

Document and entity information

Sep 2019

Company information		
Company information		
FASF member mark		true
Document name		決算短信〔日本基準〕（連結）
Filing date		2019-11-08
Company name		DEAR LIFE CO.,LTD.
Stock exchange listings		
Tokyo		true
Tokyo 1st section		true
Tokyo 2nd section		-
Tokyo Mothers		-
Tokyo JASDAQ		-
Tokyo PRO Market		-
Tokyo Others		-
Nagoya		-
Nagoya 1st section		-
Nagoya 2nd section		-
Nagoya Centrex		-
Nagoya Others		-
Sapporo		-
Sapporo		-
Sapporo Ambitious		-
Sapporo Others		-
Fukuoka		-
Fukuoka		-
Fukuoka Q-Board		-
Fukuoka Others		-
Green Sheet		-
Japan Securities Dealers Association		-
Securities code		32450
URL		https://www.dear-life.co.jp/
Business category		
General Business		true
Specific Business		-
Fiscal Year End		2019-09-30
Representative		
Title		代表取締役社長
Name		阿部 幸広
Inquiries		
Title		取締役コーポレートストラテジーユニット長
Name		清水 誠一
Tel		03-5210-3721
Other		
Date of general shareholders' meeting (as planned)		2019-12-19
Dividend payable date (as planned)		2019-12-20
Annual securities report filing date (as planned)		2019-12-19
Supplemental material of annual results		true
Way of getting		-
Convening briefing of annual results		true
Target audience		-
Note to fraction processing method		（百万円未満切捨て）

Business Results-Operating results

(in millions of yens)

	Sep 2019	Sep 2018
Operating results		
Operating results		
Consolidated operating results		
Consolidated income statements information		
Net sales		
Net sales	19,866	20,763
% change	-4.3	26.0
Operating profit		
Operating profit	3,333	2,859
% change	16.6	38.1
Ordinary profit		
Ordinary profit	3,409	2,932
% change	16.3	46.9
Profit attributable to owners of parent		
Profit attributable to owners of parent	2,363	2,518
% change	-6.1	89.3
Note to consolidated income statements information		
Comprehensive income		
Comprehensive income	2,363	2,538
Change in comprehensive income	-6.9	82.6
Other consolidated operating results		
Basic earnings per share (Yen)	59.52	70.42
Diluted earnings per share (Yen)	59.12	69.61
Rate of return on equity (%)	18.6	25.4
Ordinary profit to total assets ratio (%)	14.1	14.3
Operating profit to net sales ratio (%)	16.8	13.8
Note to consolidated operating results		
Investment profit (loss) on equity method	144	75
Note to operating results	-	

Business Results-Financial positions

(in millions of yens)

	Sep 2019	Sep 2018
Financial positions		
Financial positions		
Consolidated financial positions		
Total assets	25,337	23,094
Net assets	13,089	12,316
Capital adequacy ratio (%)	51.7	53.3
Net assets per share (Yen)	335.52	307.78
Note to consolidated financial positions		
Owner's equity	13,089	12,315
Note to financial positions	-	

Business Results-Cash flows

(in millions of yens)

	Sep 2019	Sep 2018
Cash flows		
Cash flows		
Consolidated cash flows		
Cash flows from operating activities	-3,165	2,431
Cash flows from investing activities	-114	-290
Cash flows from financing activities	337	3,389
Cash and equivalents, end of period	10,142	13,084
Note to consolidated cash flows		
Note to cash flows	-	

Business Results-Note to business results

	Sep 2019
Note to business results	
Note to business results	
Note to consolidated financial results	
Note to consolidated financial results	-

Dividends

(in millions of yens)

	Sep 2020	Sep 2019	Sep 2018
Dividends			
Dividends			
Dividends			
Dividend per share (Yen)			
Dividend per share (Yen)			
First quarter			
Result		-	-
Forecast	-		
Upper	-		
Lower	-		
Second quarter			
Result		0.00	0.00
Forecast	0.00		
Upper	-		
Lower	-		
Third quarter			
Result		-	-
Forecast	-		
Upper	-		
Lower	-		
Year end			
Result		27.00	28.00
Forecast	28.00		
Upper	-		
Lower	-		
Annual			
Result		27.00	28.00
Forecast	28.00		
Upper	-		
Lower	-		
Total dividend paid			
Total dividend paid			
Annual			
Result		1,053	1,120
Payout ratio (consolidated)			
Payout ratio (%)			
Annual			
Result		45.4	39.8
Forecast	40.0		
Ratio of total amount of dividends to net assets (consolidated)			
Ratio of total amount of dividends to net assets (%)			
Annual			
Result		8.0	9.1
Note to dividends			
Note to dividends			

Annual

(注1) 2019年9月期の年間配当金27円は、当社の創業15周年記念配当3円を含んでおり、これを除いた配当性向は40.3%であります。(注2) 2020年9月期の年間配当金28円は、当社の2020年9月期の連結業績目標の親会社株主に帰属する当期純利益に当社の配当性向目標である40%を掛け合わせた値であります。

Forecasts

(in millions of yens)

Sep 2020

Forecasts	
Forecasts	
Title for forecasts	3. 2020年9月期の連結業績目標 (2019年10月1日～2020年9月30日)
Preamble to consolidated forecasts	
Preamble to forecasts	-
Main table of consolidated forecasts	
Ordinary profit	
Ordinary profit	
Forecast	4,000
Upper	-
Lower	-
% change	
Forecast	17.3
Upper	-
Lower	-
Profit attributable to owners of parent	
Profit attributable to owners of parent	
Forecast	2,700
Upper	-
Lower	-
% change	
Forecast	14.2
Upper	-
Lower	-
Note to consolidated forecasts	
Note to forecasts	当社グループの業績は主力事業のリアルエステート事業における不動産の売買動向によっては収益が大きく変動する可能性があり、現時点における通期予測については不確定要素が多いことから、合理的に仮定された条件に基づいて算出された「連結業績予想」に代えて、当社グループの当連結会計年度の経営目標である「連結業績目標」を開示しております。

Notes-Material changes in subsidiaries during this period changes in scope of consolidations resulting from change in subsidiaries

Sep 2019

Material changes in subsidiaries during this period (Changes in scope of consolidations resulting from change is subsidiaries)

Material changes in subsidiaries during this period (Changes in scope of consolidations resulting from change is subsidiaries)

Others

Material changes in subsidiaries during this period (Changes in scope of consolidations resulting from change is subsidiaries)

Material changes in subsidiaries during this period (Changes in scope of consolidations resulting from change is subsidiaries)

-

Number of subsidiaries newly consolidated

-

Name of subsidiaries newly consolidated

-

Number of subsidiaries excluded from consolidation

-

Name of subsidiaries excluded from consolidation

-

Note to material changes in subsidiaries during this period

Note to material changes in subsidiaries during this period

-

Notes-Changes in accounting policies and accounting estimates retrospective restatement

Sep 2019

Changes in accounting policies and accounting estimates, retrospective restatement

Changes in accounting policies and accounting estimates, retrospective restatement

Others

Changes in accounting policies and accounting estimates, retrospective restatement

Changes in accounting policies based on revisions of accounting standard

-

Changes in accounting policies other than ones based on revisions of accounting standard

-

Changes in accounting estimates

-

Retrospective restatement

-

Note to changes in accounting policies and accounting estimates, retrospective restatement

Note to changes in accounting policies and accounting estimates, retrospective restatement

-

Notes-Number of issued and outstanding shares common stock

Sep 2019

Sep 2018

Number of issued and outstanding shares (common stock)

Number of issued and outstanding shares (common stock)

Others

Number of issued and outstanding shares (common stock)

Number of issued and outstanding shares at the end of fiscal year (including treasury stock)

40,802,700

40,614,200

Number of treasury stock at the end of fiscal year

1,790,512

601,788

Average number of shares

39,716,825

35,757,827

Note to number of issued and outstanding shares (common stock)

Note to number of issued and outstanding shares (common stock)

-

Business Results-Overview of nonconsolidated operating results

(in millions of yens)

Sep 2019

Sep 2018

Non-consolidated operating results

Non-consolidated operating results

Non-consolidated operating results

Non-consolidated income statements information

Net sales

Net sales

19,547

19,914

% change	-1.8	40.9
Operating profit		
Operating profit	3,290	2,785
% change	18.1	50.4
Ordinary profit		
Ordinary profit	3,236	2,795
% change	15.8	56.6
Profit		
Profit	2,210	2,320
% change	-4.7	87.9
Other non-consolidated operating results		
Basic earnings per share (Yen)	55.65	64.88
Diluted earnings per share (Yen)	55.55	64.21
Note to non-consolidated operating results		
Note to operating results	-	

Business Results-Overview of nonconsolidated financial positions

(in millions of yens)

	Sep 2019	Sep 2018
Non-consolidated financial positions		
Non-consolidated financial positions		
Non-consolidated financial positions		
Total assets	24,415	22,389
Net assets	12,228	11,608
Capital adequacy ratio (%)	50.1	51.8
Net assets per share (Yen)	313.44	290.09
Note to non-consolidated financial positions		
Owner's equity	12,227	11,607
Note to financial positions	-	

Business Results-Note to overview of nonconsolidated business results

	Sep 2019
Note to non-consolidated financial results	
Note to non-consolidated financial results	
Note to non-consolidated financial results	
Note to financial results	-

This information is a summary of the earnings report. It does not contain all details included in the earnings report disclosed in Japanese.