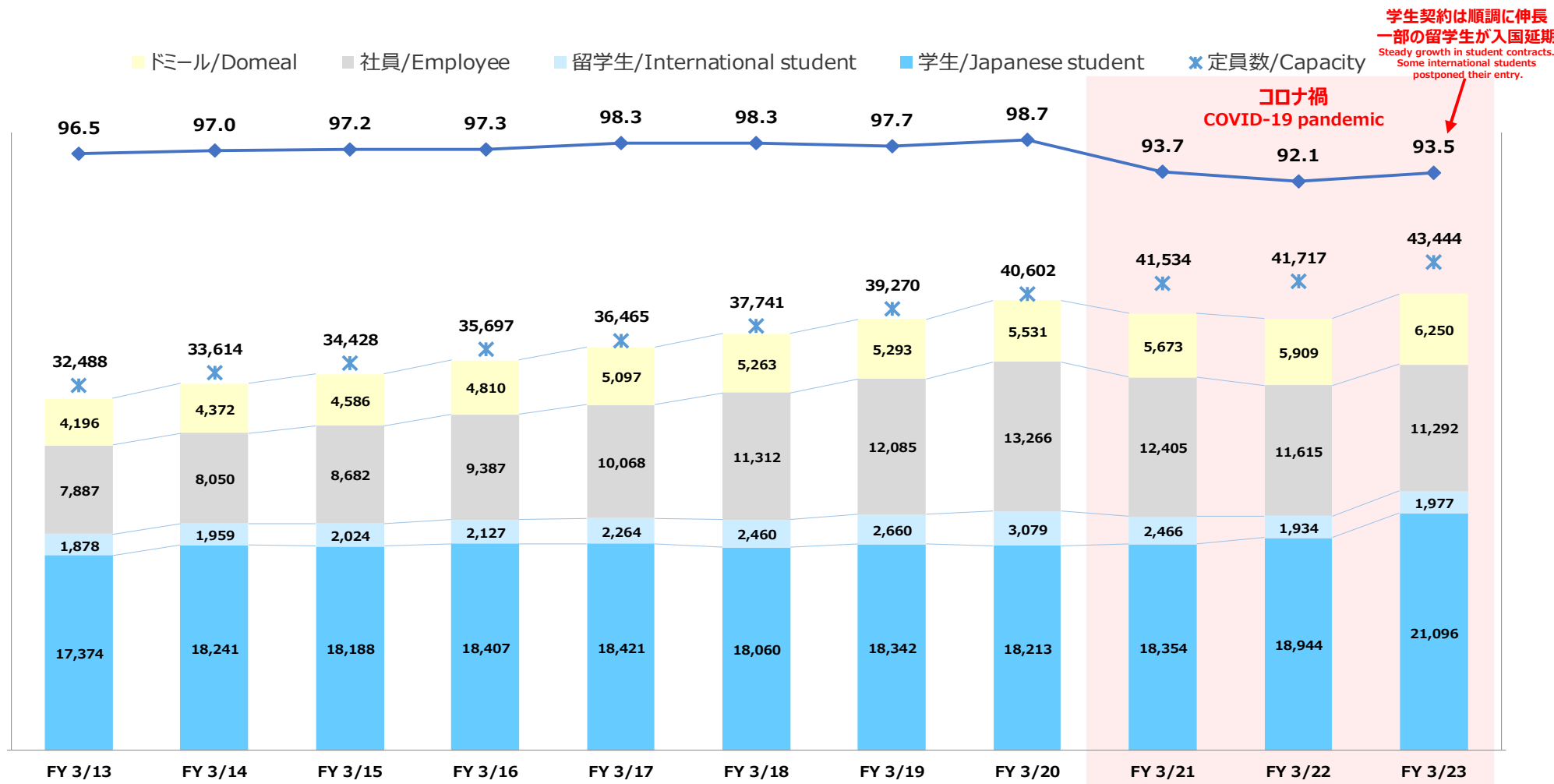
\* Extraordinary losses of 5.9 billion yen were recorded in the same period of the previous year, including losses of 2.8 billion yen due to the temporary closure to prevent the spread of COVID-19 infections, and losses of 2.5 billion yen due to the closure of one site in South Korea, the Global Cabins and other facilities. In addition, extraordinary losses of 0.6 billion yen were recorded of term ending March 2022.  
FY 3/21 : Ordinary Income -9.1 ⇒ Net Income -12.1 (corporate taxes of -2.7 billion yen adjusted, based on tax effect accounting)  
FY 3/22 : Ordinary Income 1.8 ⇒ Net Income 0.5 (corporate taxes of 0.8 billion yen adjusted, based on tax effect accounting)

# 寮 期初稼働率および契約別室数推移

## Dormitory Trends in initial number of leased units/occupancy ratio

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|   | FY 3/22 | FY 3/23 | YOY    |
|---|---------|---------|--------|
| 期初稼働率/occupancy ratio (%)               | 92.1%   | 93.5%   | +1.4PP |
| 物件数/Number of properties (棟/facilities) | 502     | 514     | +12    |
| 定員室数/Number of rooms (室/room)           | 41,717  | 43,444  | +1,727 |
| 稼働室数/Number of rooms occupied (室/room)  | 38,402  | 40,615  | +2,213 |

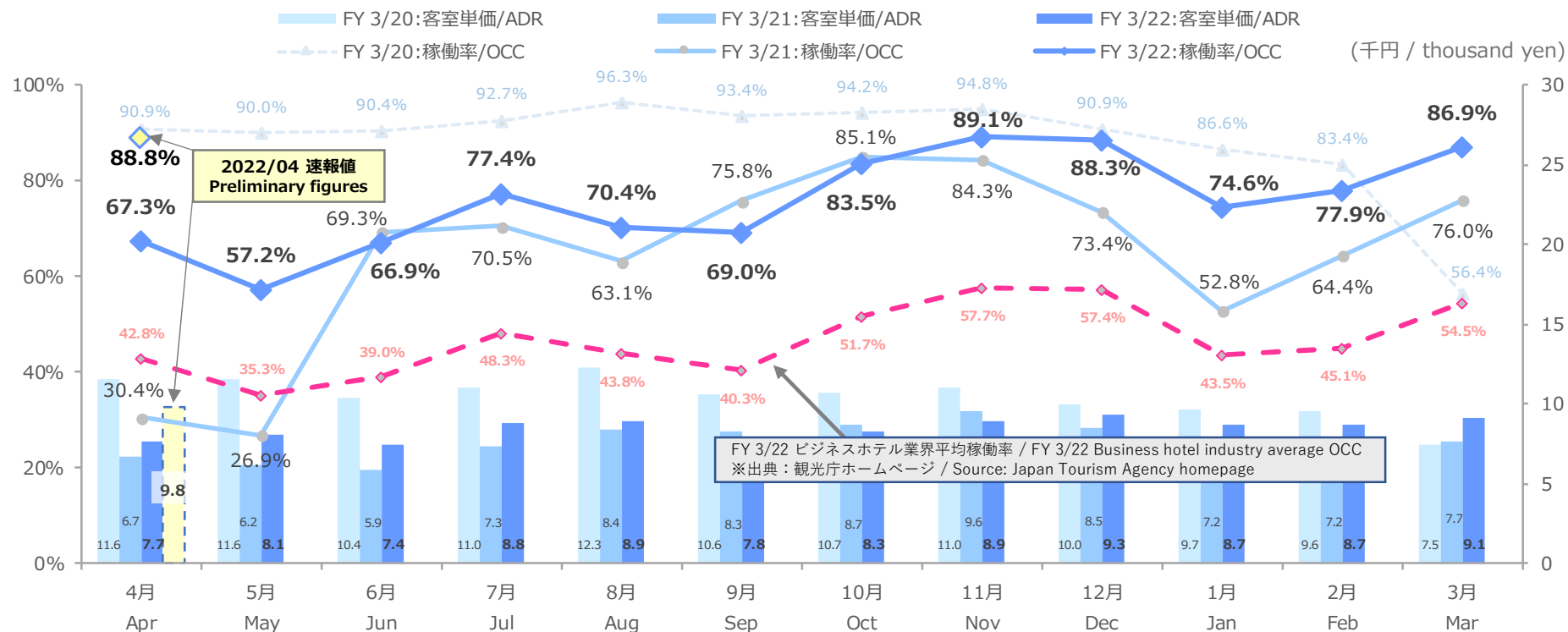
| 稼働室数の内訳/Breakdown of occupied rooms : | FY 3/22 | FY 3/23 | YOY    |
|---------------------------------------|---------|---------|--------|
| 学生/Japanese student (室/room)          | 18,944  | 21,096  | +2,152 |
| 留学生/International student (室/room)    | 1,934   | 1,977   | +43    |
| 社員/Employee (室/room)                  | 11,615  | 11,292  | △323   |
| ドミール/Domeal (室/room)                  | 5,909   | 6,250   | +341   |

# ドリーミン 稼働率及び客室単価の月別推移

## Dormy Inn Occupancy rate and ADR data by month

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FY 3/21

FY 3/22

|                                       |  |  |   |  |  |
|---------------------------------------|--|--|---|--|--|
| 第1回緊急事態宣言<br>First state of emergency | 自粛要請緩和<br>Relaxing requests for self-restraint | Go To トラベルキャンペーン(東京除く)<br>"Go To Travel campaign" (except TOKYO) | Go To トラベルキャンペーン(東京追加)<br>"Go To Travel campaign" (add TOKYO) | Go To 停止<br>Campaign temporarily suspended | 第2回緊急事態宣言<br>Second state of emergency |
| 第3回緊急事態宣言<br>Third state of emergency | 第4回緊急事態宣言<br>Fourth state of emergency         |  |   |  | まん延防止等重点措置<br>Quasi-state of emergency |

### 稼働率/OCC

| %                      | Q1           | Q2           | Q3           | Q4           | 年間累計<br>Full year |
|------------------------|--------------|--------------|--------------|--------------|-------------------|
| FY 3/20(実績/Act)        | 90.4%        | 94.2%        | 93.3%        | 75.0%        | 88.1%             |
| FY 3/21(実績/Act)        | 42.2%        | 69.8%        | 80.9%        | 64.3%        | 64.8%             |
| <b>FY 3/22(実績/Act)</b> | <b>63.7%</b> | <b>72.3%</b> | <b>87.0%</b> | <b>79.9%</b> | <b>75.8%</b>      |
| 対前年同期 (vs. PY)         | +21.6pp      | +2.5pp       | +6.1pp       | +15.5pp      | +10.9pp           |

### 客室単価/ADR

| 千円 / thousand yen      | Q1         | Q2         | Q3         | Q4         | 年間累計<br>Full year |
|------------------------|------------|------------|------------|------------|-------------------|
| FY 3/20(実績/Act)        | 11.2       | 11.3       | 10.6       | 9.1        | 10.6              |
| FY 3/21(実績/Act)        | 6.2        | 8.0        | 8.9        | 7.4        | 7.9               |
| <b>FY 3/22(実績/Act)</b> | <b>7.7</b> | <b>8.5</b> | <b>8.8</b> | <b>8.9</b> | <b>8.5</b>        |
| 対前年同期 (vs. PY)         | +1.5       | +0.5       | -0.0       | +1.4       | +0.6              |

(注) 上表は2020年4月以降に開業したホテル除きベースで表示している(上表に示した3期を同一条件下で比較できるようにするため)

(Note) The table above shows figures excluding hotels that opened in April 2020 or later, in order to enable comparison between the three periods under the same conditions

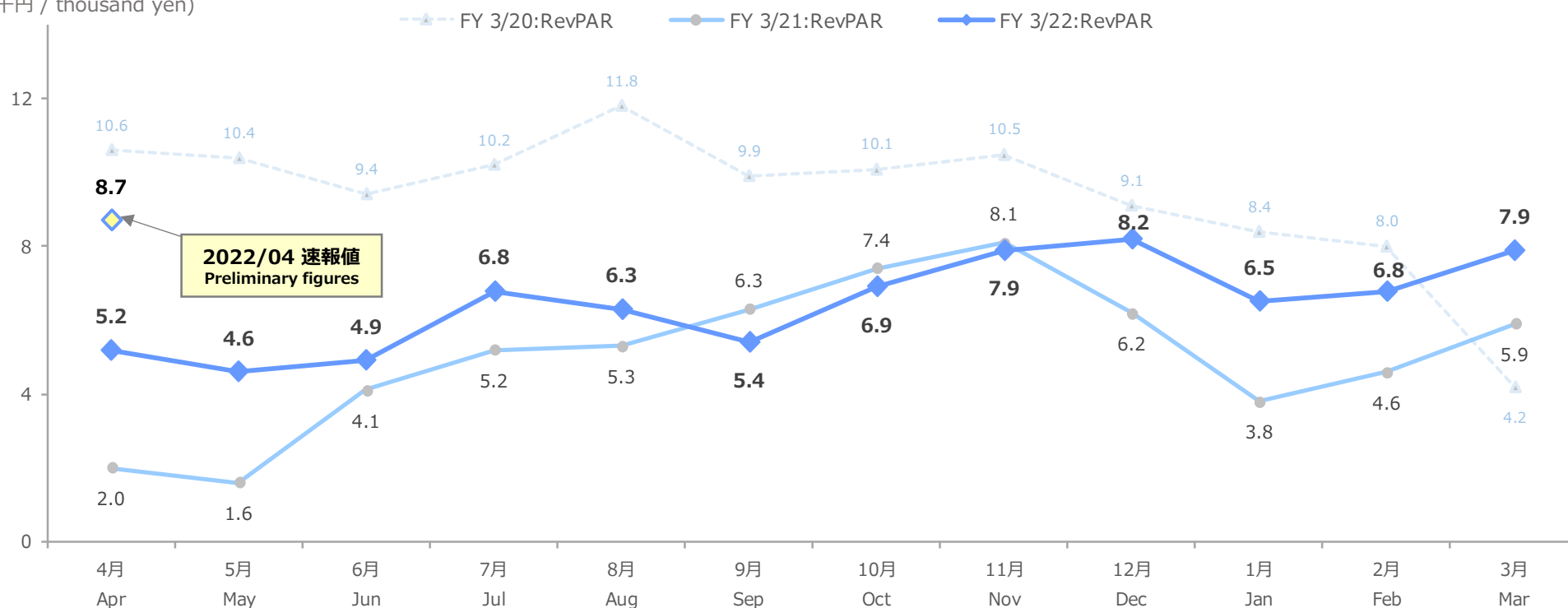
# ドリーミン RevPARの月別推移

## Dormy Inn RevPAR data by month

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(千円 / thousand yen)



**2022/04 速報値**  
Preliminary figures

|         |                                       |  |  |  |  |  |
|---------|---------------------------------------|--|--|--|--|--|
| FY 3/21 | 第1回緊急事態宣言<br>First state of emergency | 自粛要請緩和<br>Relaxing requests for self-restraint | Go To トラベルキャンペーン(東京除く)<br>"Go To Travel campaign" (except TOKYO) | Go To トラベルキャンペーン (東京追加)<br>"Go To Travel campaign" (add TOKYO) | Go To 停止<br>Campaign temporarily suspended | 第2回緊急事態宣言<br>Second state of emergency |
|         | FY 3/22                               | 第3回緊急事態宣言<br>Third state of emergency          | 第4回緊急事態宣言<br>Fourth state of emergency                           |  |  | まん延防止等重点措置<br>Quasi-state of emergency |

### RevPAR

| 千円 / thousand yen      | Q1         | Q2         | Q3         | Q4         | 年間累計<br>Full year |
|------------------------|------------|------------|------------|------------|-------------------|
| FY 3/20(実績/Act)        | 10.1       | 10.6       | 9.9        | 6.8        | 9.3               |
| FY 3/21(実績/Act)        | 2.6        | 5.6        | 7.2        | 4.8        | 5.1               |
| <b>FY 3/22(実績/Act)</b> | <b>4.9</b> | <b>6.1</b> | <b>7.7</b> | <b>7.1</b> | <b>6.5</b>        |
| 対前年同期 (vs. PY)         | +2.3       | +0.5       | +0.4       | +2.3       | +1.3              |

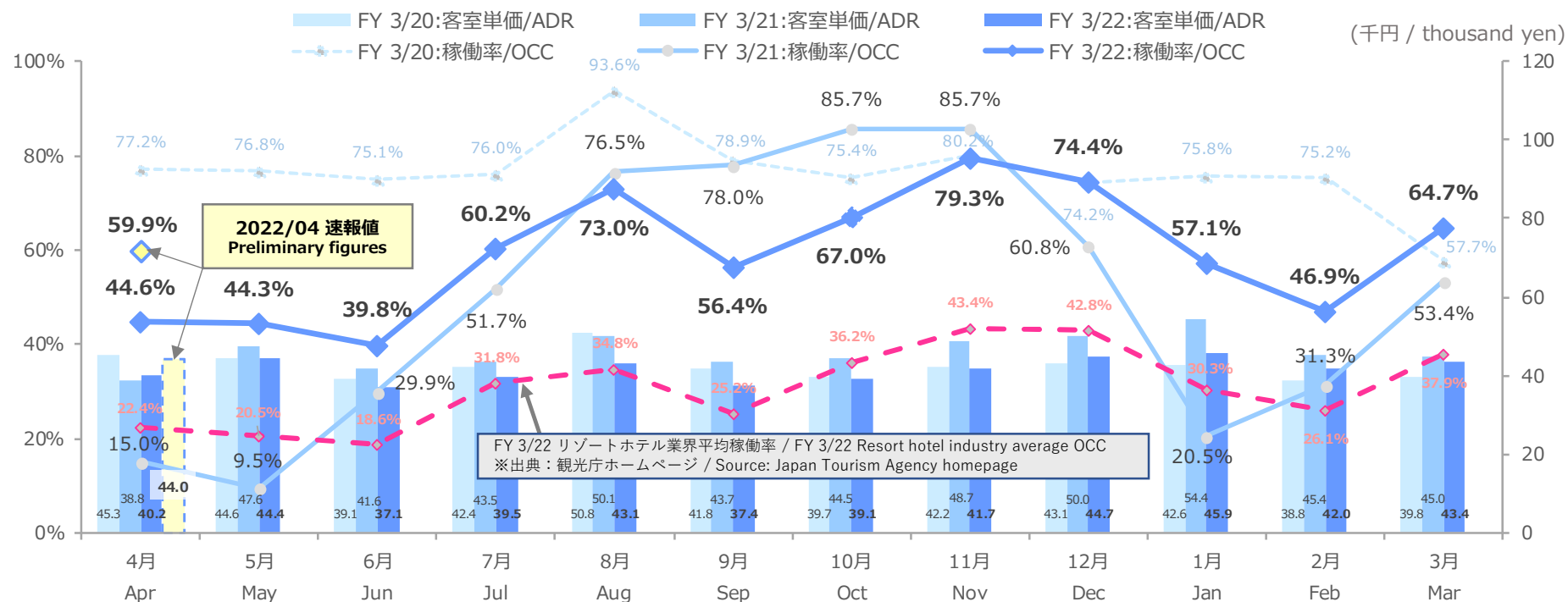
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# 共立リゾート 稼働率及び客室単価の月別推移

## Resort Hotel Occupancy rate and ADR data by month

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|         |                                       |  |  |   |  |  |
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稼働率/OCC

| %                      | Q1           | Q2           | Q3           | Q4           | 年間累計<br>Full year |
|------------------------|--------------|--------------|--------------|--------------|-------------------|
| FY 3/20(実績/Act)        | 76.4%        | 82.8%        | 76.6%        | 69.4%        | 76.3%             |
| FY 3/21(実績/Act)        | 17.2%        | 68.9%        | 76.8%        | 35.0%        | 52.0%             |
| <b>FY 3/22(実績/Act)</b> | <b>42.9%</b> | <b>63.3%</b> | <b>73.4%</b> | <b>56.6%</b> | <b>59.1%</b>      |
| 対前年同期 (vs. PY)         | +25.7pp      | -5.7pp       | -3.4pp       | +21.5pp      | +7.1pp            |

客室単価/ADR

| 千円 / thousand yen      | Q1          | Q2          | Q3          | Q4          | 年間累計<br>Full year |
|------------------------|-------------|-------------|-------------|-------------|-------------------|
| FY 3/20(実績/Act)        | 43.2        | 45.3        | 41.7        | 40.5        | 42.7              |
| FY 3/21(実績/Act)        | 41.7        | 46.1        | 47.5        | 47.0        | 46.6              |
| <b>FY 3/22(実績/Act)</b> | <b>40.7</b> | <b>40.3</b> | <b>41.9</b> | <b>43.9</b> | <b>41.7</b>       |
| 対前年同期 (vs. PY)         | -0.9        | -5.7        | -5.6        | -3.1        | -4.8              |

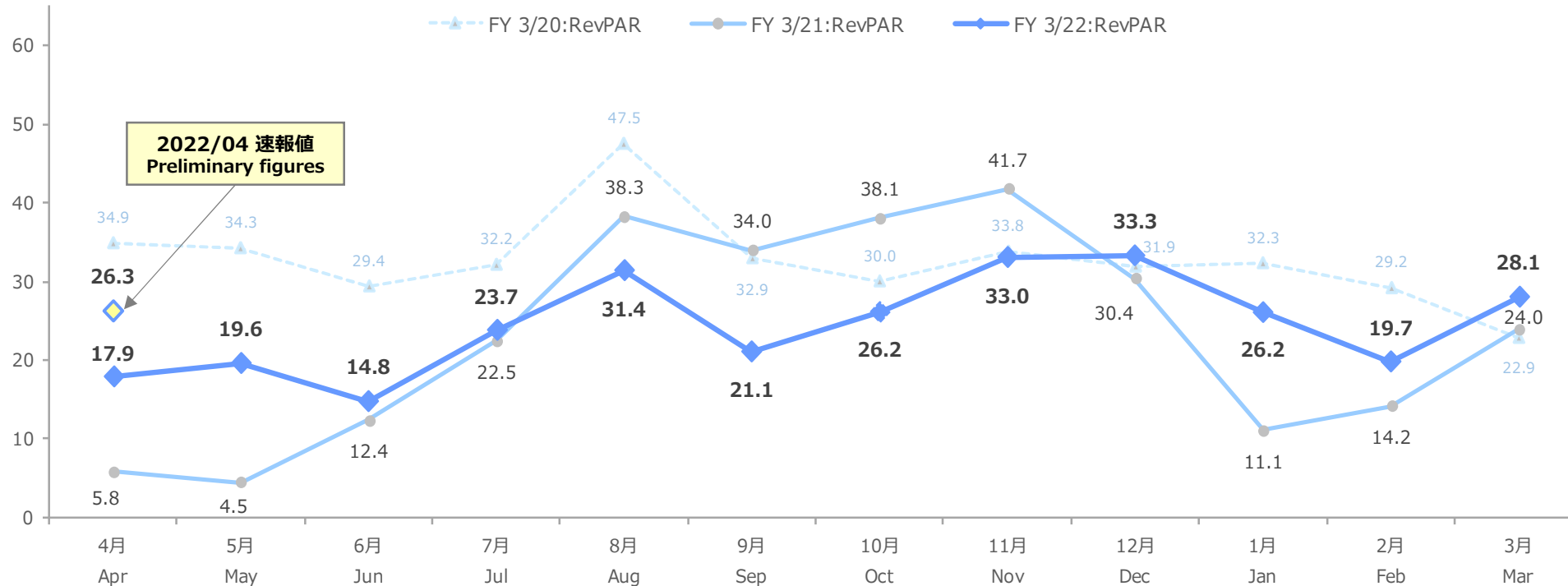
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# 共立リゾート RevPARの月別推移

## Resort Hotel RevPAR data by month

(千円 / thousand yen)



2022/04 速報値  
Preliminary figures

|         |                                       |  |  |   |  |  |
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### RevPAR

| 千円 / thousand yen      | Q1          | Q2          | Q3          | Q4          | 年間累計<br>Full year |
|------------------------|-------------|-------------|-------------|-------------|-------------------|
| FY 3/20(実績/Act)        | 33.0        | 37.5        | 31.9        | 28.1        | 32.6              |
| FY 3/21(実績/Act)        | 7.1         | 31.7        | 36.5        | 16.4        | 24.2              |
| <b>FY 3/22(実績/Act)</b> | <b>17.4</b> | <b>25.5</b> | <b>30.7</b> | <b>24.8</b> | <b>24.6</b>       |
| 対前年同期 (vs. PY)         | +10.3       | -6.2        | -5.7        | +8.3        | +0.4              |

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