

株式会社property technologies (5527)  
2025年11月期 第4Q 決算説明資料データ集

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| 株式会社property technologies (5527) |            |       |        |       |        |       |        |       |        |        |        |        |        |
|----------------------------------|------------|-------|--------|-------|--------|-------|--------|-------|--------|--------|--------|--------|--------|
| データ集(損益計算書)                      |            |       |        |       |        |       |        |       |        |        |        |        |        |
| (百万円)                            |            | 2023  |        |       |        | 2024  |        |       |        | 2025   |        |        |        |
|                                  |            | 1Q    | 2Q     | 3Q    | 4Q     | 1Q    | 2Q     | 3Q    | 4Q     | 1Q     | 2Q     | 3Q     | 4Q     |
| 売上高                              | 連結         | 6,809 | 11,833 | 7,461 | 10,861 | 7,634 | 11,369 | 8,831 | 13,777 | 10,343 | 13,859 | 11,868 | 14,837 |
|                                  | ホームネット     | 5,403 | 9,491  | 5,390 | 7,137  | 6,237 | 9,457  | 7,220 | 10,348 | 9,282  | 12,025 | 9,818  | 11,611 |
|                                  | スタンダード分野   | 5,159 | 7,986  | 5,262 | 7,002  | 6,054 | 9,217  | 7,010 | 9,286  | 7,304  | 10,339 | 8,677  | 10,224 |
|                                  | プレミアム分野    | -     | -      | -     | -      | -     | -      | -     | 275    | 164    | 128    | 930    | 1,149  |
|                                  | 開発分野       | 116   | 1,342  | 0     | 0      | 0     | 0      | 0     | 554    | 1,579  | 1,295  | 0      | 0      |
|                                  | 他(手数料・賃貸等) | 128   | 163    | 128   | 135    | 183   | 240    | 210   | 233    | 234    | 263    | 211    | 238    |
|                                  | 戸建2社       | 1,399 | 2,337  | 2,066 | 3,719  | 1,388 | 1,904  | 1,603 | 3,405  | 1,049  | 1,822  | 2,032  | 3,210  |
|                                  | 新築戸建分野     | 1,315 | 2,241  | 1,995 | 3,537  | 1,206 | 1,760  | 1,416 | 3,065  | 934    | 1,668  | 1,833  | 2,994  |
|                                  | 他(手数料・賃貸等) | 84    | 96     | 71    | 182    | 182   | 144    | 187   | 340    | 115    | 154    | 199    | 216    |
| 売上総利益                            | 連結         | 1,168 | 2,020  | 1,245 | 1,952  | 1,248 | 1,683  | 1,403 | 2,304  | 1,721  | 2,050  | 1,834  | 2,032  |
|                                  | 利益率        | 17.2% | 17.1%  | 16.7% | 18.0%  | 16.4% | 14.8%  | 15.9% | 16.7%  | 16.6%  | 14.8%  | 15.5%  | 13.7%  |
|                                  | ホームネット     | 887   | 1,533  | 807   | 1,108  | 947   | 1,291  | 1,058 | 1,538  | 1,497  | 1,678  | 1,396  | 1,304  |
|                                  | スタンダード分野   | 790   | 1,212  | 778   | 1,106  | 911   | 1,230  | 1,006 | 1,371  | 1,127  | 1,396  | 1,047  | 1,249  |
|                                  | プレミアム分野    | 0     | 0      | 0     | 0      | 0     | 0      | 0     | 66     | 43     | 14     | 217    | 177    |
|                                  | 開発分野       | 62    | 269    | 0     | 0      | 0     | 0      | 0     | 99     | 282    | 290    | 0      | 0      |
|                                  | 他(手数料・賃貸等) | 35    | 52     | 29    | 2      | 36    | 61     | 52    | 1      | 45     | -22    | 132    | -122   |
|                                  | 戸建2社       | 271   | 476    | 428   | 833    | 292   | 378    | 337   | 748    | 212    | 359    | 420    | 711    |
|                                  | 新築戸建分野     | 244   | 406    | 390   | 778    | 235   | 307    | 269   | 661    | 166    | 305    | 333    | 643    |
|                                  | 他(手数料・賃貸等) | 27    | 70     | 38    | 55     | 57    | 71     | 68    | 87     | 46     | 54     | 87     | 68     |
| 販管費                              |            | 1,244 | 1,297  | 1,223 | 1,296  | 1,297 | 1,354  | 1,251 | 1,375  | 1,302  | 1,391  | 1,367  | 1,534  |
|                                  | 販管費率       | 18.3% | 11.0%  | 16.4% | 11.9%  | 17.0% | 11.9%  | 14.2% | 10.0%  | 12.6%  | 10.0%  | 11.5%  | 10.3%  |
| 営業利益                             |            | -76   | 723    | 22    | 656    | -48   | 329    | 152   | 929    | 418    | 658    | 466    | 497    |
|                                  | 営業利益率      | -1.1% | 6.1%   | 0.3%  | 6.0%   | -0.6% | 2.9%   | 1.7%  | 6.7%   | 4.1%   | 4.8%   | 3.9%   | 3.4%   |
| 営業外収益                            |            | 107   | 39     | 28    | 42     | 22    | 49     | 25    | 31     | 35     | 34     | 45     | 55     |
| 営業外費用                            |            | 86    | 105    | 162   | 129    | 96    | 112    | 108   | 152    | 118    | 132    | 134    | 141    |
|                                  | 支払利息・社債利息  | 68    | 74     | 79    | 92     | 90    | 92     | 88    | 110    | 112    | 116    | 118    | 130    |
|                                  | 支払手数料      | 18    | 29     | 81    | 12     | 6     | 17     | 19    | 41     | 5      | 9      | 12     | 9      |
| 経常利益                             |            | -55   | 657    | -111  | 569    | -123  | 265    | 68    | 808    | 335    | 561    | 377    | 411    |
| 税引前当期純利益                         |            | 41    | 657    | -117  | 568    | -123  | 257    | 70    | 817    | 336    | 561    | 377    | 407    |
| 親会社株主に帰属する当期純利益                  |            | 1     | 396    | -94   | 357    | -112  | 133    | 28    | 586    | 190    | 354    | 235    | 301    |
| EBITDA(除く広告宣伝費)                  |            | 175   | 872    | 115   | 818    | 160   | 542    | 323   | 1,083  | 583    | 825    | 651    | 694    |
|                                  | 広告宣伝費      | 95    | 70     | 76    | 87     | 89    | 76     | 57    | 52     | 46     | 59     | 66     | 64     |
|                                  | 減価償却費      | 24    | 26     | 27    | 28     | 60    | 64     | 66    | 70     | 64     | 63     | 63     | 64     |
|                                  | のれん償却額     | 44    | 44     | 44    | 44     | 44    | 44     | 44    | 44     | 26     | 26     | 26     | 26     |

| 株式会社property technologies (5527) |       |       |       |       |       |       |       |       |       |        |       |        |
|----------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|-------|--------|
| データ集(分野別情報)                      |       |       |       |       |       |       |       |       |       |        |       |        |
| スタンダード分野                         | 2023  |       |       |       | 2024  |       |       |       | 2025  |        |       |        |
|                                  | 1Q    | 2Q    | 3Q    | 4Q    | 1Q    | 2Q    | 3Q    | 4Q    | 1Q    | 2Q     | 3Q    | 4Q     |
| 売上高                              | 5,159 | 7,986 | 5,262 | 7,002 | 6,054 | 9,217 | 7,010 | 9,286 | 7,304 | 10,339 | 8,677 | 10,224 |
| 戸数                               | 204   | 309   | 215   | 291   | 246   | 373   | 275   | 349   | 264   | 389    | 294   | 346    |
| 単価                               | 25.3  | 25.8  | 24.5  | 24.1  | 24.6  | 24.7  | 25.5  | 26.6  | 27.7  | 26.6   | 29.5  | 29.5   |
| 粗利                               | 790   | 1,212 | 778   | 1,106 | 911   | 1,230 | 1,006 | 1,371 | 1,127 | 1,396  | 1,047 | 1,249  |
| 粗利率                              | 15.3% | 15.2% | 14.8% | 15.8% | 15.1% | 13.3% | 14.4% | 14.8% | 15.4% | 13.5%  | 12.1% | 12.2%  |
| プレミアム分野                          |       |       |       |       |       |       |       |       |       |        |       |        |
|                                  | 1Q    | 2Q    | 3Q    | 4Q    | 1Q    | 2Q    | 3Q    | 4Q    | 1Q    | 2Q     | 3Q    | 4Q     |
| 売上高                              | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 275   | 164   | 128    | 930   | 1,149  |
| 粗利                               | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 66    | 43    | 14     | 217   | 177    |
| 粗利率                              | -     | -     | -     | -     | -     | -     | -     | 24.0% | 26.1% | 11.5%  | 23.3% | 15.4%  |
| 開発分野                             |       |       |       |       |       |       |       |       |       |        |       |        |
|                                  | 2Q    |       | 3Q    | 4Q    | 1Q    | 2Q    | 3Q    | 4Q    | 1Q    | 2Q     | 3Q    | 4Q     |
| 売上高                              | 116   | 1,342 | 0     | 0     | 0     | 0     | 0     | 554   | 1,579 | 1,295  | 0     | 0      |
| 粗利                               | 62    | 269   | 0     | 0     | 0     | 0     | 0     | 99    | 282   | 290    | 0     | 0      |
| 粗利率                              | 53.4% | 20.0% | -     | -     | -     | -     | -     | 18.0% | 17.9% | 22.4%  | -     | -      |
| 新築戸建分野                           |       |       |       |       |       |       |       |       |       |        |       |        |
|                                  | 1Q    | 2Q    | 3Q    | 4Q    | 1Q    | 2Q    | 3Q    | 4Q    | 1Q    | 2Q     | 3Q    | 4Q     |
| 売上高                              | 1,315 | 2,241 | 1,995 | 3,537 | 1,206 | 1,760 | 1,416 | 3,065 | 934   | 1,668  | 1,833 | 2,994  |
| 戸数                               | 48    | 77    | 73    | 130   | 40    | 59    | 49    | 112   | 31    | 58     | 61    | 99     |
| 単価                               | 27.4  | 29.1  | 27.3  | 27.2  | 30.2  | 29.8  | 28.9  | 27.4  | 30.1  | 28.7   | 30.1  | 30.2   |
| 粗利                               | 244   | 406   | 390   | 778   | 235   | 307   | 269   | 661   | 166   | 305    | 333   | 643    |
| 粗利率                              | 18.6% | 18.1% | 19.5% | 22.0% | 19.5% | 17.4% | 19.0% | 21.6% | 17.8% | 18.3%  | 18.2% | 21.5%  |

| 株式会社 p r o p e r t y t e c h n o l o g i e s (5527) |        |        |        |        |        |        |        |        |        |        |        |        |
|---|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| データ集(貸借対照表)   |        |        |        |        |        |        |        |        |        |        |        |        |
| (百万円)   | 2023   |        |        |        | 2024   |        |        |        | 2025   |        |        |        |
|   | 1Q     | 2Q     | 3Q     | 4Q     | 1Q     | 2Q     | 3Q     | 4Q     | 1Q     | 2Q     | 3Q     | 4Q     |
| 流動資産  | 31,012 | 32,360 | 37,041 | 34,948 | 34,755 | 32,704 | 34,489 | 37,892 | 36,720 | 37,985 | 40,814 | 40,469 |
| 現金及び預金  | 5,572  | 6,946  | 7,493  | 5,763  | 4,117  | 4,863  | 4,453  | 4,961  | 3,711  | 4,693  | 4,950  | 4,901  |
| 棚卸資産  | 24,105 | 24,312 | 27,998 | 27,699 | 28,996 | 26,980 | 28,702 | 31,687 | 31,491 | 32,338 | 34,789 | 34,522 |
| 固定資産  | 2,921  | 3,016  | 2,982  | 3,126  | 3,073  | 2,992  | 2,932  | 2,899  | 2,871  | 2,890  | 2,889  | 3,100  |
| 総資産   | 33,934 | 35,377 | 40,024 | 38,075 | 37,828 | 35,696 | 37,421 | 40,791 | 39,591 | 40,875 | 43,703 | 43,570 |
| 流動負債  | 22,685 | 24,230 | 27,337 | 24,832 | 24,854 | 22,970 | 24,480 | 27,853 | 27,309 | 28,776 | 31,867 | 32,246 |
| 固定負債  | 4,792  |        | 5,924  | 6,121  | 6,254  | 5,868  | 6,053  | 5,461  | 4,798  | 4,260  | 3,755  | 2,933  |
| 純資産   | 6,455  | 6,852  | 6,762  | 7,120  | 6,720  | 6,857  | 6,887  | 7,477  | 7,483  | 7,838  | 8,080  | 8,390  |
| 自己資本  | 6,454  | 6,851  | 6,761  | 7,119  | 6,719  | 6,856  | 6,886  | 7,476  | 7,482  | 7,837  | 8,080  | 8,390  |
| 自己資本比率  | 19.0%  | 19.4%  | 16.9%  | 18.7%  | 17.8%  | 19.2%  | 18.4%  | 18.3%  | 18.9%  | 19.2%  | 18.5%  | 19.3%  |

| (百万円) | 1Q     | 2Q     | 3Q     | 4Q     | 1Q     | 2Q     | 3Q     | 4Q     | 1Q     | 2Q     | 3Q     | 4Q     |
|-------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 有利子負債 | 24,258 | 24,829 | 28,846 | 27,355 | 28,467 | 25,874 | 26,874 | 29,925 | 29,061 | 29,194 | 31,261 | 31,168 |

| 仕入金額 (百万円) | 1Q    | 2Q    | 3Q    | 4Q    | 1Q    | 2Q    | 3Q    | 4Q    | 1Q    | 2Q    | 3Q    | 4Q    |
|------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| スタンダード     | 5,152 | 6,197 | 5,902 | 4,761 | 4,629 | 4,872 | 5,812 | 6,154 | 4,737 | 6,251 | 5,791 | 5,674 |
| プレミアム      | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 2,116 | 650   | 3,174 | 0     | 1,728 |

| 株式会社property technologies (5527) |           |           |           |           |           |           |           |           |           |           |            |            |
|----------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|------------|
| データ集(株式情報)                       |           |           |           |           |           |           |           |           |           |           |            |            |
| 株式情報・株主構成                        | 2023      |           |           |           | 2024      |           |           |           | 2025      |           | 株式分割(8月1日) |            |
|                                  | 1Q        | 2Q        | 3Q        | 4Q        | 1Q        | 2Q        | 3Q        | 4Q        | 1Q        | 2Q        | 分割後        | 4Q         |
| 期末発行済株式総数                        | 4,151,851 | 4,151,851 | 4,154,251 | 4,154,251 | 4,154,251 | 4,154,251 | 4,154,251 | 4,154,251 | 4,154,251 | 4,154,251 | 12,356,253 | 12,409,353 |
| 期初自己株式数                          | -         | -         | -         | -         | -         | 85,000    | 73,000    | 68,500    | 58,000    | 58,000    | 58,000     | -          |
| 取得                               | -         | -         | -         | -         | 85,000    | -         | -         | -         | -         | -         | -          | -          |
| 消却                               | -         | -         | -         | -         | -         | -         | -         | -         | -         | -         | -58,000    | -          |
| 処分                               | -         | -         | -         | -         | -         | -12,000   | -4,500    | -10,500   | -         | -         | -          | -          |
| 期末自己株式数                          | -         | -         | -         | -         | 85,000    | 73,000    | 68,500    | 58,000    | 58,000    | 58,000    | -          | -          |

※ 2025/8/1 株式分割実施（1株を3株に分割）  
※ 2025/3Qの自己株式数について、株式分割より前に消却を実施しているため、株式分割前の株式数を記載