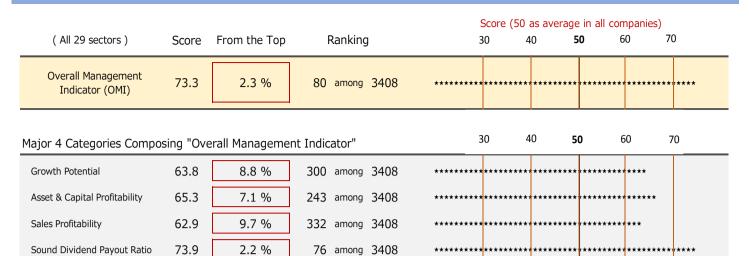
Based on the data as of May 2019 June 7, 2019

DEAR LIFE CO., LTD. AJIS Co., Ltd. (3245 TSE 1st Section)

Overall Management Indicator

Sound Dividend Payout Ratio

Spring Capital Co., Ltd.



76 among 3408

(In the Sector)	Score	From the Top	Ranking
Overall Management Indicator	73.3	4.7 %	6 among 128
Growth Potential	63.8	21.1 %	27 among 128
Asset & Capital Profitability	65.3	13.3 %	17 among 128
Sales Profitability	62.9	23.4 %	30 among 128
Sound Dividend Payout Ratio	73.9	3.9 %	5 among 128

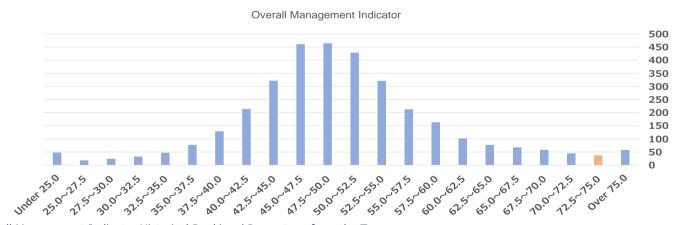
73.9

OMI **Sound Dividend** Growth 60 **Potential Payout Ratio** 80 100 Asset & Capital Sales **Profitability Profitability**

· · · Within the Top 30%

Overall Management Indicator 3408 Companies in 29 Sectors Distribution Chart (Orange: the Company)

(right axis: no. of companies)

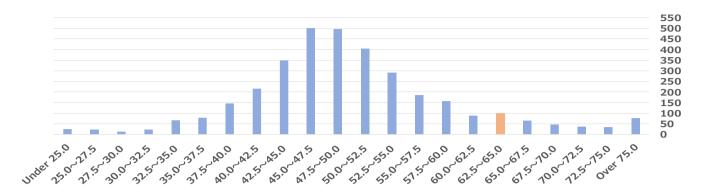


Overall Management Indicator Historical Ranking / Percentage from the Top

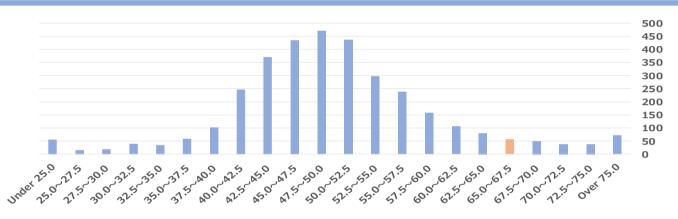
Accounting Period	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018
Reference Date	May 2014	May 2015	May 2016	May 2017	May 2018	May 2019
No. of companies	3279	3220	3238	3326	3372	3408
Ranking	195	296	5	37	30	80
From the Top	5.9 %	9.2 %	0.2 %	1.1 %	0.9 %	2.3 %



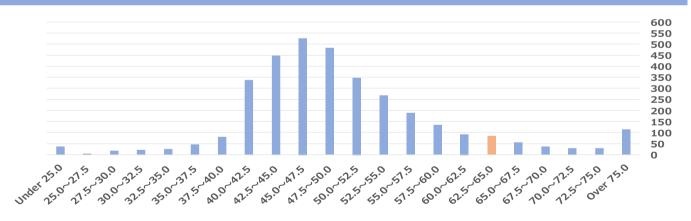
Growth Potential 3408 Companies in 29 Sectors Distribution Chart (Orange: the Company) (right: no. of companies)



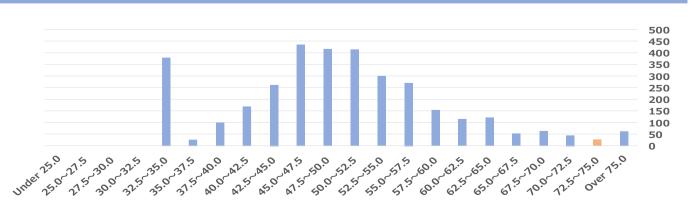
Asset & Capital Profitability 3408 Companies in 29 Sectors Distribution Chart (Orange: the Company) (right: no. of companies)



Sales Profitability 3408 Companies in 29 Sectors Distribution Chart (Orange: the Company) (right: no. of companies)



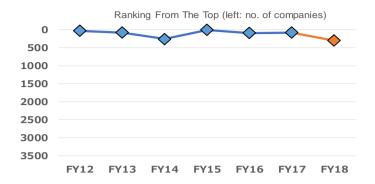
Sound Dividend Payout Ratio 3408 Companies in 29 Sectors Distribution Chart (Orange: the Company) (right: no. of companies)

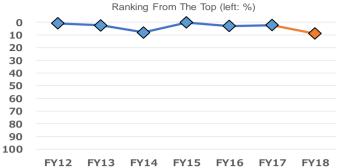




Management Indicators Ranking Report Historical Ranking of Major 4 Categories

Growth Potential Historical Chart



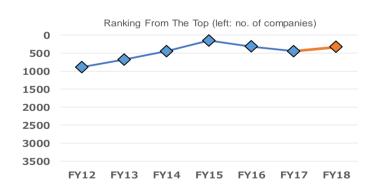


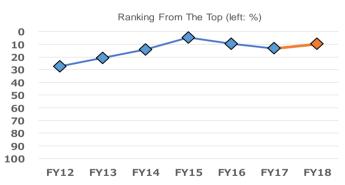
Assset & Capital Profitability Historical Chart



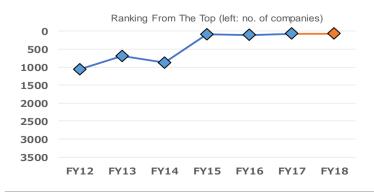


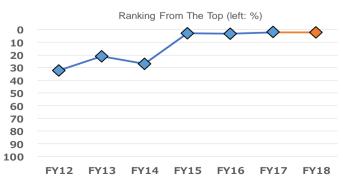
Sales Profitability Historical Chart





Sound Dividend Payout Ratio Historical Chart







Management Indicators Ranking Quintile Chart (All Categories)

	From the Top 80% ~ 100%	From the Top 60% ~ 80%	From the Top 40% ~ 60%	From the Top 20% ~ 40%	From the Top within 20%
【 Overall Management Indicator】★					*

[Major 4 Categories] ···☆	From the Top 80% ~ 100%	From the Top 60% ~ 80%	From the Top 40% ~ 60%	From the Top 20% ~ 40%	From the Top within 20%
[Growth Potential]					☆
[Asset & Capital Profitability]					$\stackrel{\wedge}{\Delta}$
[Sales Profitability]					$\stackrel{\wedge}{\Delta}$
[Sound Dividend Payout Ratio]					☆

Growth Potential - Intermediate Categories ···• ■	From the Top 80% ~ 100%	From the Top 60% ~ 80%	From the Top 40% ~ 60%	From the Top 20% ~ 40%	From the Top within 20%
< Minor Categories > · · · ◎					
(3 terms)					•
< Sales Growth Rate > < Operating Profit Growth Rate > < Recurring Profit Growth Rate > < Net Profit Growth Rate >				© © ©	©
(Previous Term)					•
< Sales Growth Rate > < Operating Profit Growth Rate > < Recurring Profit Growth Rate > < Net Profit Growth Rate >					© © ©
(This Term)	•				
< Sales Growth Rate > < Operating Profit Growth Rate > < Recurring Profit Growth Rate > < Net Profit Growth Rate >	0		© ©		
< Net Profit Growth Rate >	0				

Management Indicators Ranking Quintile Chart (All Categories) Continued

Asset & Capital Profitability - Intermediate Categories · · · ●	From the Top 80% ~ 100%	From the Top 60% ~ 80%	From the Top 40% ~ 60%	From the Top 20% ~ 40%	From the Top within 20%
< Minor Categories > · · · □					
(ROA)					•
< ROA 3 Terms >					0
< ROA Previous Term >					0
< ROA This Term >					0
(ROE)					•
< ROE 3 Terms >					©
< ROE Previous Term >					0
< ROE This Term >					0
Calca Profitability					
Sales Profitability - Intermediate Categories · · · ●	From the Top	From the Top	From the Top	From the Top	From the Top
< Minor Categories > · · · ◎	80% ~ 100%	60% ~ 80%	40% ~ 60%	20% ~ 40%	within 20%
(Previous Term)					•
< Operating Profit ROS >					0
< Recurring Profit ROS >					©
< Net Profit ROS >					0
(This Term)					•
< Operating Profit ROS >					0
< Recurring Profit ROS >					©
< Net Profit ROS >					0
0 10:11 15 15					
Sound Dividend Payout Ratio - Intermediate Categories · · · ●	From the Top	From the Top	From the Top	From the Top	From the Top
< Minor Categories > · · · ◎	80% ~ 100%	60% ~ 80%	40% ~ 60%	20% ~ 40%	within 20%
(3 terms)					•
< Dividend Payout Ratio >					©
< DOE >					©
(Previous Term)					•
< Dividend Payout Ratio >					©
< DOE >					0

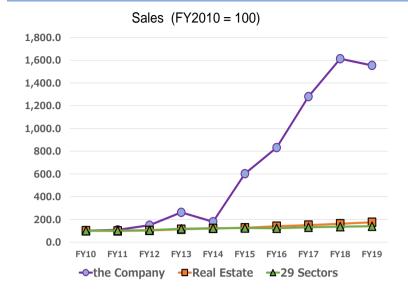
Management Indicators Ranking report Average of Management Indicator Scores by Sector

(Reference)

Scoring Average of Sector Management Indicators

	Number of companies	Overall Management Indicator	Ranking	Growth Potential	Ranking	Asset & Capital Profitability	Ranking	Sales Profitability	Ranking	Sound Dividend Payout Ratio	Ranking
Fishery, Agriculture & Forestry	11	46.6	24	47.6	21	47.5	20	46.8	24	48.3	22
Mining	5	49.7	10	52.2	5	47.4	23	53.2	3	46.7	26
Construction	164	49.9	9	49.2	11	51.4	5	48.9	16	50.1	9
Foods	124	47.8	16	47.8	19	48.0	18	47.3	22	50.5	6
Textiles and Apparels	55	45.0	27	46.4	26	44.2	27	46.8	25	48.6	20
Pulp and Paper	26	45.2	26	47.1	22	44.7	26	46.2	26	48.3	21
Chemicals	213	50.5	7	48.7	13	50.3	7	52.4	7	50.9	4
Pharmaceutical	63	44.9	28	46.7	23	41.9	29	48.4	17	48.8	18
Oil and Coal Products	11	52.3	4	53.6	4	52.0	4	49.6	13	50.4	7
Rubber Products	19	48.4	14	46.1	28	49.9	9	51.5	9	48.9	15
Glass and Ceramics Products	56	50.1	8	50.3	7	49.5	10	52.2	8	48.7	19
Iron and Steel	45	46.9	23	50.0	8	46.1	25	47.5	21	47.2	25
Nonferrous Metals	33	47.4	19	47.9	18	48.9	13	47.7	20	48.2	24
Metal Products	92	48.1	15	48.4	15	48.4	16	49.7	12	48.3	23
Machinery	227	50.8	6	49.2	12	50.1	8	53.3	2	50.6	5
Electric Appliances	243	48.9	11	48.5	14	48.5	15	50.5	11	50.0	11
Transportation Equipment	95	46.4	25	46.4	25	47.4	24	47.2	23	48.8	16
Precision Instruments	50	50.9	5	51.2	6	49.1	11	52.4	5	50.1	8
Other Products	108	47.7	18	46.6	24	47.5	22	48.2	19	51.5	1
Electric Power and Gas	24	48.6	13	49.8	10	47.5	21	49.4	15	49.3	14
Land Transportation	66	47.7	17	48.1	17	48.6	14	50.7	10	46.7	27
Marine Transportation	13	41.0	29	42.7	29	42.5	28	45.8	27	44.2	29
Air Transportation	5	47.2	20	46.4	27	51.3	6	49.4	14	45.6	28
Warehousing and Harbor Transportation	39	48.7	12	50.0	9	48.9	12	48.3	18	48.8	17
Information & Communication	411	53.8	3	54.5	2	52.9	3	53.0	4	49.9	12
Wholesale Trade	314	47.2	21	48.1	16	47.9	19	45.4	29	50.0	10
Retail Trade	344	47.0	22	47.7	20	48.4	17	45.6	28	49.3	13
Real Estate	128	56.5	1	55.7	1	55.1	1	56.1	1	51.5	2
Services	424	54.4	2	53.9	3	54.4	2	52.4	6	51.5	3
All Sectors	3408	50.0		50.0		50.0		50.0		50.0	

Growth Potential



Sales Change (yoy, %)

	the Company	Real Estate	29 Sectors
FY2011	7.5	-2.0	1.5
FY2012	38.5	5.0	3.4
FY2013	75.9	9.8	11.5
FY2014	-31.6	6.5	4.2
FY2015	236.4	4.3	1.7
FY2016	38.0	11.2	-2.0
FY2017	54.0	6.9	7.7
FY2018	26.0	8.2	3.9
FY2019	-3.7	8.1	2.7
FY2010 - FY2019			
9 Term Average	35.6	6.4	3.8
FY2014-FY2019			
5 Term Average	54.1	7.7	2.8

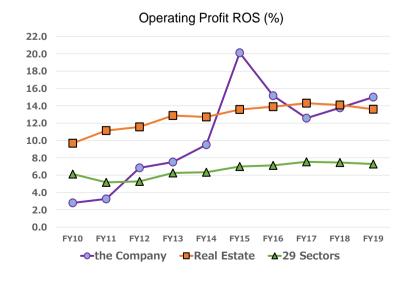
Recurring Profit (FY2010 = 100)



Recurring Profit Change (yoy, %)

	the Company	Real Estate	29 Sectors
FY2011	-78.3	18.7	-15.7
FY2012	1,110.0	14.7	11.2
FY2013	124.0	28.4	35.8
FY2014	-6.6	7.0	7.7
FY2015	505.1	14.1	7.6
FY2016	1.2	17.3	0.4
FY2017	28.9	10.8	14.9
FY2018	46.9	6.7	2.5
FY2019	2.3	2.6	-0.9
FY2010 – FY2019 9 Term Average	59.1	13.1	6.3
FY2014-FY2019 5 Term Average	64.0	10.2	4.7
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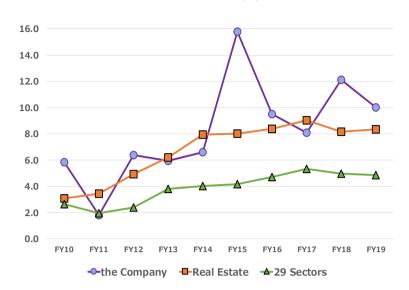
Sales Profitability



Operating Profit ROS (%)

	the Company	Real Estate	29 Sectors
FY2010	2.8	9.7	6.1
FY2011	3.3	11.1	5.2
FY2012	6.8	11.6	5.3
FY2013	7.5	12.9	6.3
FY2014	9.5	12.7	6.3
FY2015	20.1	13.6	7.0
FY2016	15.2	13.9	7.1
FY2017	12.6	14.3	7.5
FY2018	13.8	14.1	7.5
FY2019	15.0	13.6	7.3
FY2010 – FY201 10 Term Average		12.7	6.6
10 Territ Averag	10.7	12.7	0.0
FY2015-FY2019 5 Term Average		13.9	7.3
5 Territ Average	13.3	13.9	7.3

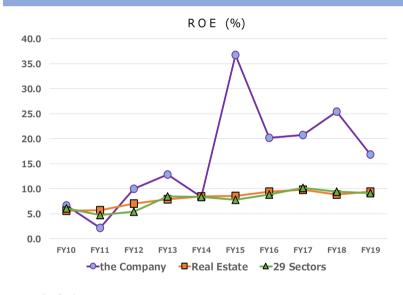
Net Profit ROS (%)



Net Profit ROS (%)

	the Company	Real Estate	29 Sectors
FY2010	5.8	3.1	2.6
FY2011	1.8	3.4	1.9
FY2012	6.4	4.9	2.4
FY2013	5.9	6.2	3.8
FY2014	6.6	7.9	4.0
FY2015	15.8	8.0	4.2
FY2016	9.5	8.4	4.7
FY2017	8.1	9.0	5.3
FY2018	12.1	8.2	5.0
FY2019	10.0	8.3	4.8
FY2010-FY2019			
10 Term Average	8.2	6.7	3.9
FY2015-FY2019			
5 Term Average	11.1	8.4	4.8
5 Tom Average		0.4	7.0

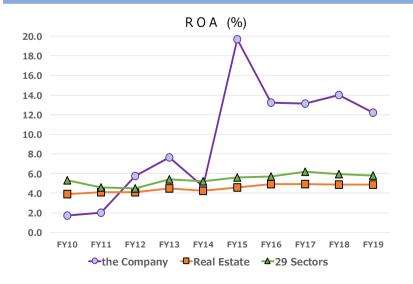
ROE



ROE (%)

	the Company	Real Estate	29 Sectors
FY2010	6.6	5.6	6.1
FY2011	2.1	5.7	4.7
FY2012	10.0	7.0	5.4
FY2013	12.9	7.9	8.5
FY2014	8.4	8.4	8.4
FY2015	36.8	8.6	7.8
FY2016	20.1	9.4	8.8
FY2017	20.8	9.8	10.2
FY2018	25.4	8.9	9.4
FY2019	16.8	9.4	9.1
FY2010 - FY2019		0.4	7.0
10 Term Average	16.0	8.1	7.8
FY2015-FY2019			
5 Term Average	24.0	9.2	9.1

ROA



ROA (%)

	the Company	Real Estate	29 Sectors
FY2010	1.7	3.9	5.3
FY2011	2.0	4.1	4.6
FY2012	5.7	4.1	4.5
FY2013	7.6	4.5	5.4
FY2014	4.7	4.2	5.2
FY2015	19.7	4.6	5.6
FY2016	13.2	4.9	5.7
FY2017	13.1	4.9	6.2
FY2018	14.0	4.9	6.0
FY2019	12.2	4.9	5.8
FY2010 – FY2019 10 Term Average		4.5	5.4
10	0		
FY2015-FY2019			
5 Term Average	14.4	4.8	5.8

Valuation and Market Data as of June 7, 2019

Closing Price	425	Year High	460	2/6/2019	
PER (estimated)	8.38	Year Low	392	5/14	1/2019
PER (actual)	6.66	6-Month % Change	-14.8 %	(TOPIX)	-5.4 %
PBR (actual)	1.46	12-Month % Change	-13.8 %	(TOPIX)	-14.3 %
Dividend Yield (actual)	6.59 %	12-Month Historical Volatility	30.5 %	(TOPIX)	17.0 %
EV/EBITDA	4.01				
PSR (forecast)	0.84				
PSR (actual)	0.81				
			_		

Profitability Indicators and All-Company Rankings Based on Business Results Announced by the Company (29 sectors excluding financials) (calculated by Spring)

Fiscal Year		2014	2015	2016	2017	2018	2019
Accounting Period		2014/09	2015/09	2016/09	2017/09	2018/09	2019/09
		Actual	Actual	Actual	Actual	Actual	Est.
No. of Companies		3363	3443	3467	3512	3512	3556
Sales	Y mil	2,304	7,750	10,697	16,476	20,763	20,000
Ranking		3164	2711	2488	2197	2063	2098
Operating Profit	Y mil	219	1,559	1,622	2,071	2,859	3,000
Ranking		2678	1636	1632	1528	1301	1260
Recurring Profit	Y mil	253	1,531	1,549	1,996	2,932	3,000
Ranking		2682	1639	1676	1574	1313	1269
Net Profit	Y mil	152	1,222	1,018	1,329	2,518	2,000
Ranking		2625	1440	1637	1544	1126	1263

^{*} Percentage from the Top is not calculated for this section to exclude company size effects.

Operating Profit ROS	%	9.5	20.1	15.2	12.6	13.8	15.0
All Companies	%	5.7	6.2	6.7	7.3	7.2	7.3
Ranking		668	151	315	505	414	334
Percentage from the Top	%	19.9	4.4	9.1	14.4	11.8	9.4
Recurring Profit ROS	%	11.0	19.8	14.5	12.1	14.1	15.0
All Companies	%	5.9	6.2	6.7	7.4	7.2	7.2
Ranking		573	167	351	579	398	340
Percentage from the Top	%	17.0	4.9	10.1	16.5	11.3	9.6
Net Profit ROS	%	6.6	15.8	9.5	8.1	12.1	10.0
All Companies	%	3.6	3.6	4.3	5.2	4.9	4.8
Ranking		691	128	410	660	277	369
Percentage from the Top	%	20.5	3.7	11.8	18.8	7.9	10.4
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ROE / ROA / Dividend Payout Ratio / DOE / Ranking

ROE, ROA, Dividend Payout Ratio, and DOE Indicators and Rankings Based on Business Results Announced by the Company (29 sectors excluding financials) (calculated by Spring)

Accounting Period		2014 2014/09 Actual	2015 2015/09 Actual	2016 2016/09 Actual	2017 2017/09 Actual	2018 2018/09 Actual	2019 2019/09 Est.
ROE	%	8.4	36.8	20.1	20.8	25.4	16.8
29 Sectors	%	8.4	7.8	8.8	10.2	9.4	9.1
Ranking		1390	47	302	289	143	440
No. of Companies		3340	3421	3438	3493	3507	3549
Percentage from the Top	%	41.6	1.4	8.8	8.3	4.1	12.4

^{*} ROE is an important indicator, calculated as net profit / equity (* shareholders' equity), that measures the final profit secured using shareholders' equity.

As the average of term-end equity of 2 terms is used as the denominator, companies posting zero or negative equity during the relevant terms are

ROE for the latest quarter is calculated using estimated net profit for this term and shareholders' equity as of the end of the previous term and of the latest quarter.

ROA	%	4.7	19.7	13.2	13.1	14.0	12.2
29 Sectors	%	5.2	5.6	5.7	6.2	6.0	5.8
Ranking		1786	129	396	425	342	479
No. of Companies		3355	3427	3450	3540	3512	3556
Percentage from the Top	%	53.2	3.8	11.5	12.0	9.7	13.5

^{*} ROA is calculated as Earnings before Interest and Taxes (operating profit + interest revenue + dividend income and interest on securities) / total assets. It is justifiable for a company to expand its business by financial leverage using debt, if the company's ROA exceeds the company's financing cost (e.g. cost of issuing 10-year corporate bonds = 2%).

Interest coverage ratio shown on P11 indicates the ratio of Earnings before Interest and Taxes to financial expenses (interest and discount expenses), with 10 times regarded as ideal.

If the interest coverage ratio holds a sufficient level with a high ROA and Profit Ratio of Sales, a company has no problem in financing aggressively.

As the average of term-end equity of 2 terms is used as the denominator, companies unable to be measured with the same standard are excluded.

ROA for the latest quarter is calculated using estimated operating profit for this term and total assets as of the end of the previous term and of the latest quarter.

Dividend Payout Ratio	%	28.9	37.1	35.4	43.3	44.5	
29 Sectors	%	31.2	33.8	30.1	27.4	32.4	
Ranking		1088	624	747	366	436	
No. of Companies		3220	3238	3438	3525	3579	
Percentage from the Top	%	33.8	19.3	21.7	10.4	12.2	

^{*} Dividend Payout Ratio is calculated as total dividend / net profit. It should be noted that it may differ from the figure announced by the companies calculated from profit per share according to the accounting principle.

Data for total annual dividend exceeding net profit and dividend of unprofitable companies are excluded from the rankings.

DOE	%	2.4	13.6	7.1	9.0	11.3	
29 Sectors	%	2.5	2.7	2.8	2.9	3.0	
Ranking		864	13	120	62	43	
No. of Companies		3220	3238	3438	3493	3507	
Percentage from the Top	%	26.8	0.4	3.5	1.8	1.2	

^{*} DOE, calculated as ROE times the dividend payout ratio, can be called the "true dividend payout ratio", and is closely tracked by global investors.

Its inverse (1 / DOE) equals the period (year) to recover shareholders' equity via the dividend.

As the average of term-end equity of two terms is used as the denominator, companies posting zero or negative equity during the relevant terms are



Management Indicators, Cash Flow, and Financial Indicators Calculated by Spring based on Business Results Announced by the Company (million yen, %, multiple)

Fiscal Year Accounting Period		2014 2014/09	2015 2015/09	2016 2016/09	2017 2017/09	2018 2018/09	Latest Quarter
Data Source		Securities Report	Financial Results				
Current Ratio	%	262.6	405.5	726.6	757.6	809.9	1,088.7
Fixed Assets Ratio	%	12.1	4.1	2.9	1.7	6.4	7.1
Equity Ratio	%	34.9	45.3	38.1	42.3	53.3	43.6
Debt Ratio	%	185.5	116.1	157.5	131.8	87.5	129.2
D/E Ratio	%	165.2	82.0	140.4	115.7	70.9	123.2
Interest Coverage Ratio	Multiple	6.3	26.9	20.5	20.1	25.3	Calc. only at year-end
Financial Leverage	Multiple	2.9	2.2	2.6	2.4	1.9	2.3
CF from Operating Activities	Y mil	-1,088	301	-2,733	601	2,431	
CF from Investing Activities	Y mil	-5	385	-51	53	-290	
CF from Financing Activities	Y mil	656	3,193	2,736	2,285	3,389	
(Cash and Cash Equivalents)	Y mil	(782)	(4,663)	(4,614)	(7,554)	(13,084)	
(EBITDA)	Y mil	(307)	(1,616)	(1,672)	(2,151)	(3,094)	

Review of Financial Soundness as of June 7, 2019

Comparison with average data of all companies in the TSE 29 industrial sectors (excluding 4 financial sectors) and with the sector

		A 29 sectors	B Sector	Standard Criterion	Standard Value	Desirable Value	The Company	Result
Current Ratio	%	145.1	208.3	Lower of A or B	145.1	Higher	1,088.7	Positive
Fixed Assets Ratio	%	138.7	210.5	Higher of A or B	210.5	Lower	7.1	Positive
Equity Ratio	%	40.9	31.1	Lower of A or B	31.1	Higher	43.6	Positive
Debt Ratio	%	137.6	218.1	Higher of A or B	218.1	Lower	129.2	Positive
D/E Ratio	%	142.8	254.4	Higher of A or B	254.4	Lower	123.2	Positive

Corporate Information as of June 7, 2019

Ticker Code 3245

Company Name DEAR LIFE CO., LTD.

Head Office 2F HULIC Kudan Building, 1-13-5 Kudankita, Chiyoda-ku, Tokyo, 102-0073 JAPAN

Stock Listings The Tokyo Stock Exchange, First Section

TSE Industrial Sector Real Estate

Investment Unit 100 shares

Minimum Investment 42,500 President & CEO Yukihiro Abe

Date of Listing 8/2/2007 Paid-in Capital 3,092 mil yen

Date of Establishment 11/1/2004 Market Capitalization 17,277 mil yen ranked 1,846 of 3,765 companies

Accounting Period September 25-Day Average Trading Value 55 mil yen ranked 1,709 of 3,765 companies
Floating Stock Ratio 32.0% Market Cap as of March-end 2019 17,196 mil yen ranked 1,891 of 3,760 companies

Major Shareholder Ownership 53.0% Average Trading Value in FY2018 192 mil yen ranked 1,198 of 3,760 companies



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- "All sectors" in this report refer to the 29 sectors that remain when excluding the four financial sectors (Banks, Securities and Commodity Futures, Insurance, and Other Financials), which use different accounting standards, from the 33 sectors as defined by Tokyo Stock Exchange, and consist of all companies whose common shares were listed on the Japanese stock market as of the end of March 2019. Given that the calculations of the Growth Potential, the ROA, the ROE, and other items use figures of full-year financial results for the most recent four fiscal years, companies that had not released full-year financial results and companies that had posted zero or negative equity at least once during the four-year period, as well as companies whose disclosed full-year financial results cannot be recalculated into reasonable figures based on the Japanese GAAP and companies that had not been able to disclose the FY2018 financial results by May 20, 2019, are excluded. Thereby, a total of 3,408 companies have been analyzed in the rankings.
- The numbers used in this report for FY2019 are adopted from one of the following sources in the order of decreasing priority: (1) numbers in a company's disclosed financial results; (2) the company's forecasts; or (3) the estimates by SC. In this FY2018 finalized report (as of May 2019), SC's estimates for FY2019 were used for 70 companies.
- On P7-P8, a historical comparison is made on Growth Potential, Sales Profitability, ROE, and ROA with 29 business sectors and with the Company's sector as defined by the Tokyo Stock Exchange. The figures for ROE and ROA used in the comparison match those on P10. However, for Growth Potential and Sales Profitability, the figures do not match those on P9. This difference is due to the fact that, for the purpose of comparing the Growth Potential over the long term, the comparative report limits its target to only those companies in the 29 business sectors and the Company's sector (as defined by the Tokyo Stock Exchange) that have continuously announced their full-year financial results from FY2010 to FY2018. This modification of the universe for the comparison of the Growth Potential is conducted every year in the finalized ranking report for the previous fiscal year based on values available as of May(this report).
- Going forward, the reports for FY2019 are planned to be prepared on a quarterly basis in correspondence with the announcements of quarterly results by companies whose accounting period ends in March. Accordingly, reports based on the values available as of August, November, and February will be issued the following month. The finalized report for FY2019 will be based on the values available as of May 2020 and will be issued the following month.
- The Overall Management Indicator (as scored by SC) in this report represents an overall score for the major categories (Growth Potential, Asset & Capital Profitability, Sales Profitability, and Sound Dividend Payout Ratio). The weighting for each category is 30%, 25%, 20%, and 25%, respectively.
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