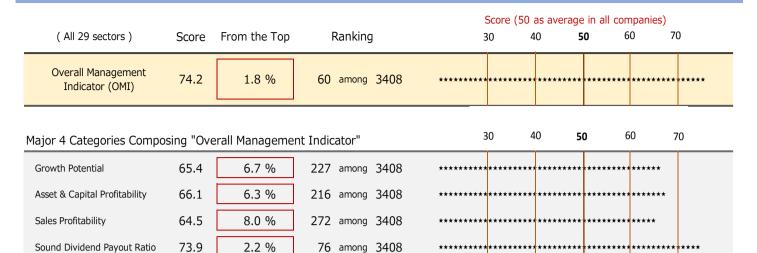
DEAR LIFE CO., LTD. (3245 TSE 1st. Section)

Overall Management Indicator

Based on the data as of Nov. 2019 Nov. 29, 2019

Spring Capital Co., Ltd.



(In the Sector)	Score	From the Top	Ranking
Overall Management Indicator	74.2	3.9 %	5 among 128
Growth Potential	65.4	17.2 %	22 among 128
Asset & Capital Profitability	66.1	10.2 %	13 among 128
Sales Profitability	64.5	21.1 %	27 among 128
Sound Dividend Payout Ratio	73.9	3.9 %	5 among 128

Growth Potential Sound Dividend Payout Ratio

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)

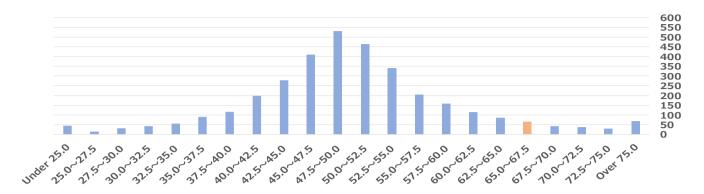


Overall Management Indicator Historical Ranking / Percentage from the Top

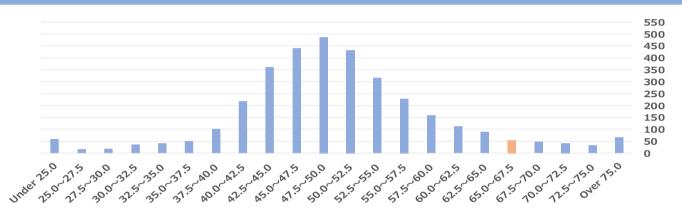
Accounting Period	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018
Reference Date	May 2014	May 2015	May 2016	May 2017	May 2018	May 2019
No. of companies	3279	3220	3238	3326	3372	3408
Ranking	195	296	5	37	30	80
From the Top	5.9 %	9.2 %	0.2 %	1.1 %	0.9 %	2.3 %



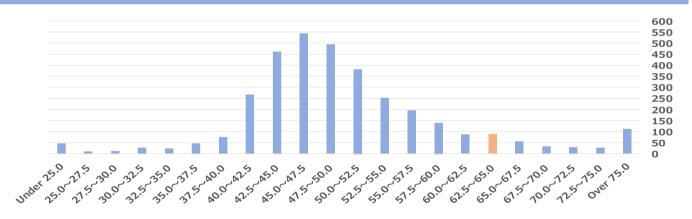
Growth Potential 3408 Companies in 29 Sectors Distribution Chart (Orange: the Company) (right: no. of companies)



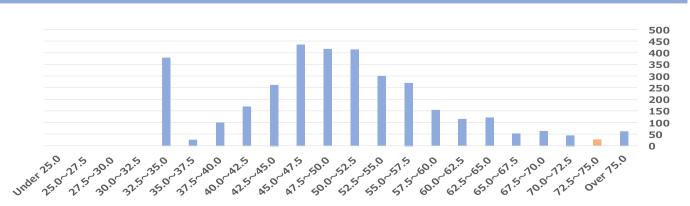
Asset & Capital Profitability 3408 Companies in 29 Sectors Distribution Chart (Orange: the Company) (right: no. of companies)



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

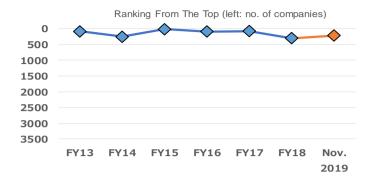


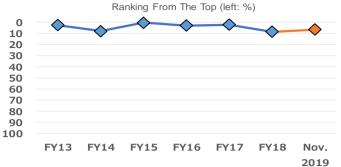
Sound Dividend Payout Ratio 3408 Companies in 29 Sectors Distribution Chart (Orange: the Company) (right: no. of companies)



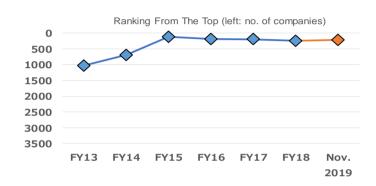


Growth Potential Historical Chart



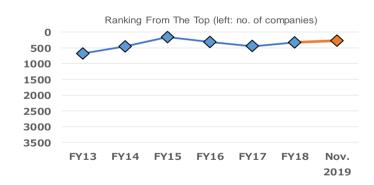


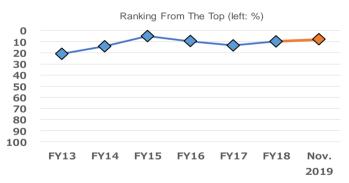
Assset & Capital Profitability Historical Chart



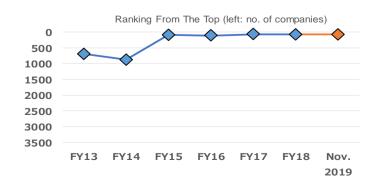


Sales Profitability Historical Chart





Sound Dividend Payout Ratio Historical Chart







Management Indicators Ranking Quintile Chart (All Categories)

	From the Top				
	80% ~ 100%	60% ~ 80%	40% ~ 60%	20% ~ 40%	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]					☆
[Sales Profitability]					☆
[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 >					0
< Operating Profit Growth Rate >				0	
< Recurring Profit Growth Rate >				0	
< Net Profit Growth Rate >				0	
(Previous Term)					•
< Sales Growth Rate >					0
< Operating Profit Growth Rate >					0
< Recurring Profit Growth Rate >					0
< Net Profit Growth Rate >					0
(This Term)		•			
< Sales Growth Rate >	0				
< Operating Profit Growth Rate >				©	
< Recurring Profit Growth Rate >				©	
< Net Profit Growth Rate >		0			

Management Indicators Ranking Quintile Chart (All Categories) Continued

			I	1	I
Asset & Capital Profitability - Intermediate Categories · · · ● < Minor 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%
(ROA)					•
< ROA 3 Terms > < ROA Previous Term > < ROA This Term >					© ©
(ROE)					•
< ROE 3 Terms > < ROE Previous Term > < ROE This Term >					© © ©
Sales Profitability - Intermediate Categories ··· ● < Minor 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%
(Previous Term)					•
< Operating Profit ROS > < Recurring Profit ROS > < Net Profit ROS >					© ©
(This Term)					•
< Operating Profit ROS > < Recurring Profit ROS > < Net Profit ROS >					© ©
Sound Dividend Payout Ratio - Intermediate Categories ··· ● < Minor 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%
(3 terms)					•
< Dividend Payout Ratio > < DOE >					0
(Previous Term)					•
< Dividend Payout Ratio > < DOE >					© ©

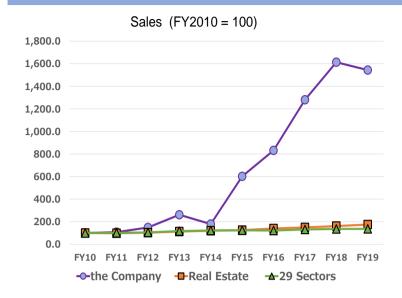
Management Indicators Ranking report Average of Management Indicator Scores by Sector

(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	47.1	22	48.2	18	47.8	22	47.3	23	48.3	22
Mining	5	51.2	4	54.6	3	48.0	20	54.2	2	46.7	26
Construction	164	50.4	7	50.2	8	51.5	5	49.2	15	50.1	9
Foods	124	48.3	16	48.4	17	48.3	17	47.6	20	50.5	6
Textiles and Apparels	55	44.2	28	44.6	28	44.0	27	46.2	26	48.6	20
Pulp and Paper	26	45.6	27	47.2	23	45.0	26	46.5	25	48.3	21
Chemicals	213	50.4	8	48.6	15	50.3	7	52.2	7	50.9	4
Pharmaceutical	63	45.9	26	48.5	16	42.2	29	48.7	17	48.8	18
Oil and Coal Products	11	50.2	9	49.7	9	51.3	6	49.1	16	50.4	7
Rubber Products	19	47.7	19	45.1	27	49.6	9	50.9	10	48.9	15
Glass and Ceramics Products	56	49.7	10	49.6	10	49.4	10	51.9	8	48.7	19
Iron and Steel	45	46.1	24	47.9	21	46.0	25	47.4	21	47.2	25
Nonferrous Metals	33	46.4	23	45.9	25	48.6	15	47.3	22	48.2	24
Metal Products	92	48.4	15	48.9	12	48.6	14	49.7	14	48.3	23
Machinery	227	50.5	6	48.8	13	50.1	8	52.9	4	50.6	5
Electric Appliances	243	48.2	17	47.2	22	48.3	18	49.9	13	50.0	11
Transportation Equipment	95	45.9	25	45.5	26	47.1	24	46.9	24	48.8	16
Precision Instruments	51	51.0	5	51.4	5	49.3	11	52.5	5	50.1	8
Other Products	108	47.9	18	46.7	24	47.6	23	48.3	19	51.5	1
Electric Power and Gas	24	49.3	11	50.7	7	47.8	21	50.0	12	49.3	14
Land Transportation	66	48.5	13	49.5	11	48.9	13	51.1	9	46.7	27
Marine Transportation	13	40.8	29	41.8	29	42.5	28	45.7	29	44.2	29
Air Transportation	5	48.4	14	48.1	19	52.1	4	50.1	11	45.6	28
Warehousing and Harbor Transportation	39	49.3	12	50.9	6	49.1	12	48.6	18	48.8	17
Information & Communication	411	53.7	3	54.6	2	52.9	3	52.9	3	49.9	12
Wholesale Trade	313	47.7	20	48.8	14	48.0	19	45.8	28	50.0	10
Retail Trade	344	47.3	21	48.0	20	48.4	16	45.9	27	49.3	13
Real Estate	128	56.2	1	55.7	1	55.0	1	55.9	1	51.5	2
Services	424	54.2	2	53.7	4	54.3	2	52.3	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	-4.3	8.3	0.5
FY2010-FY2019			
9 Term Average	35.5	6.4	3.5
FY2014-FY2019 5 Term Average	53.9	7.8	2.3
J Terrii Average	55.9	1.0	2.3

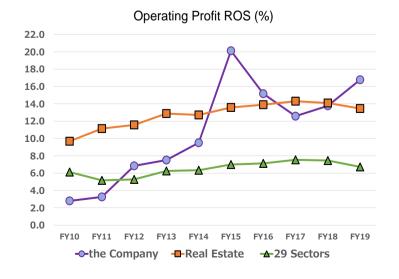
Recurring Profit (FY2010 = 100)



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	16.3	1.7	-8.1
FY2010 – FY2019			
9 Term Average	61.3	13.0	5.4
3 . d / d. a.g.c	00		
FY2014-FY2019			
5 Term Average	68.2	10.0	3.2

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	16.8	13.5	6.7
FY2010 - FY2019	40.0	10.7	0.5
10 Term Average	10.8	12.7	6.5
FY2015-FY2019 5 Term Average	15.7	13.9	7.2
3 Territ Average	13.7	13.9	1.2

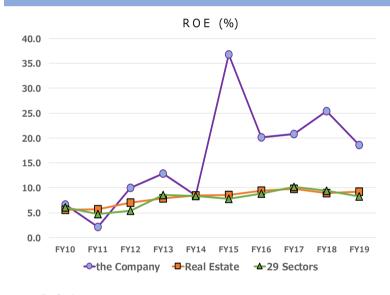
Net Profit ROS (%)



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	11.9	8.3	4.5
FY2010-FY2019			
10 Term Average	8.4	6.7	3.8
FY2015-FY2019			
5 Term Average	11.5	8.4	4.7

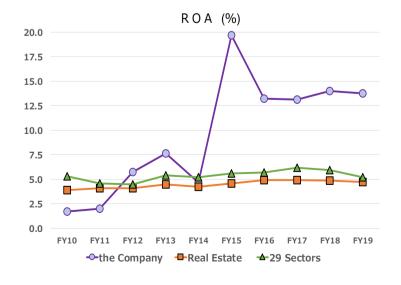
ROE



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	18.6	9.3	8.3
FY2010 - FY2019			
10 Term Average	16.2	8.1	7.8
FY2015-FY2019			
5 Term Average	24.3	9.2	8.9

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	13.8	4.7	5.2
FY2010-FY2019			
10 Term Average	9.6	4.5	5.4
FY2015-FY2019			
5 Term Average	14.8	4.8	5.7

Valuation and Market Data as of Nov. 29, 2019

Closing Price	553	Year High	598	11/22	2/2019
PER (estimated)	7.94	Year Low	392	5/14	4/2019
PER (actual)	9.07	6-Month % Change	38.6 %	(TOPIX)	10.6 %
PBR (actual)	1.64	12-Month % Change	10.1 %	(TOPIX)	2.4 %
Dividend Yield (actual)	4.88 %	12-Month Historical Volatility	29.3 %	(TOPIX)	15.7 %
EV/EBITDA	6.18				
PSR (forecast)	0.93				
PSR (actual)	1.08				
Des Costs Provide a Costs and Alli O		and an Burglance Breakly Assessment lands			

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

Fiscal Year		2015	2016	2017	2018	2019	2020
Accounting Period		2015/09	2016/09	2017/09	2018/09	2019/09	2020/09
		Actual	Actual	Actual	Actual	Actual	Est.
No. of Companies		3443	3467	3512	3512	3556	
Sales	Y mil	7,750	10,697	16,476	20,763	19,866	23,000
Ranking		2711	2488	2197	2063	1969	
Operating Profit	Y mil	1,559	1,622	2,071	2,859	3,333	4,000
Ranking		1636	1632	1528	1301	1044	
Recurring Profit	Y mil	1,531	1,549	1,996	2,932	3,409	4,000
Ranking		1639	1676	1574	1313	1054	
Net Profit	Y mil	1,222	1,018	1,329	2,518	2,363	2,700
Ranking		1440	1637	1544	1126	1033	

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

Operating Profit ROS	%	20.1	15.2	12.6	13.8	16.8	17.4
All Companies	%	6.2	6.7	7.3	7.2	6.7	
Ranking		151	315	505	414	251	
Percentage from the Top	%	4.4	9.1	14.4	11.8	7.1	
Recurring Profit ROS	%	19.8	14.5	12.1	14.1	17.2	17.4
All Companies	%	6.2	6.7	7.4	7.2	6.8	
Ranking		167	351	579	398	241	
Percentage from the Top	%	4.9	10.1	16.5	11.3	6.8	
Net Profit ROS	%	15.8	9.5	8.1	12.1	11.9	11.7
All Companies	%	3.6	4.3	5.2	4.9	4.4	
Ranking		128	410	660	277	186	
Percentage from the Top	%	3.7	11.8	18.8	7.9	5.2	



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)

Fiscal Year		2015	2016	2017	2018	2019	2020
Accounting Period		2015/09	2016/09	2017/09	2018/09	2019/09	2020/09
		Actual	Actual	Actual	Actual	Actual	Est.
ROE	%	36.8	20.1	20.8	25.4	18.6	20.6
29 Sectors	%	7.8	8.8	10.2	9.4	8.3	
Ranking		47	302	289	143	226	
No. of Companies		3421	3438	3493	3507	3546	
Percentage from the Top	%	1.4	8.8	8.3	4.1	6.4	

^{*} 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 excluded.

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	%	19.7	13.2	13.1	14.0	13.8	15.8
29 Sectors	%	5.6	5.7	6.2	6.0	5.2	
Ranking		129	396	425	342	245	
No. of Companies		3427	3450	3540	3512	3556	
Percentage from the Top	%	3.8	11.5	12.0	9.7	6.9	

^{*} 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	%	37.1	35.4	43.3	44.5	44.6	
29 Sectors	%	33.8	30.1	27.4	32.4		
Ranking		624	747	366	436		
No. of Companies		3238	3438	3525	3579		
Percentage from the Top	%	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	%	13.6	7.1	9.0	11.3	8.3
29 Sectors	%	2.7	2.8	2.9	3.0	
Ranking		13	120	62	43	
No. of Companies		3238	3438	3493	3507	
Percentage from the Top	%	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 excluded.



Review of Financial Indicators and Financial Soundness based on Business Results

Spring Capital Co., Ltd.

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		2015 2015/09	2016 2016/09	2017 2017/09	2018 2018/09	2019 2019/09	Latest Quarter
Data Source		Securities Report	Securities Report	Securities Report	Securities Report	Financial Results	
Current Ratio	%	405.5	726.6	757.6	809.9	840.7	
Fixed Assets Ratio	%	4.1	2.9	1.7	6.4	8.6	
Equity Ratio	%	45.3	38.1	42.3	53.3	51.7	
Debt Ratio	%	116.1	157.5	131.8	87.5	93.6	
D/E Ratio	%	82.0	140.4	115.7	70.9	81.5	
Interest Coverage Ratio	Multiple	26.9	20.5	20.1	25.3	28.0	
Financial Leverage	Multiple	2.2	2.6	2.4	1.9	1.9	
CF from Operating Activities	Y mil	301	-2,733	601	2,431	-3,165	
CF from Investing Activities	Y mil	385	-51	53	-290	-114	
CF from Financing Activities	Y mil	3,193	2,736	2,285	3,389	337	
(Cash and Cash Equivalents)	Y mil	(4,663)	(4,614)	(7,554)	(13,084)	(10,142)	
(EBITDA)	Y mil	(1,616)	(1,672)	(2,151)	(3,094)	(3,603)	

Review of Financial Soundness as of Nov. 29, 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	%	145.8	208.8	Lower of A or B	145.8	Higher	840.7	Positive
Fixed Assets Ratio	%	143.0	213.3	Higher of A or B	213.3	Lower	8.6	Positive
Equity Ratio	%	40.6	30.9	Lower of A or B	30.9	Higher	51.7	Positive
Debt Ratio	%	139.7	220.4	Higher of A or B	220.4	Lower	93.6	Positive
D/E Ratio	%	142.5	256.8	Higher of A or B	256.8	Lower	81.5	Positive

Corporate Information as of Nov. 29, 2019

Ticker Code 3245

Company Name DEAR LIFE CO., LTD.

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

Stock Listings The Tokyo Stock Exchange, First Section

TSE Industrial Sector Real Estate

Investment Unit 100 shares

Minimum Investment 55,300 President & CEO Yukihiro Abe 8/2/2007 Date of Listing Paid-in Capital 3,117 mil yen

Date of Establishment 11/1/2004 Market Capitalization 22,564 mil yen ranked 1,719 of 3,791 companies

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

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



Accounting Period

September

119 mil yen ranked 1,372 of 3,791 companies

Disclaimers

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- The numbers for FY 2019 used in this report have been adopted from one of the following sources in the order of decreasing priority: (1) the numbers in a company's disclosed financial results; (2) a company's forecast; or (3) the estimates by SC. In this current report based on November 2019 data, SC's estimates for FY 2019 have been used for 48 companies.
- Going forward, the reports for FY 2019 are planned to be prepared on a quarterly basis following the announcements of quarterly results by the companies whose accounting period ends in March. Reports based on the values available as of February 2020 will be issued the following month. The finalized report for FY 2019 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.
- The intermediate and minor categories that compose each of the major categories are described on P4 and P5. For the minor categories, extreme values have been adjusted so that the highest and the lowest deviation values are 80 and 20, respectively. For the intermediate and major categories, no adjustment has been made since SC scored both categories based on the minor categories, but the average SC score for the major categories is 50 due to the repeated processing to seek deviation values.
- On P7-P8, a comparison is made on the 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 the Growth Potential and the 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 target companies for the comparison report have been limited to only those 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 FY 2010 to FY 2018. The 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 the values available as of May.
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