

# SRE Holdings Corporation FY2025 1Q Financial Results

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# Update lifestyles and medical care using technology

#### SRE Holdings At a glance

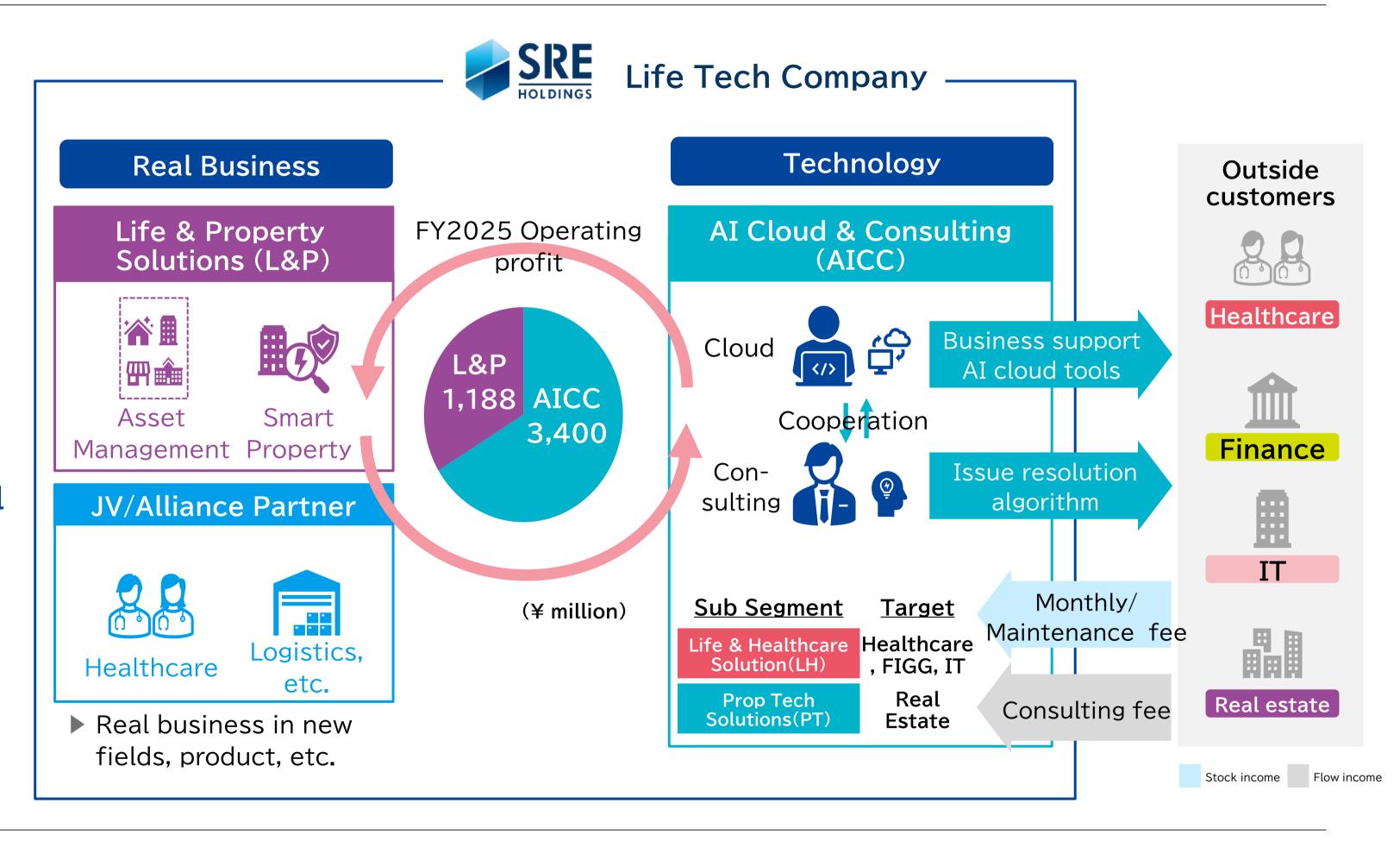
Utilize the knowledge and data accumulated through the implementation of AI technology in real business



Providing refined products to the healthcare, IT, and real estate fields



"LifeTech Company"
that updates
medical care and
lifestyles





#### ■ FY2025 1Q Financial Results (consolidated)

- Net sales were ¥4.24 billion(-16% YoY), operating profit was ¥0.9 billion yen (-89% YoY), and EBITDA was ¥0.3 billion (-72% YoY), landing in line with initial forecasts. (Reference: P12)
- The AICC segment is performing well, mainly in the healtcare field.
- As disclosed in May, the L&P segment expects fund formation to be concentrated in the 2H of the fiscal year. Sales and profits for the quarter were as planned, with all projects progressing smoothly.

#### FY2025 1Q Financial Results (AICC segment)

- Net sales were ¥1.85 billion(+15% YoY), segment profit was ¥0.7 billion (+72% YoY), and we expect continued growth in the current fiscal year.
- ARR grew significantly to ¥6.4 billion (+38% YoY)
- The progress rate for acquiring contract companies was 25.7% (404 companies) for LH and 26.2% (4,798 companies) for PT, showing steady progress.
- The AICC segment achieved high growth and improved profit margins, mainly in the healthcare field, driving growth across the entire company. Expanded healthcare services to the Kansai region.





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Net sales

**▲16%** YoY

Operating profit

▲ 89% YoY

**EBITDA** 

▲ 72% YoY

# 1 Net sales decreased by 16% YoY to ¥4,240 million

- The AICC segment saw a 15% increase in Net sales overall and a 33% increase in Life & Healthcare solution (LH) Net sales due to the steady growth of the healthcare business and regional expansion.
- The L&P segment saw a 22% decrease in Net sales due to the concentration of development and sales properties in 2H of FY2025, limited sales properties in Q1, and the impact of large projects in the same period of FY2024.

#### 2 Operating profit decreased by 89% YoY to ¥92 million

The AICC segment saw steady growth in recurring revenue, with a 72% increase in the AICC segment as a whole and a 145% increase in LH.



#### Summary of 1Q Financial Results

(¥ million)

Net sales decreased by 16% YoY, operating profit decreased by 40% YoY, and EBITDA decreased by 47% YoY.

As disclosed in the financial results for FY2024, net sales and operating profit are expected to decline in 1Q of FY2025 due to the fact that development and sales of properties in the L&P segment are concentrated in the 2H of FY2025 and there were large projects in the same period of FY2024.

	FY2024 1Q	FY2025 1Q	YoY
Net sales	5,067	4,240	<b>▲</b> 16%
Operating profit	851	92	<b>▲</b> 89%
EBITDA	1,006	281	<b>▲</b> 72%
Ordinary profit	815	31	<b>▲</b> 96%
Profit	539	10	<b>▲</b> 98%
Profit attributable to owners of parent	497	▲19	_



#### Overview of Results by Segment

(¥ million)

#### **AICC** segment

The healthcare business continued to grow steadily, with a 15% increase in net sales YoY. Segment profit increased by 72% YoY.

#### L&P segment

Net sales decreased by 22% YoY due to the shift of real estate development and sales properties to 2H of FY2025 and the impact of large projects in the same period of FY2024. Segment profit was a loss of 499 million yen.

			FY2025 1Q	YoY
Total		Net sales	4,240	<b>▲</b> 16%
		Operating profit	92	<b>▲</b> 89%
		Net sales	1,855	+15%
	AICC	Segment profit	744	+72%
	I 0 D	Net sales	2,839	<b>▲22</b> %
	L&P	Segment profit	<b>▲</b> 499	_



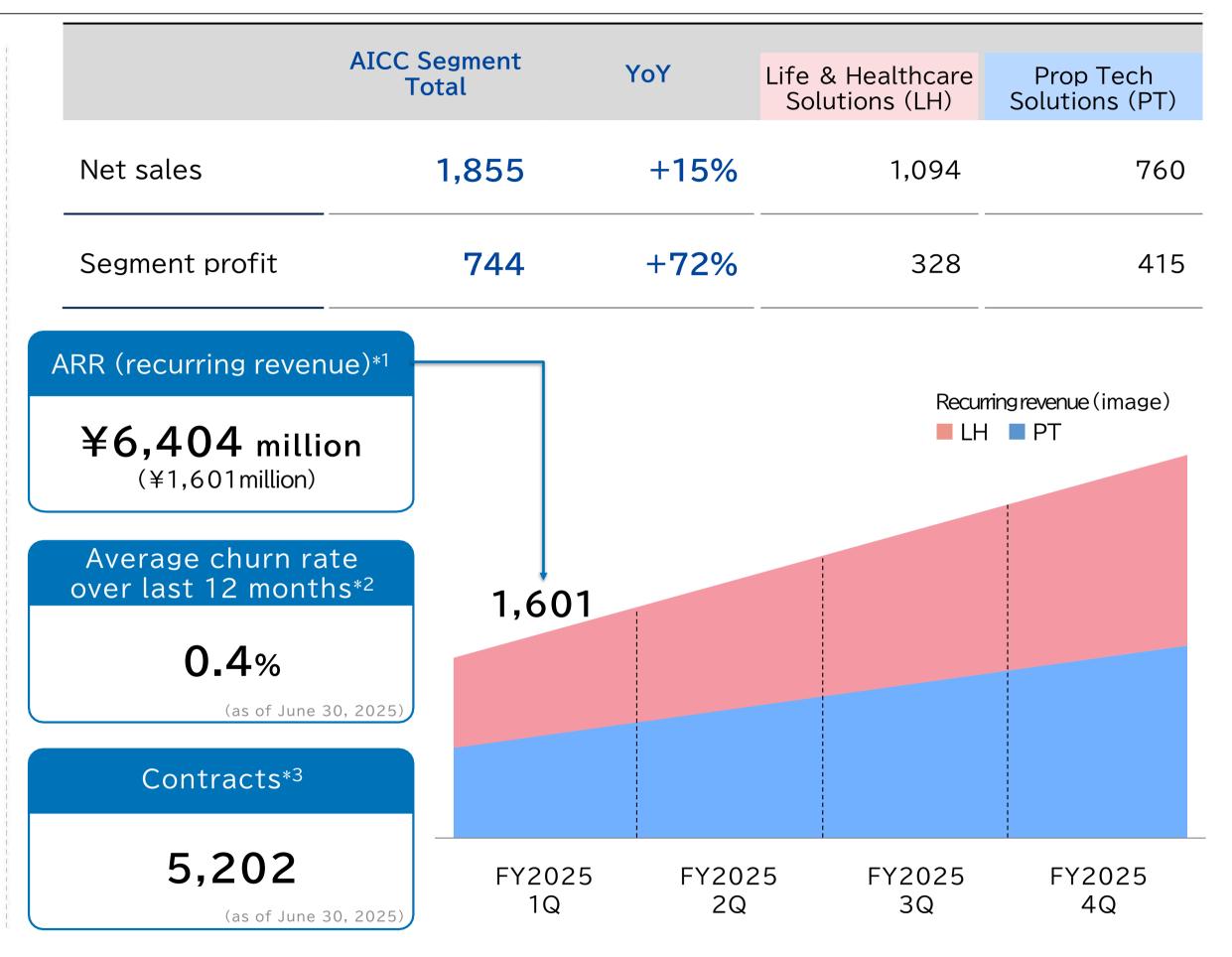
#### Overview of AICC Segment Results

In the healthcare field, growth from 2H of FY2024 continued, and recurring revenue grew steadily.

ARR based on Q1 was ¥6,404 million.

The number of contracts continued to grow in LH, and despite price increases for some products in PT, the total number of contracted companies expanded to 5,202.

The churn rate remained low at 0.4%.





<sup>\*1</sup> ARR is calculated by multiplying recurring revenue in Q1 (April to June 2025) by 4.

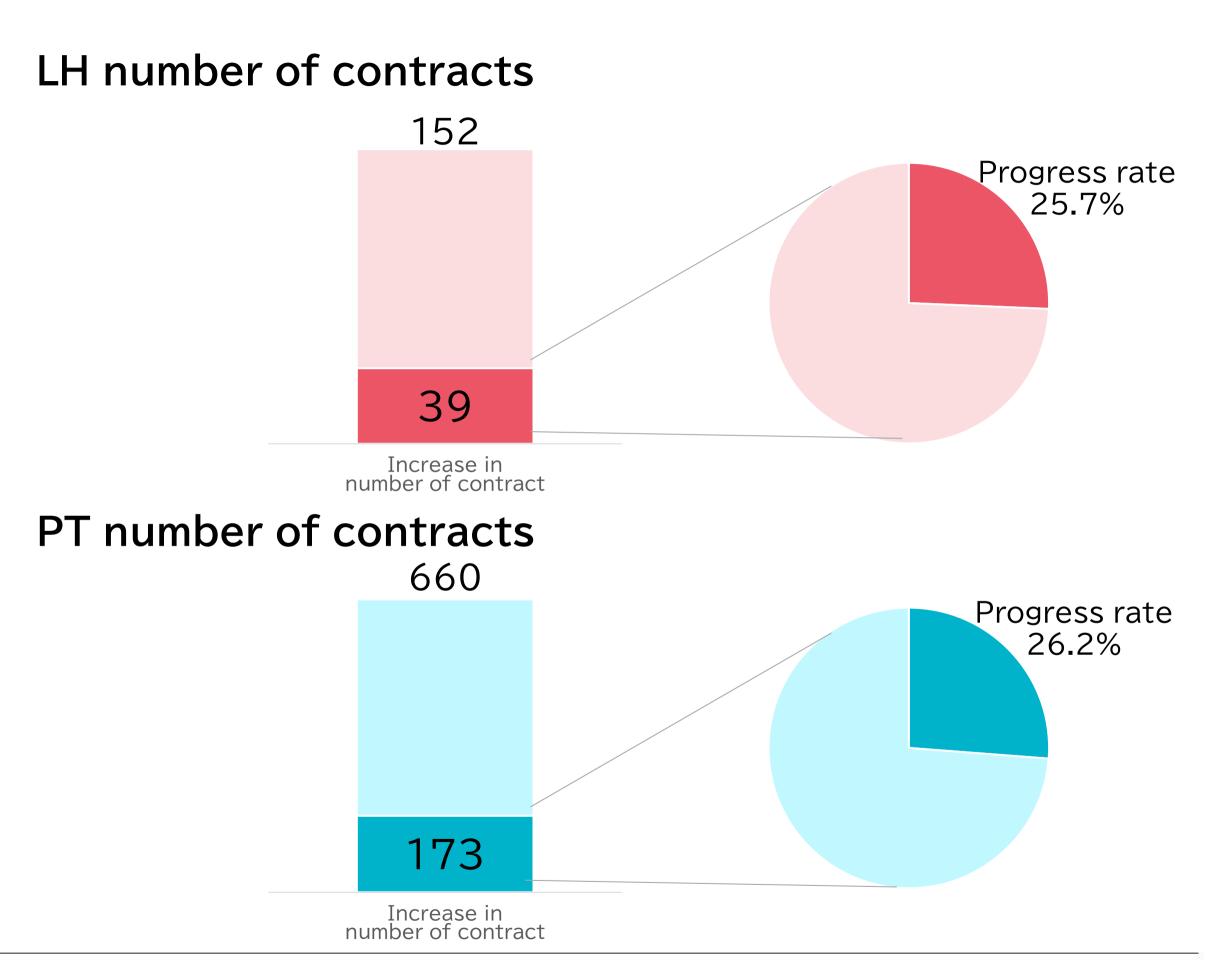
<sup>\*2</sup> Calculated as number of cancellations in the given month / number of contracts at the end of the previous month and averaged over past 12 months.

<sup>\*3</sup> No-fee contracts during the initial campaign period are excluded from the number of contracts at the end of the month.

SECTION

The progress rate for both LH and PT is 26% of the number of paid contracts expected to be acquired this fiscal year, which is generally in line with the plan.

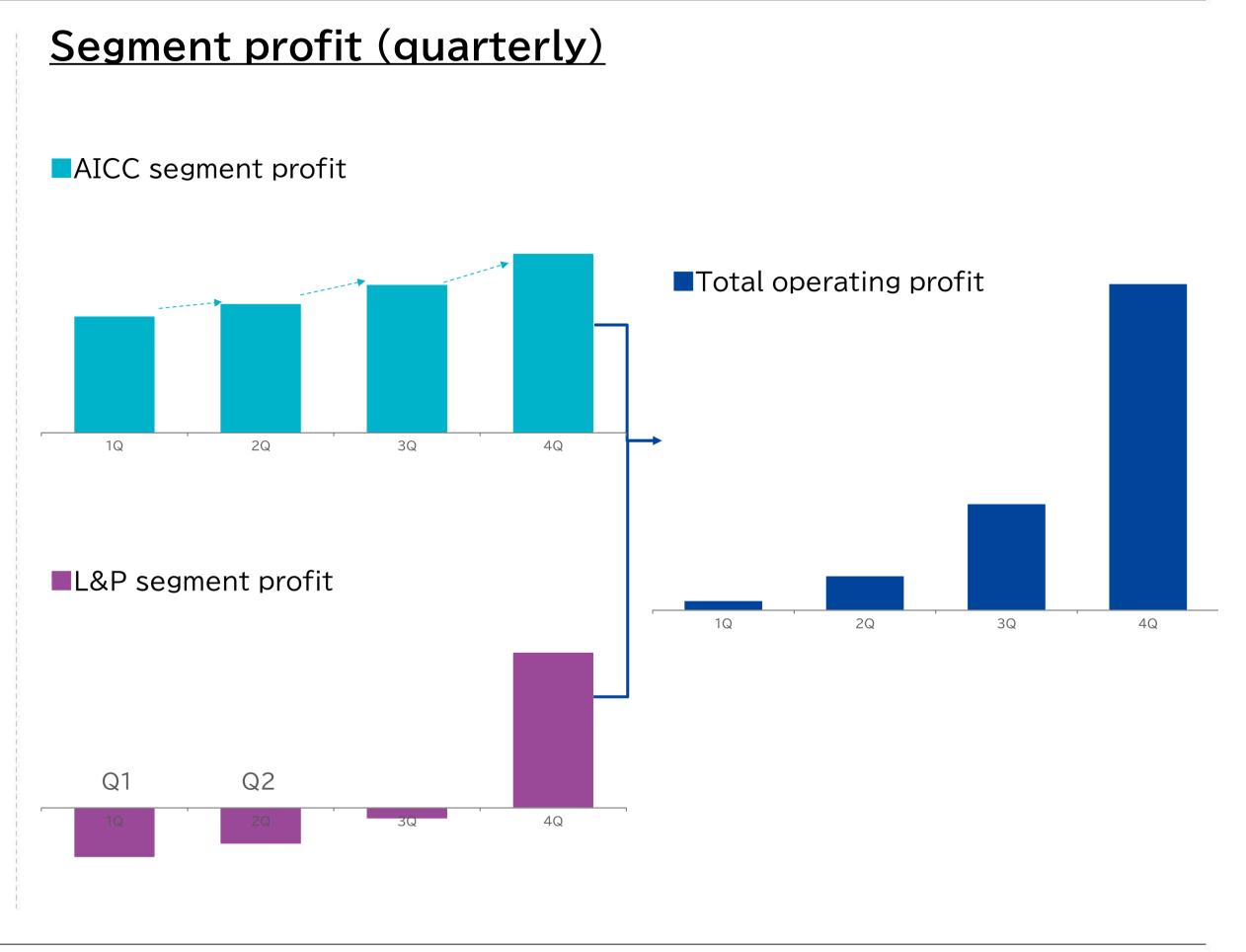
PT steadily acquired contracts in spite of allocation some resources to price revision.





We expect the AICC segment to see higher Net sales and profit QoQ throughout the fiscal year.

Net sales and profit in the L&P segment are set to be greatest in 2H due to the usual seasonal bias, with operating loss in H1 in particular.

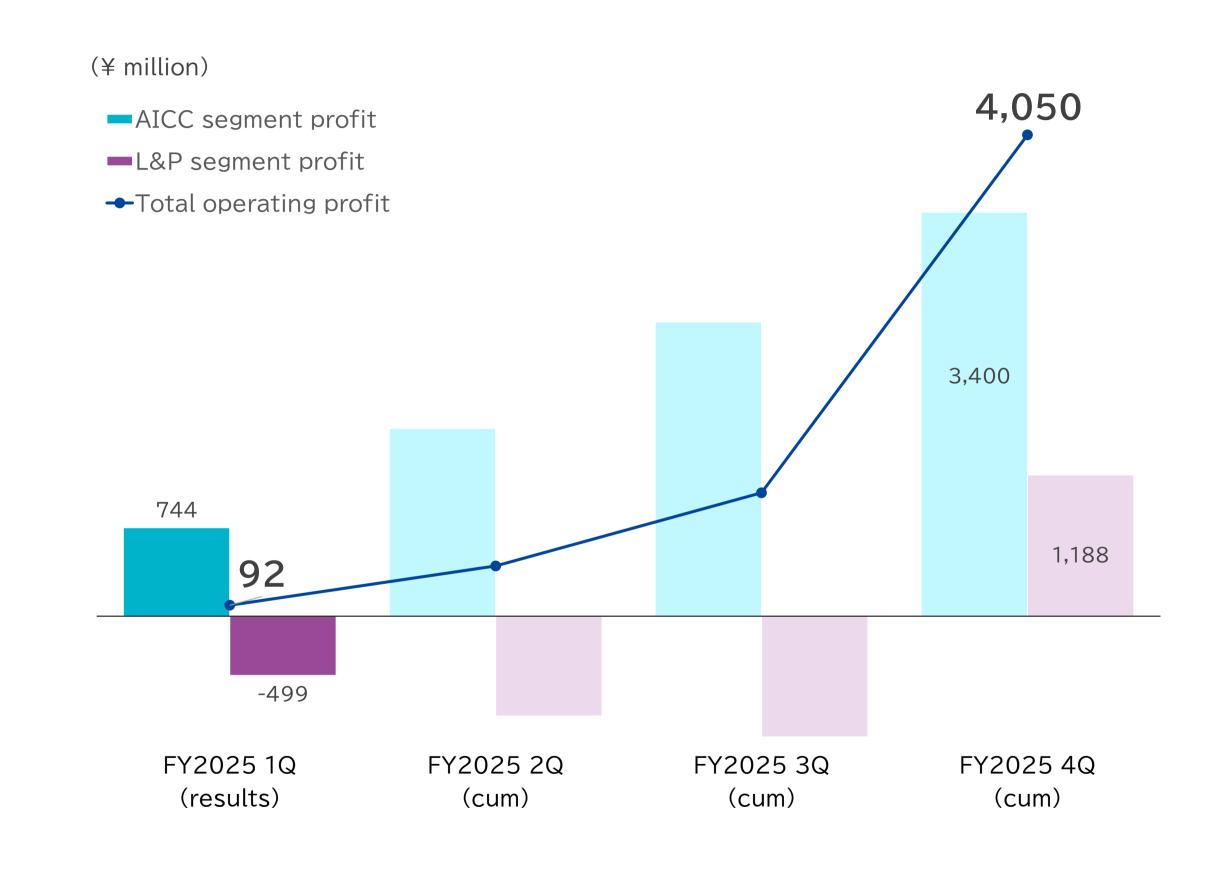




# Quarterly Profit(cumulative total)

The AICC segment has seen steady growth in sales in both the LH and PT fields, and sales and profits are expected to increase each quarter.

The L&P segment is expected to see sales and profits skewed toward 2H of FY2025 due to the seasonal nature of the real estate brokerage industry and the fact that development and sales properties are concentrated in 2H of FY2025. However, segment profits for the full fiscal year are expected to exceed those of the previous fiscal year.

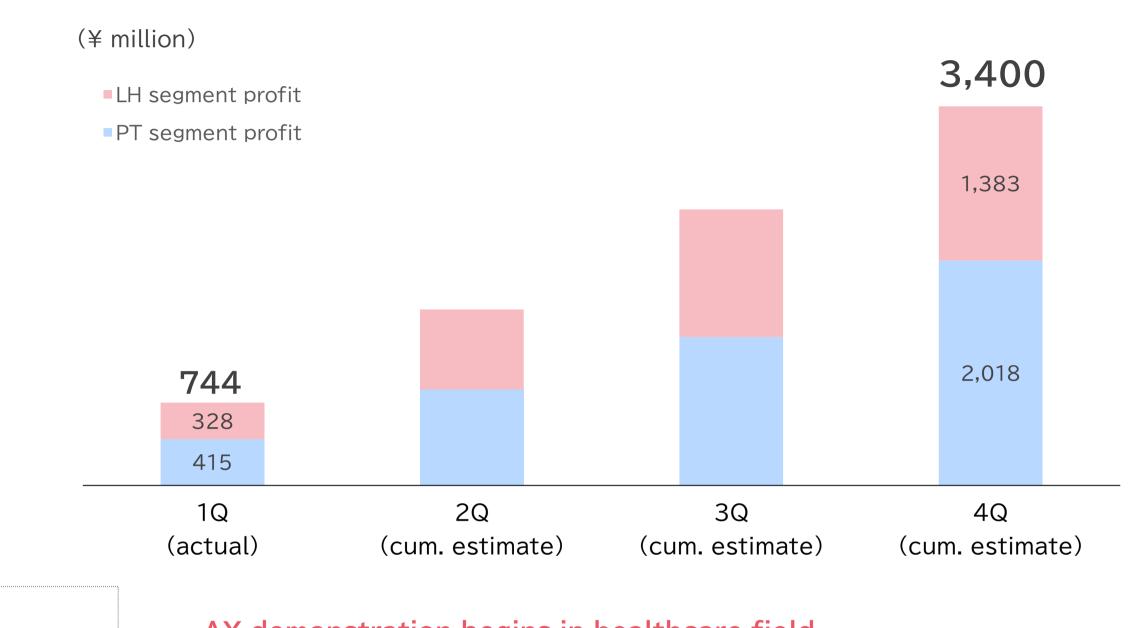




#### Quarterly profit in AICC segment

LH is expected to accumulate profits QoQ through measures such as expanding the number of clients in the healthcare field.

PT also steadily increased profits through price revisions for some products and the addition of major partners, and is expected to significantly increase profits in 4Q due to seasonal factors.



Product expansion

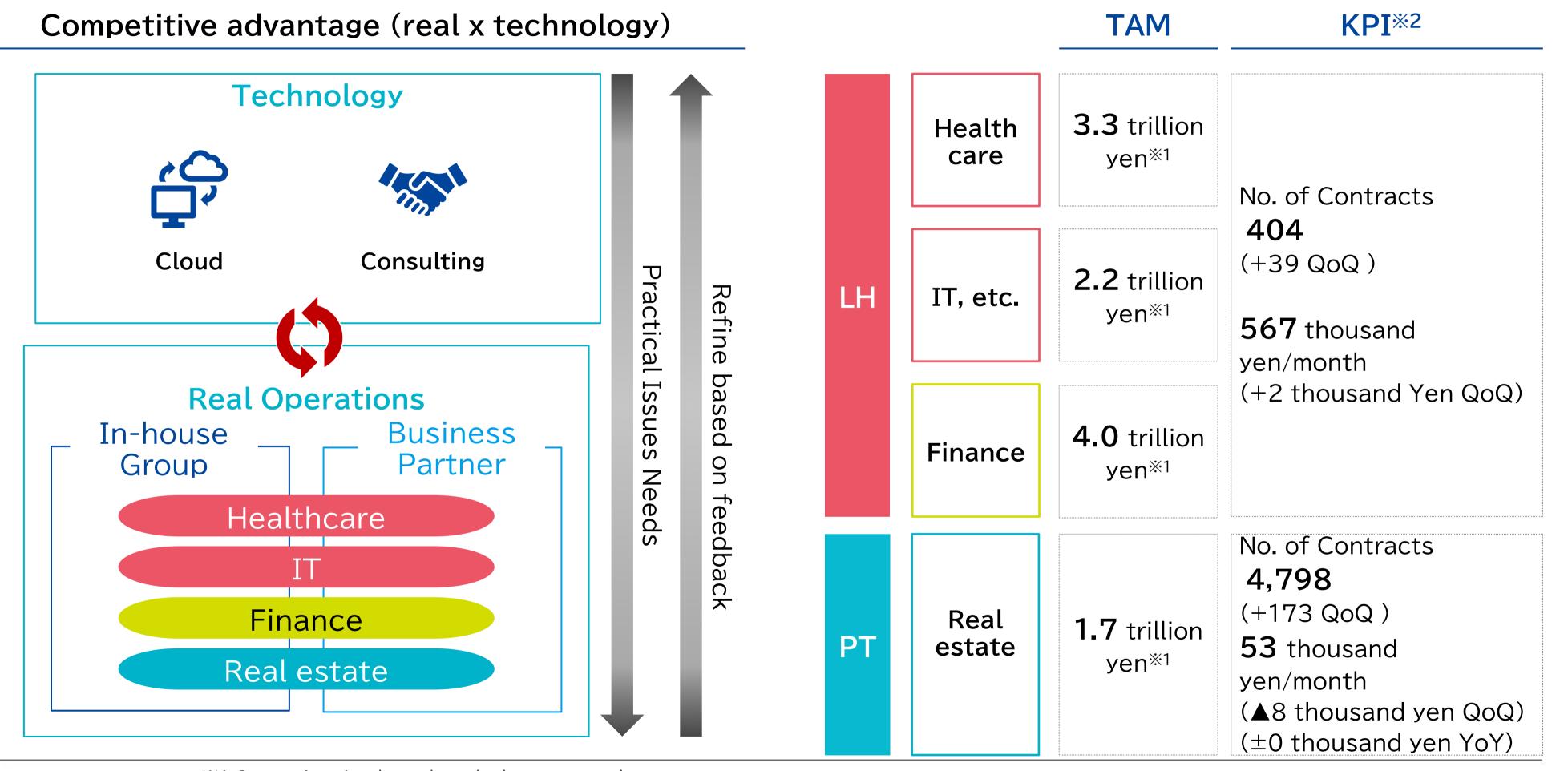
Organization buildup Price revisions for some products and addition of major partners

**Expansion into new domains** 

Management/professional and sales resource enhancement



# Competitive advantage of AICC segment, KPI





The average churn rate over the past 12 months has remained low at 0.4% due to the provision of solutions enhanced in terms of practical usefulness.

#### Churn rate over the last 12 months



Our competitive advantages

- Ability to continuously improve added value by using our unique data ecosystem
- Ability to utilize knowledge and data accumulated through the implementation of technology and systemization of operations within the group to develop solutions



#### M&A PMI Progress 1

Meidx, now part of our group since April 2024, is building a unified management structure through executive and corporate staff deployment.

By leveraging our core technologies and human resources, we enhanced the value of existing products and launched new products.

Rapid enhancement of the management system has enabled continuous growth.

#### Key Advantages in M&A



The vision of becoming a 'Life Tech Company' is both relatable and inspiring.

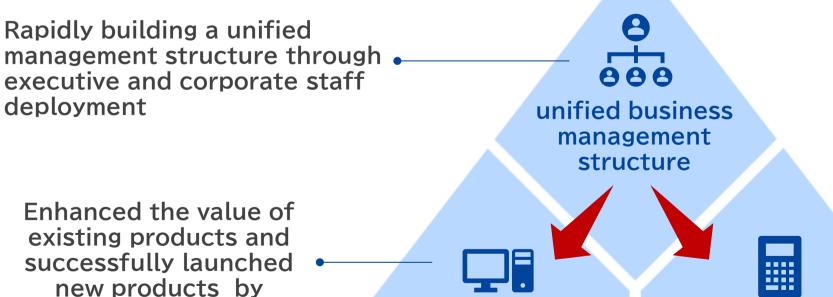


Our In-house M&A
team can
successfully secure
early access to highpotential
deal opportunities.



Value Enhancement
Through DX and AI
Implementation

#### **PMI Topics for Medix\***



Implementing Tech and Enhanced enterprise value

Establishing a High-Speed Management Cycle

By aligning the financial and management systems with SRE HD's standards.



leveraging AI, DX

#### M&A PMI Progress 2

We expect to achieve growth of approximately +140% in the current fiscal year. And we are developing and launching a new product that enables seamless management of data.

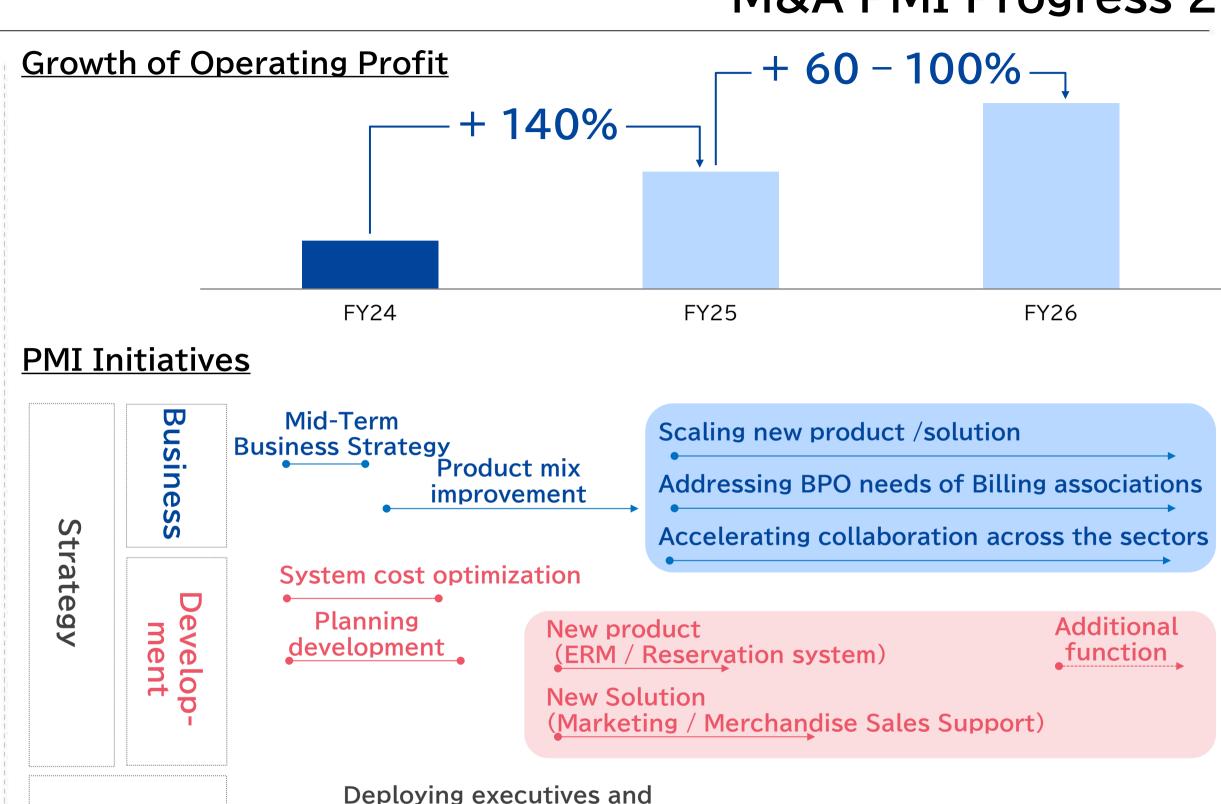
(additional information is provided on the next page)

We aim to unlock new business opportunities by accelerating product development and strengthening our sales structure.

Accordingly, we expect operating profit to increase by approximately 60–100% in the next fiscal year.

Management

**Operation** 



corporate staff

Operational excellence through DX

**Business management** 

structure



Done:

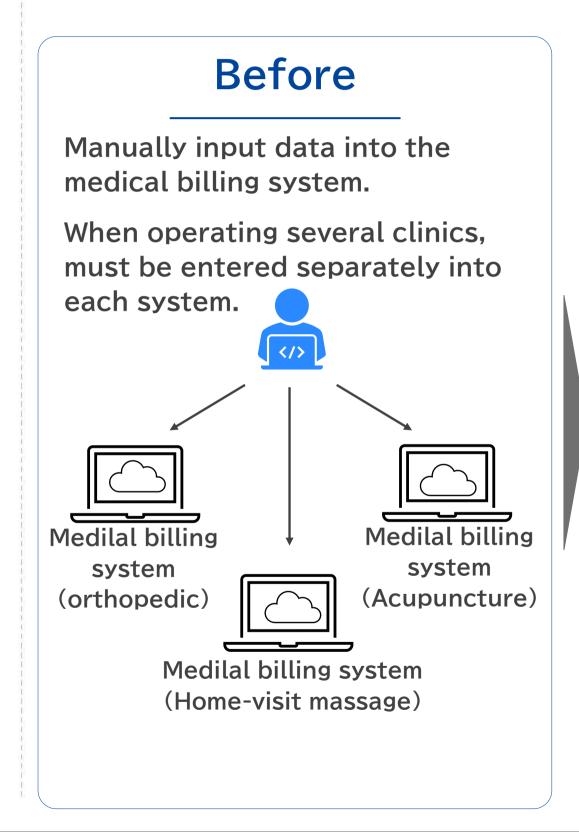
#### PMI: New product under development

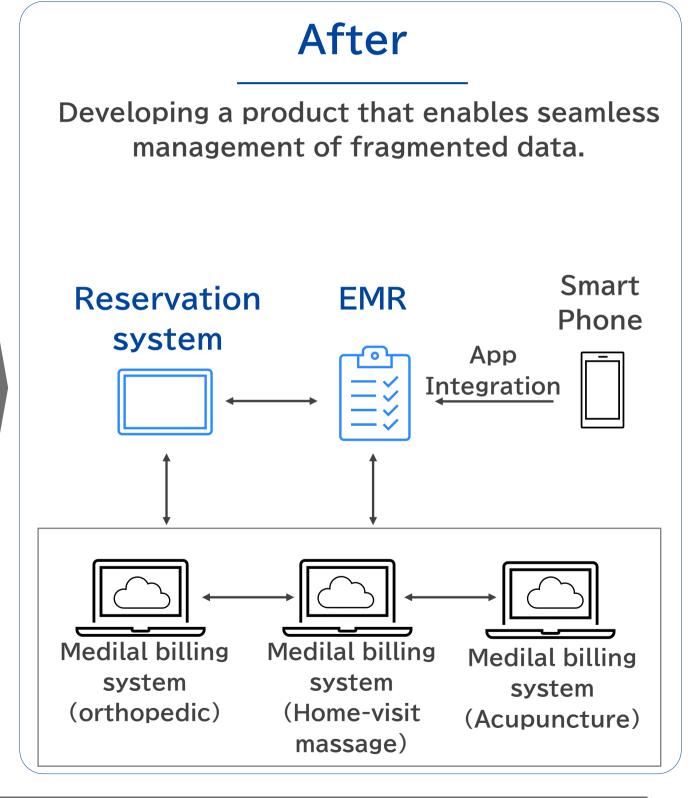
New product under development by Medix

Electronic medical record (EMR) and reservation system

Medix is currently developing an electronic medical record (EMR) and reservation system that helps reduce workload and improve productivity in clinics such as osteopathic and acupuncture centers, which have traditionally relied on manual processes.

We are developing a product that enables seamless management of fragmented data.



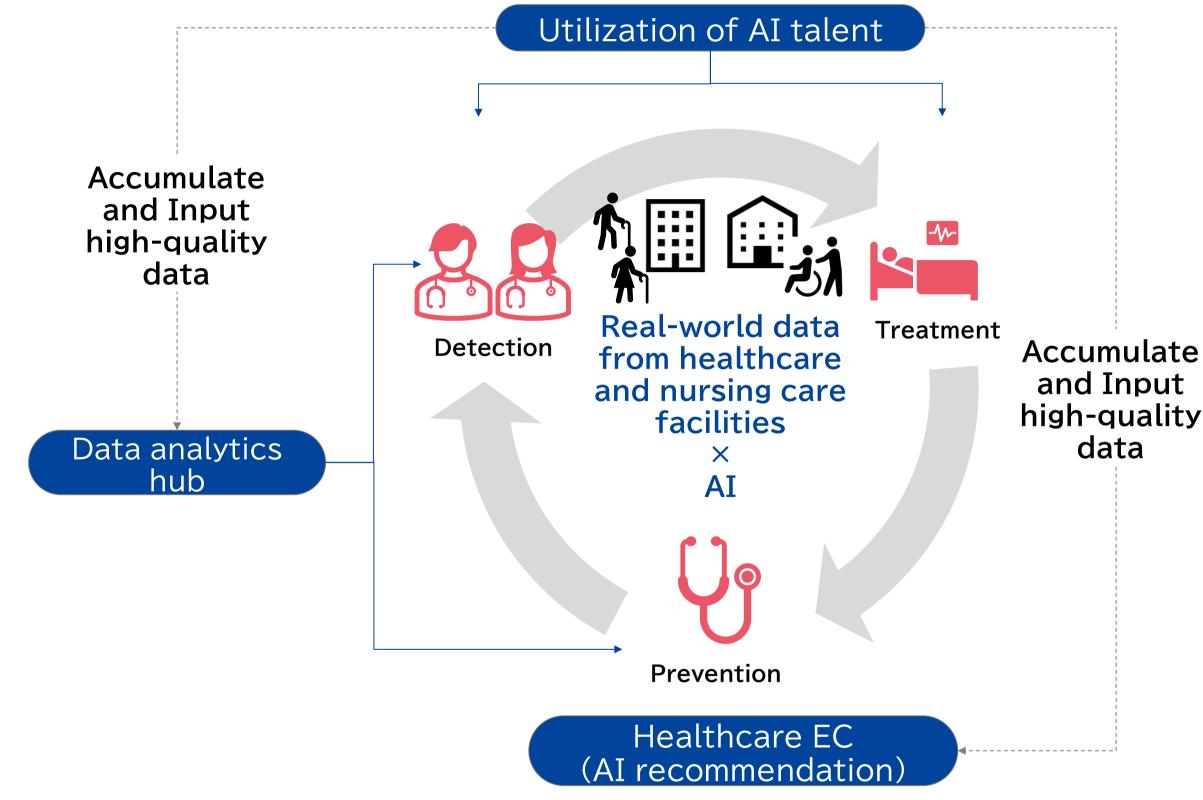




#### Topics: AI Transformation (AX) in Healthcare

We can collect real-world data from healthcare and nursing care facilities that we support, as well as through our partnership with Sony Financial Group Inc.

By combining high-quality data from our business partners and our core AI technologies, We are shifting our focus not only to "disease detection" and "treatment", but also to "personalized prevention" and the enhancement of overall "well-being".



Our initial focus will be on expanding our network of business partners to enhance both the volume and quality of data.

After that, we will explore opportunities to leverage AI across various domains.

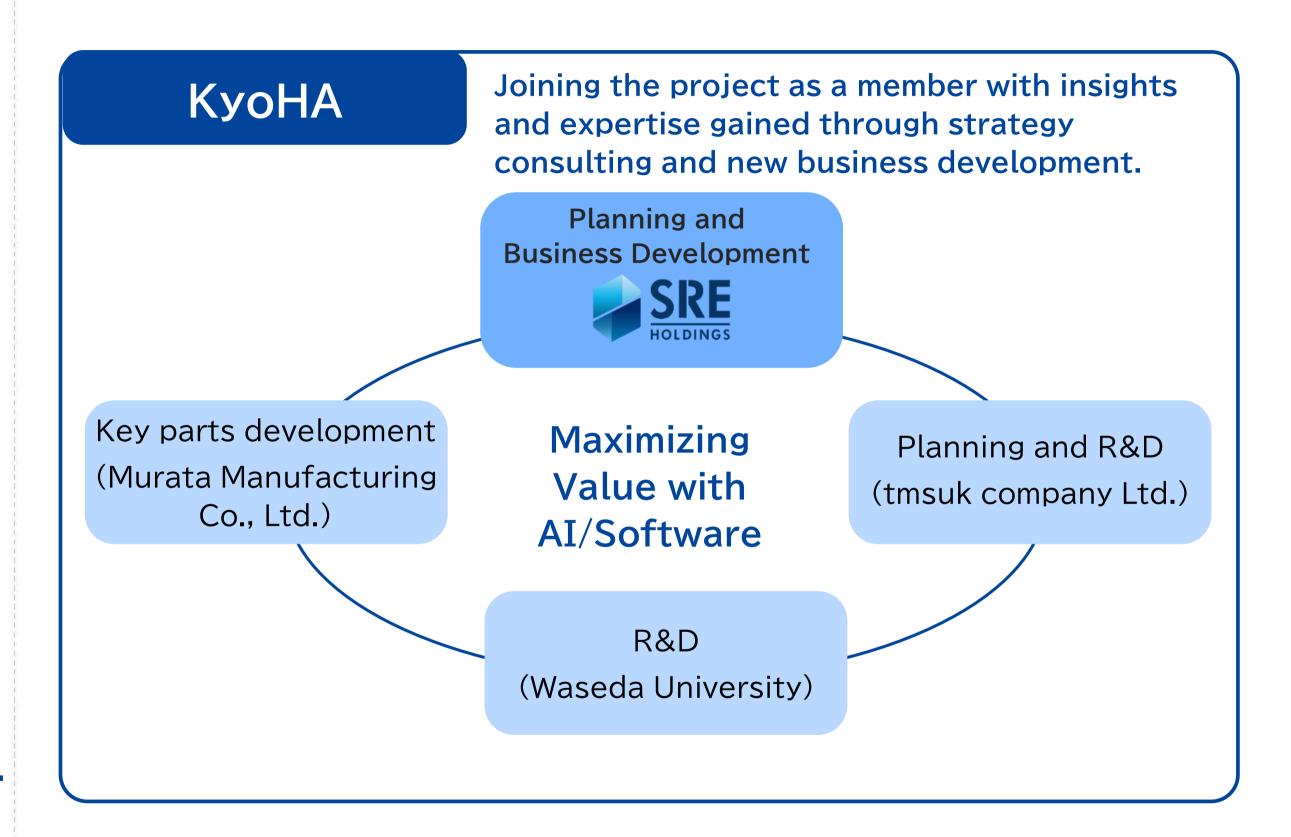


# Topics: Kyoto Humanoid Association (KyoHA)

We have established the Kyoto
Humanoid Association (KyoHA) in
collaboration with Waseda University,
tmsuk Co., Ltd., and Murata
Manufacturing Co., Ltd..

KyoHA aims to lead the revival of Japan's humanoid industry by initiating the development of Japan-made humanoid robots.

We have initiated efforts to realize humanoid robots that combine hardware with AI and control technologies to achieve intelligent and adaptive mobility.







#### Summary of Financial Forecast

¥ Million

In FY2025, we anticipate ongoing Net sales growth in Life & Healthcare Solutions (LH) and steady Net sales and profit growth in PropTech Solutions (PT), driving companywide growth.

We expect Net sales to grow 31% YoY to ¥35 billion, operating profit to increase 30% YoY to ¥4.05 billion, and profit attributable to owners of parent to rise 31% YoY to ¥2.22 billion, despite the fact that interest rates are expected to be somewhat stronger in response to the recent macroenvironment.

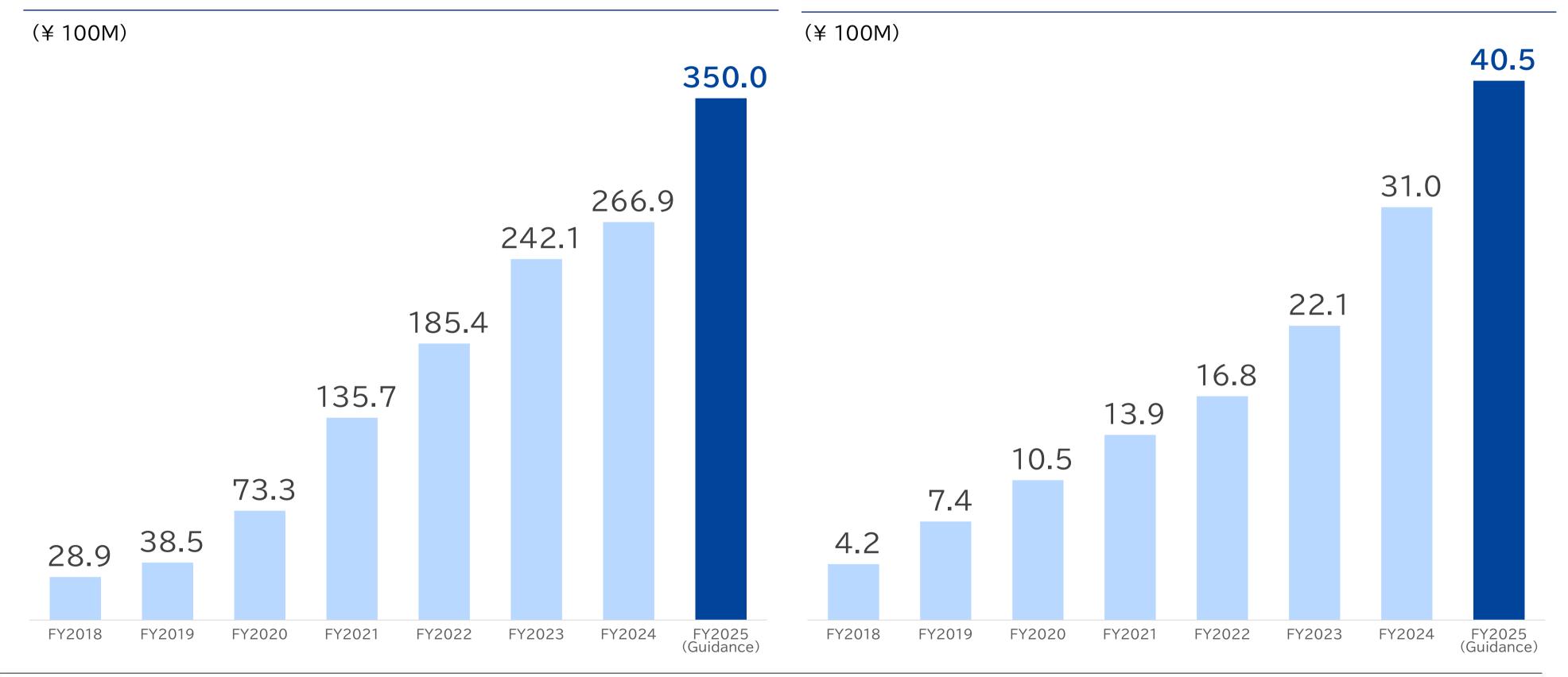
	FY2024 full-year results	FY2025 forecast	YoY
Net sales	26,690	35,000	+31%
Operating profit	3,107	4,050	+30%
EBITDA	3,813	4,842	+27%
Ordinary profit	2,903	3,650	+26%
Profit attributable to owners of parent	1,697	2,220	+31%
			Dividend

Dividend

¥18.0 per share (forecast)

# Net sales (consolidated)

#### Operating profit (consolidated)

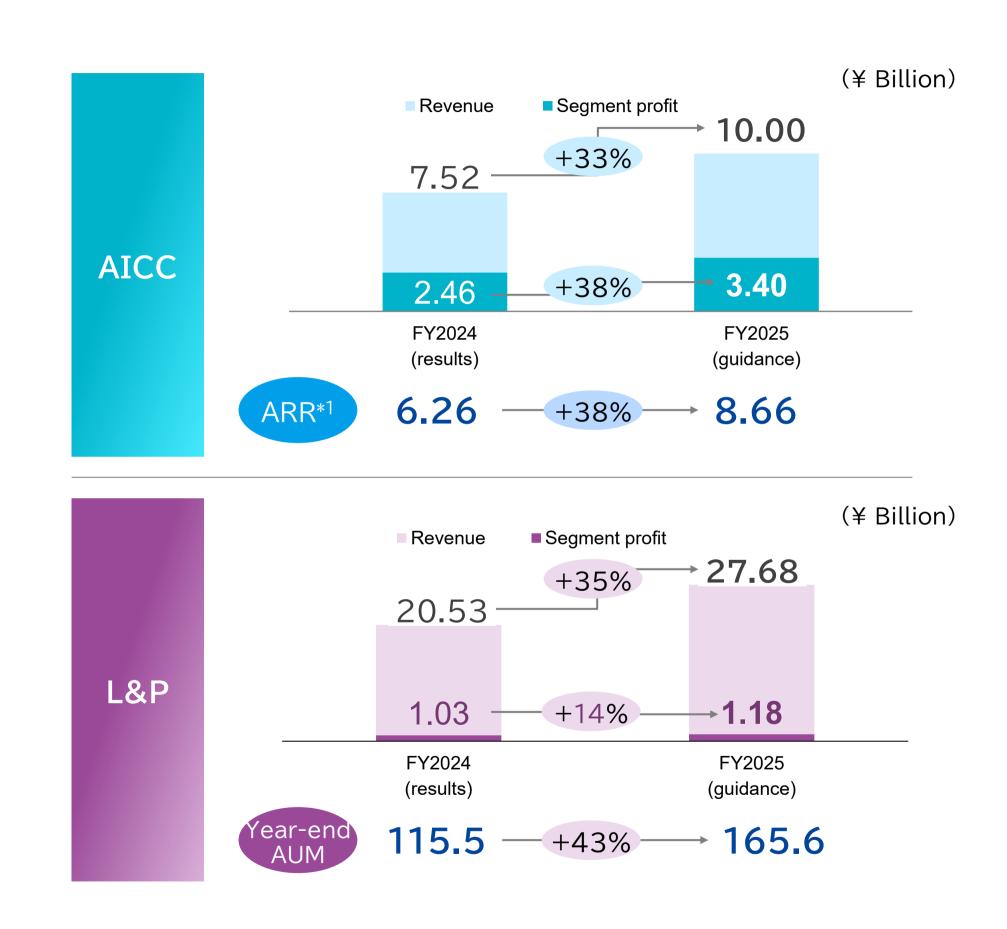




#### Net sales/Profit Guidance by Segment

In AICC, we aim for top-line growth of 33% YoY through continued growth investment, while we also expect profit to maintain a high level of growth, rising 38% YoY.

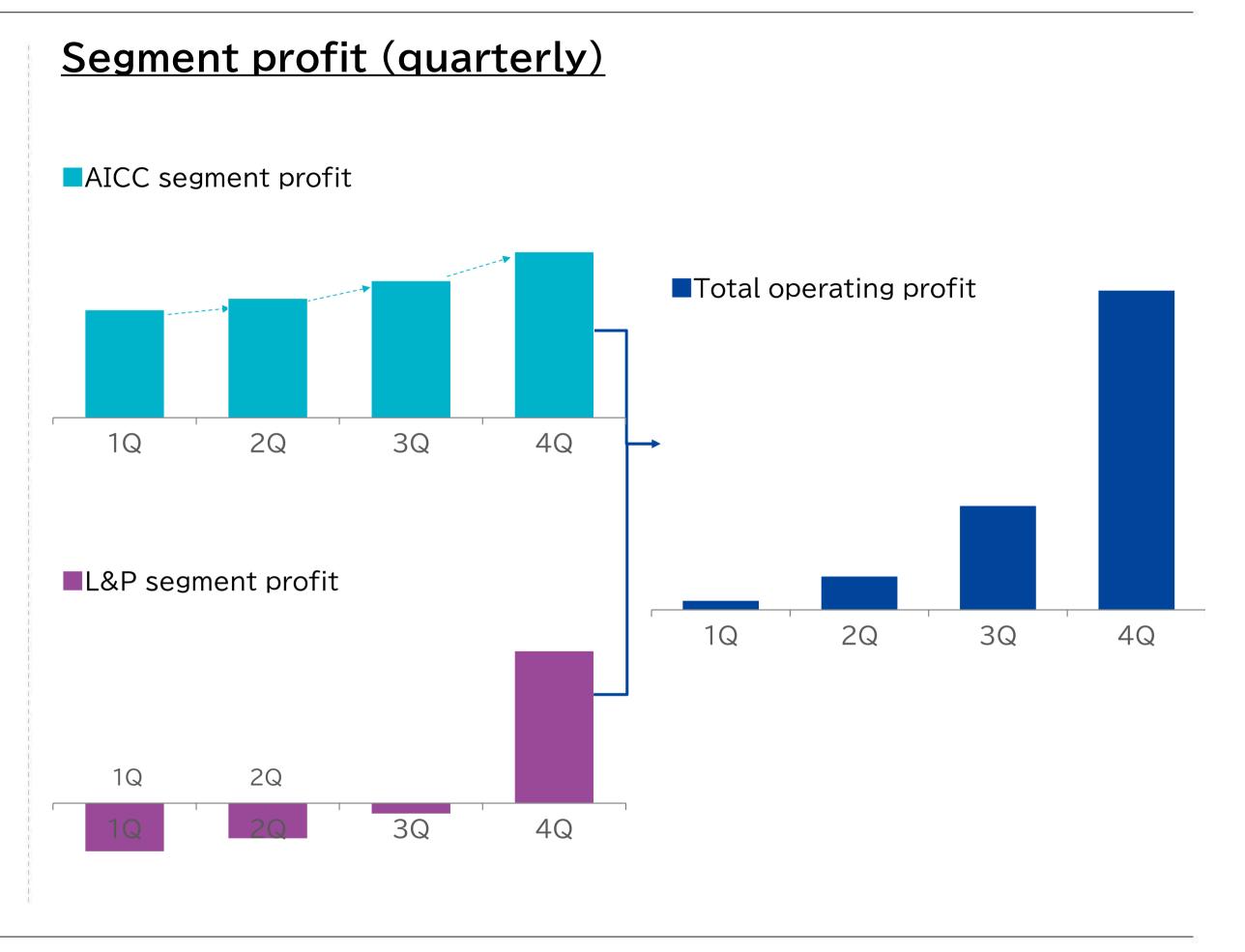
In L&P, we aim to increase profit mainly with recurring Net sales from the asset management business. We also aim for a 43% YoY increase in AUM to ¥165.6 billion at the end of FY2025.





We expect the AICC segment to see higher Net sales and profit QoQ throughout the fiscal year.

Net sales and profit in the L&P segment are set to be greatest in Q4 due to the usual seasonal bias, with operating loss in H1 in particular.

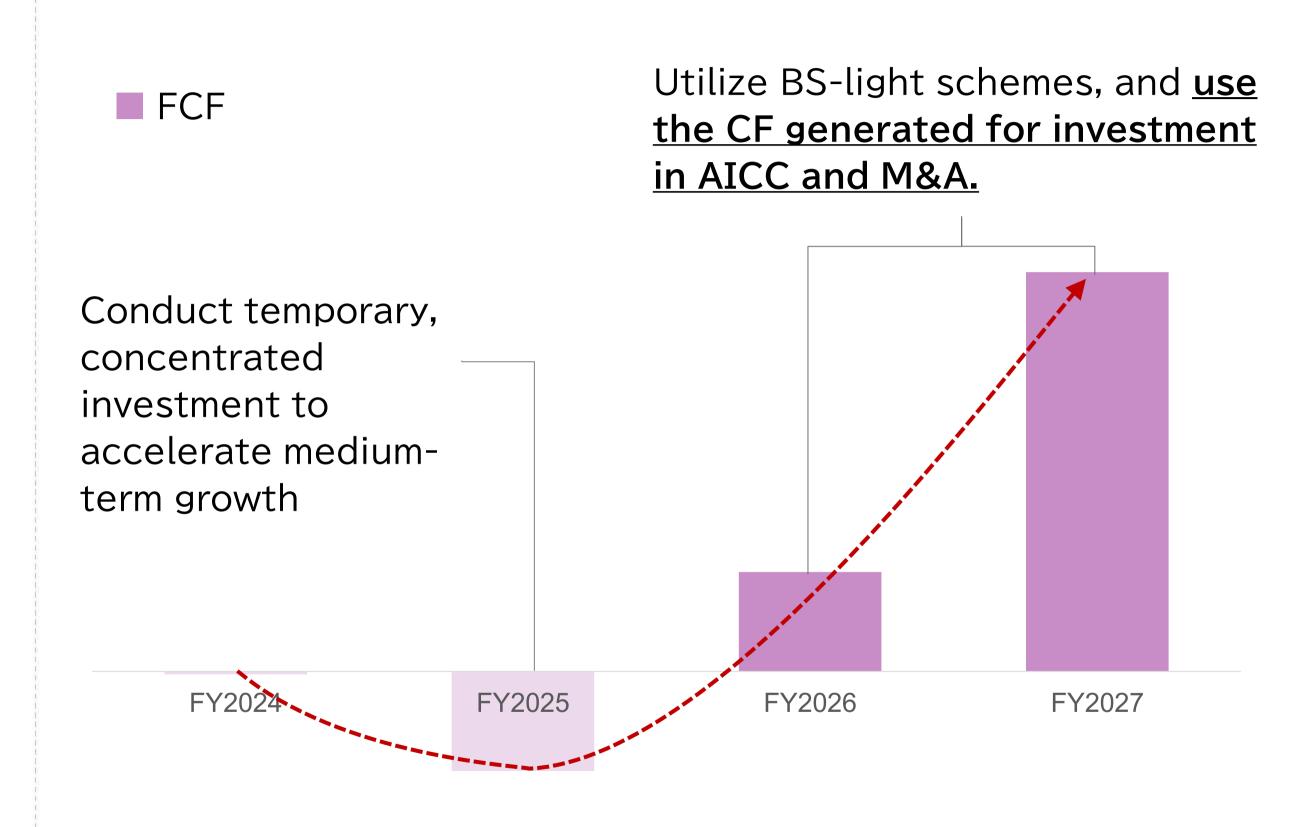




#### **Investment Strategy for FY2025-2027**

To accelerate growth in the medium term, we will concentrate investment in FY2025, which will cause deterioration in cash flow in the short term.

However, from the FY2026 onwards, we expect to see significant improvement and growth in FCF through the utilization of further BS-light schemes.





#### Net sales/Profit Guidance in AICC Segment

Life & Healthcare Solutions (LH), which continues to have high customer spend and robust profitability, will remain the main growth driver, and the top line will maintain strong growth, rising 33% YoY.

Profit growth will also remain at a high level due to an improved profit mix in the AICC segment on expansion of the LH business.

				+ 1/11111011
		FY2024	FY2025	YoY
Seg	ment Net sales	7,525	10,000	+33%
	Life & Healthcare Solutions (LH)	3,590	5,315	+48%
	PropTech Solutions (PT)	3,935	4,685	+19%
Seg	ment profit (margin)	2,464 (32.7%)	3,400 (34.0%)	+38%
	Life & Healthcare Solutions (LH)	921 (25.7%)	1,378 (25.9%)	+50%
	PropTech Solutions (PT)	1,543 (39.2%)	2,024 (43.2%)	+31%



¥ Million

#### **KPI Guidance for AICC Segment**

Both Life & Healthcare Solutions (LH) and PropTech Solutions (PT) will strive to increase average revenue per customer (ARPC), while LH will continue working to increase the number of contracts, mainly in the healthcare field.

	_	FY2024		FY2025
1 1 1 4 1	Contracts*1 (as of year-end)	365	+152 (+42% YoY)	517
LH*1	ARPC*2 (Q4 basis)	¥565,000 /month	Increased ARPC due to improved product mix	¥604,000 /month
	Contracts*1 (as of year-end)	4,625	+660 (+14% YoY)	5,285
PT	ARPC*2 (Q4 basis)	¥61,000 /month	Increased ARPC due to greater added value	¥69,000 /month



<sup>\*1</sup> No-fee contracts during the initial campaign period are excluded from the number of contracts at the end of the month.

# Growth Strategy ①: Accelerate Growth of Life & Healthcare Solutions

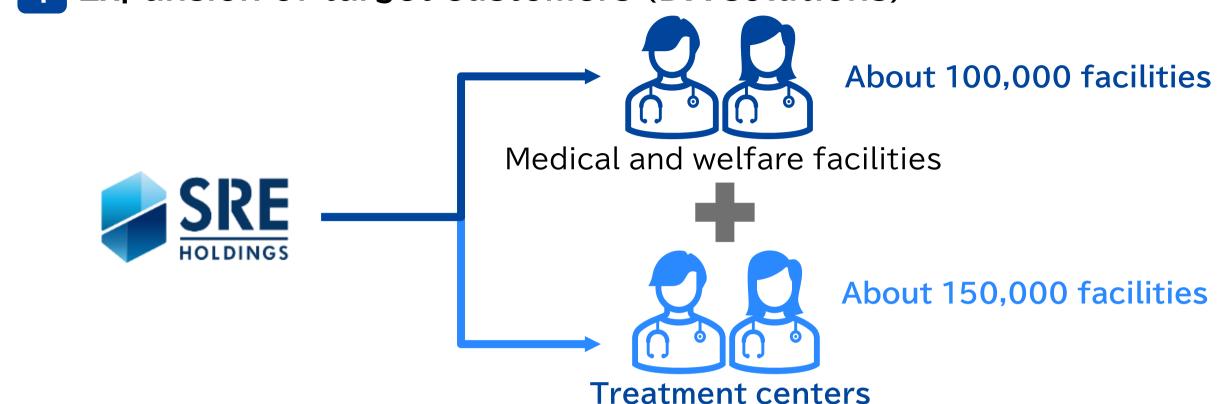
(orthopedic, acupuncture, and other clinics)

1 Expansion of target customers (DX solutions)

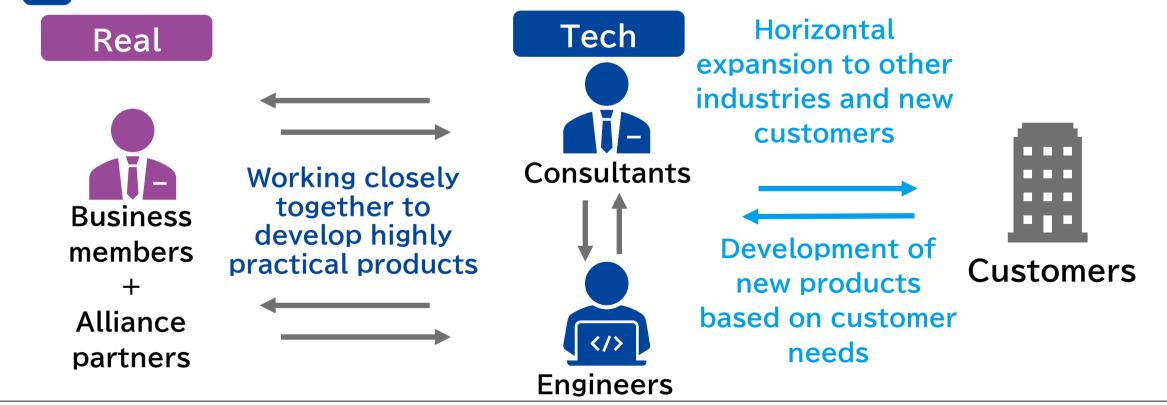
In Life & Healthcare Solutions, we will promote the expansion of target customers in the healthcare field to include treatment centers.

In terms of expanding to other industries and new customers, we are able to develop highly practical products through close collaboration with business members cultivated in our original real estate business.

SaaS+BPO=BPaaS deployment to improve unit price and minimize churn rate

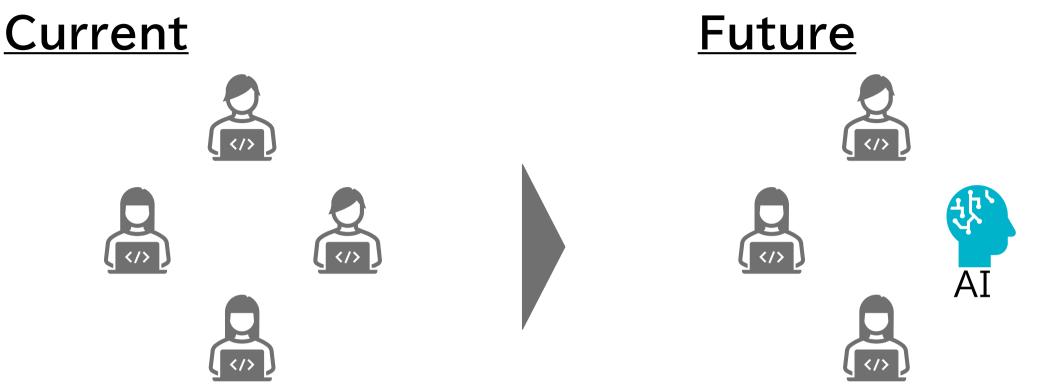


2 Development advantages





To improve internal business productivity, we will introduce AI agents and promote their use in product development in our business domain, while also advancing companywide transformation (AX) into a generative AI-native organization.



Making collaboration with AI the norm (in both engineering and non-engineering areas)

# Expected effects

- Improved work efficiency in engineering and non-engineering areas (with AI replacing humans for some work and also operating when humans are not working)
- Concentration of man-hours on high value-added tasks as engineer work efficiency improves
- Development of solutions for healthcare, real estate, and other fields based on the group's knowledge of AI transformation (AX)

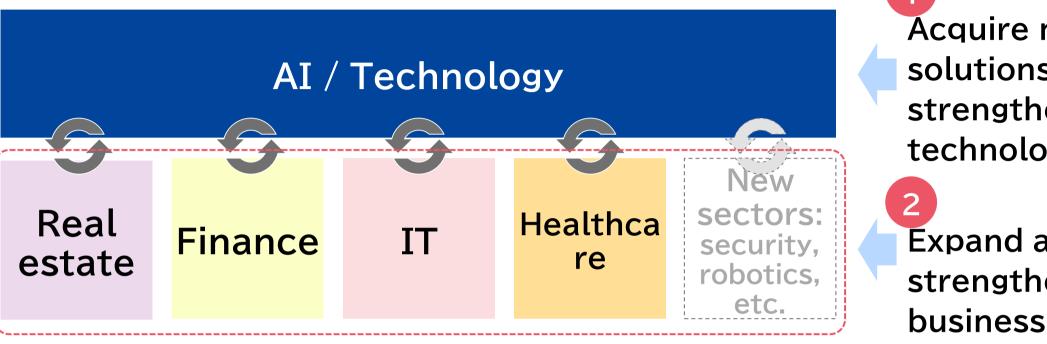


#### Growth Strategy 3: Accelerate Growth through M&A

To accelerate inorganic growth, we will also use M&A, mainly targeting companies that assist us in furthering our "Highly Practical Technologies Backed by Real Business" approach.

In addition to our vision readily resonating with target companies, we can obtain information on promising deals early on and increase the value of target companies through DX, AI implementation, and overall AX. For this reason, we are receiving inquiries from multiple companies looking to be acquired by us.

#### M&A target areas



Acquire new solutions and strengthen technology

**Expand** and strengthen real business

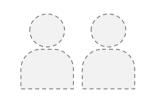
#### Our strengths in using M&A



Our "Life Tech Company" vision, which target companies can find easily relatable



Our M&A team, which provides early access to a large amount of information on promising deals





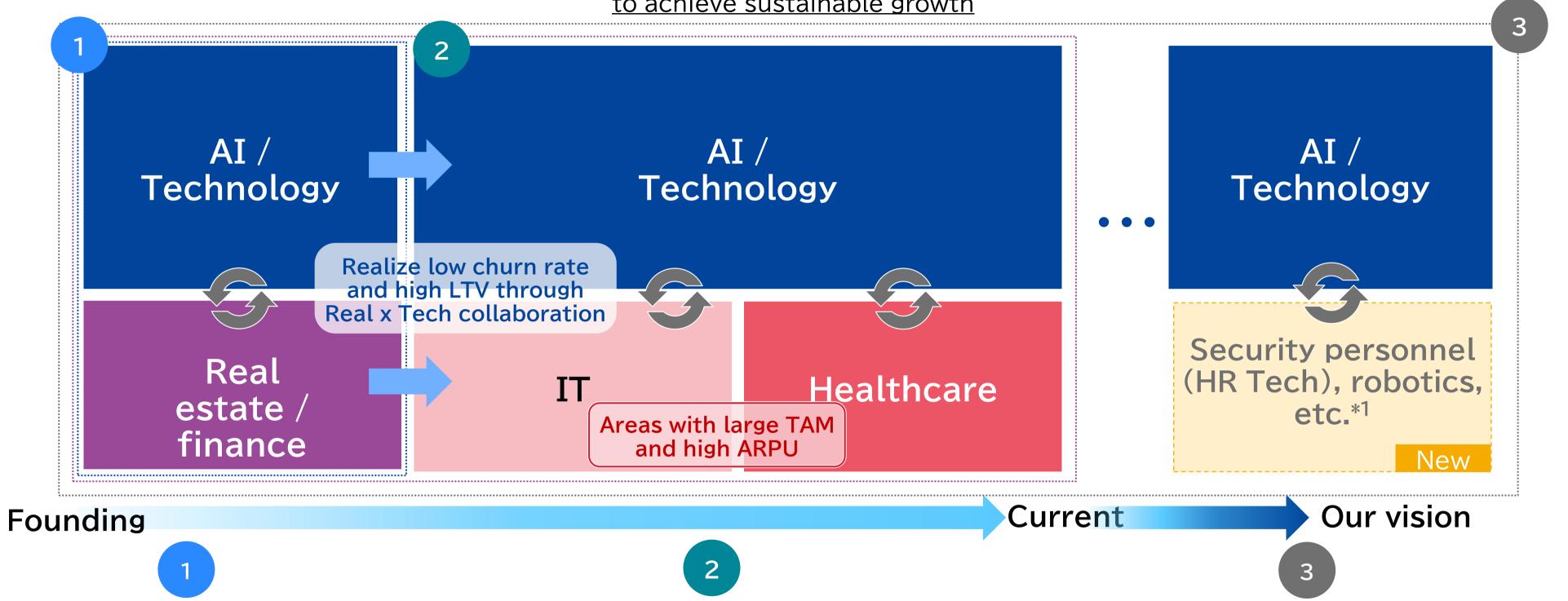
Our DX, AI implementation, and overall AX capabilities, including deployment of AI agents, which can increase the value of target companies



#### **Growth Direction**

#### "Highly Practical Technologies Backed by Real Business" × "Ambidextrous Management"

Responding flexibly to the needs of the world at any given time and strategically expanding business areas to achieve sustainable growth



Establishment of Real x Tech in real estate, our original business area

Expansion into other industries through M&A and alliances, leveraging our strength in technology

Establishment of a position as an unparalleled Life Tech Company that can solve the major social issue of Japan's declining birthrate and aging population

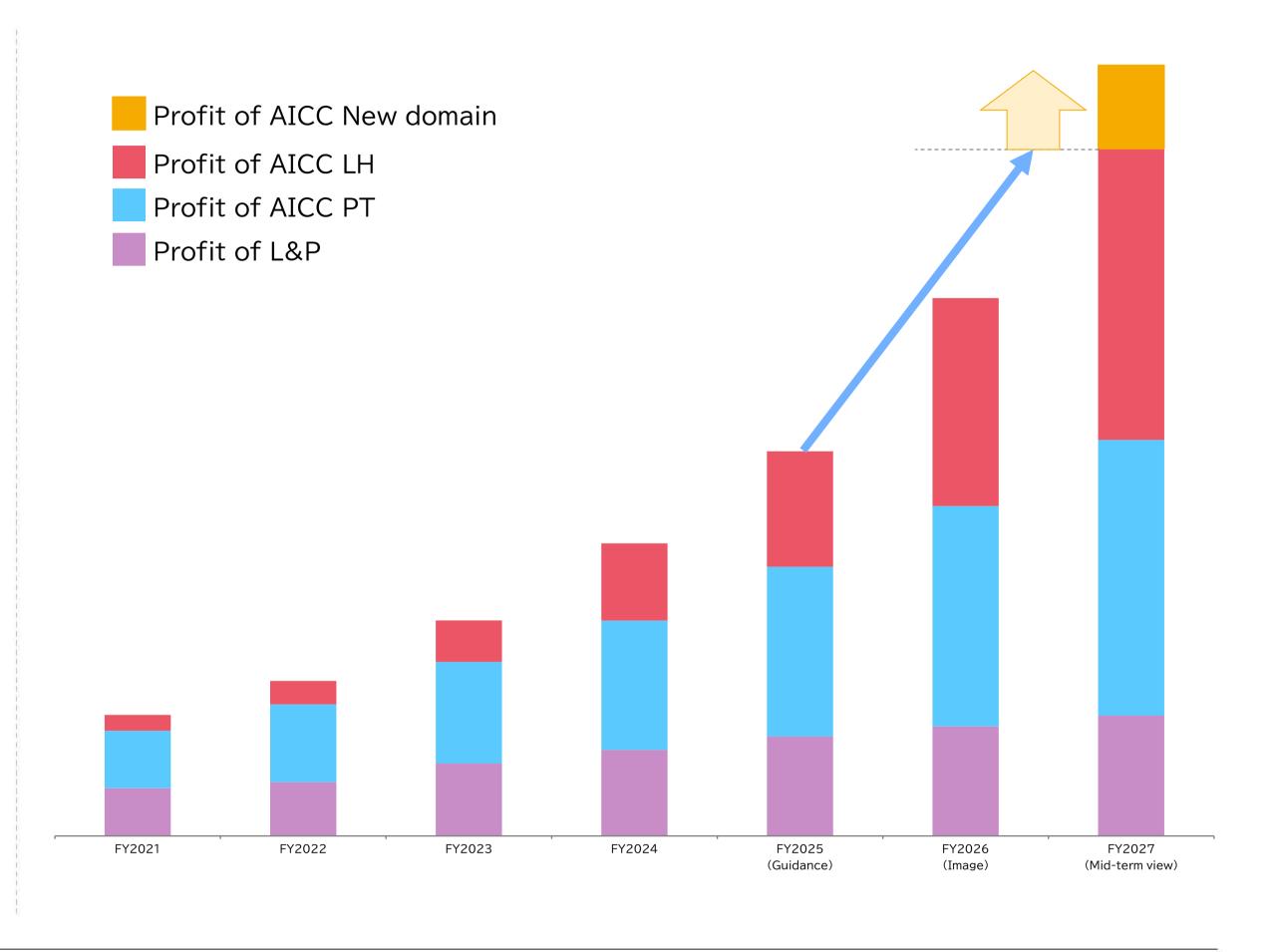


# Strengthening Group's Profitability in Mid-Term

Sustainable continued growth through the rapid growth of the highly profitable Life & Healthcare Solutions business and the promotion of AX, etc.



With the expansion of TAM, M&A, and the launch of new domains, it will be possible to raise growth expectations in the medium term.







# History of SRE Holdings from its Founding

We are "Life Tech Company" that develops solutions with highly practical technologies backed by real business into a wide range of life stages such as Real Estate, Finance, IT and Healthcare

#### **Outline**

Established	April 2014
Listed market section	Tokyo Stock Exchange Prime Market
Business segments	Al Cloud & Consulting Life & Property Solution
Major Shareholders	Sony Group Corporation (23%)
Staff*	555*1 (AICC Business Operators : 336*2)

#### **History**



Real Estate business utilizing technology (=Real Estate tech company)

April 2014 Sony Real Estate established

October 2015 Real Estate valuation engine utilizing AI developed

Start of sales of AI SaaS solutions to external customers following improvement of UI/UX in internal "real business" operations

Step 02

October 2018 SRE AI Partners established, starting partnerships

with financial institutions

June 2019 Name changed to SRE Holdings

December 2019 Listed on TSE Mothers market

#### Expansion of AI SaaS incorporating "real business"

December 2020 Listing switched to TSE 1st section

January 2021 Business unit to promote DX established under

President

June 2021 Selected for the DX Grand Prix 2021 / DX Stocks 2021

April 2022 Listing switched to TSE Prime



03

Expansion of our business domain into the healthcare sector to become a Life Tech Company

October 2023 Began offering DX solutions for medical and welfare

facilities

April 2024 Acquired MEDIX Co., Ltd., to expand healthcare solutions

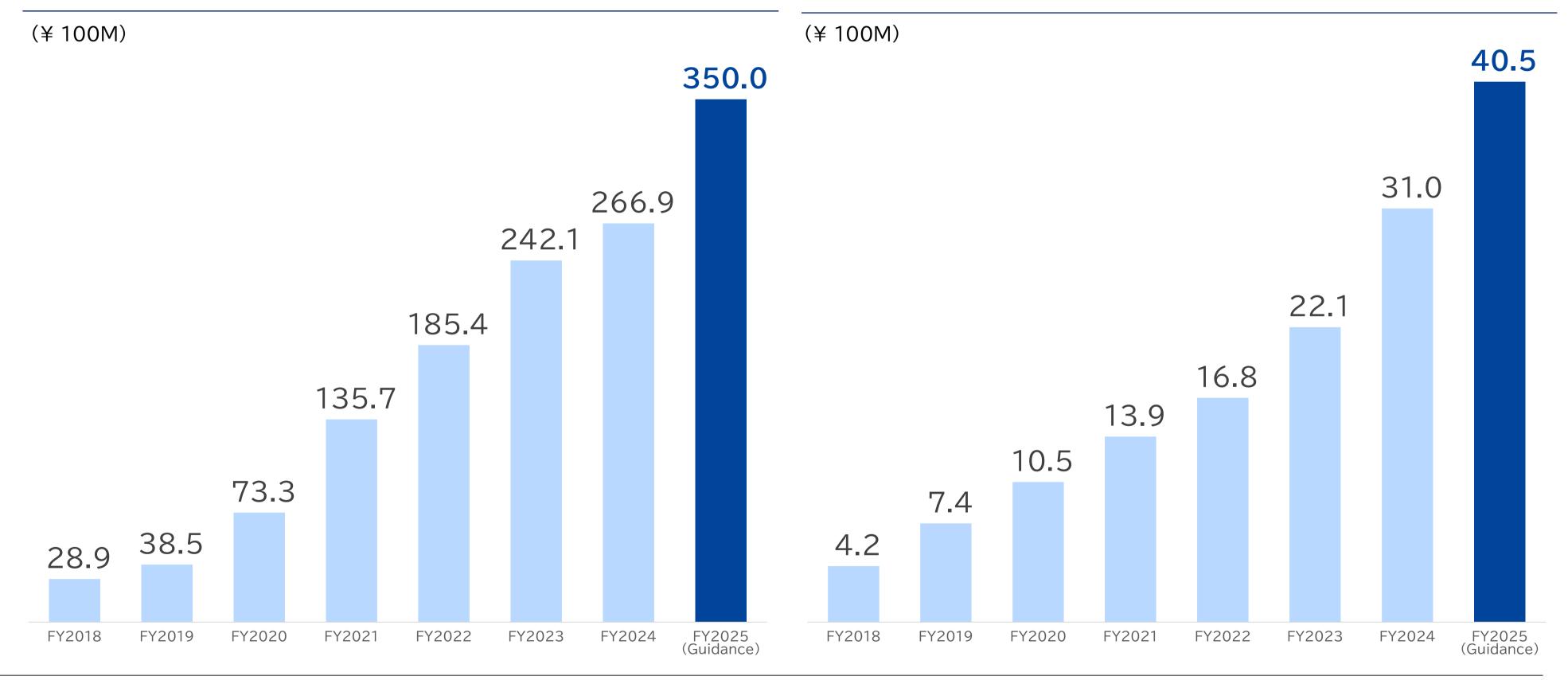


<sup>\*1</sup> Number of officers and employees includes seconded and contract/temporary staff (as of Mar 31, 2025).

<sup>\*2</sup> AICC business personnel are the sum of the number of executives engaged in this business and the number of personnel at engineering subcontractors (as of Mar 31, 2025.

# Net sales (consolidated)

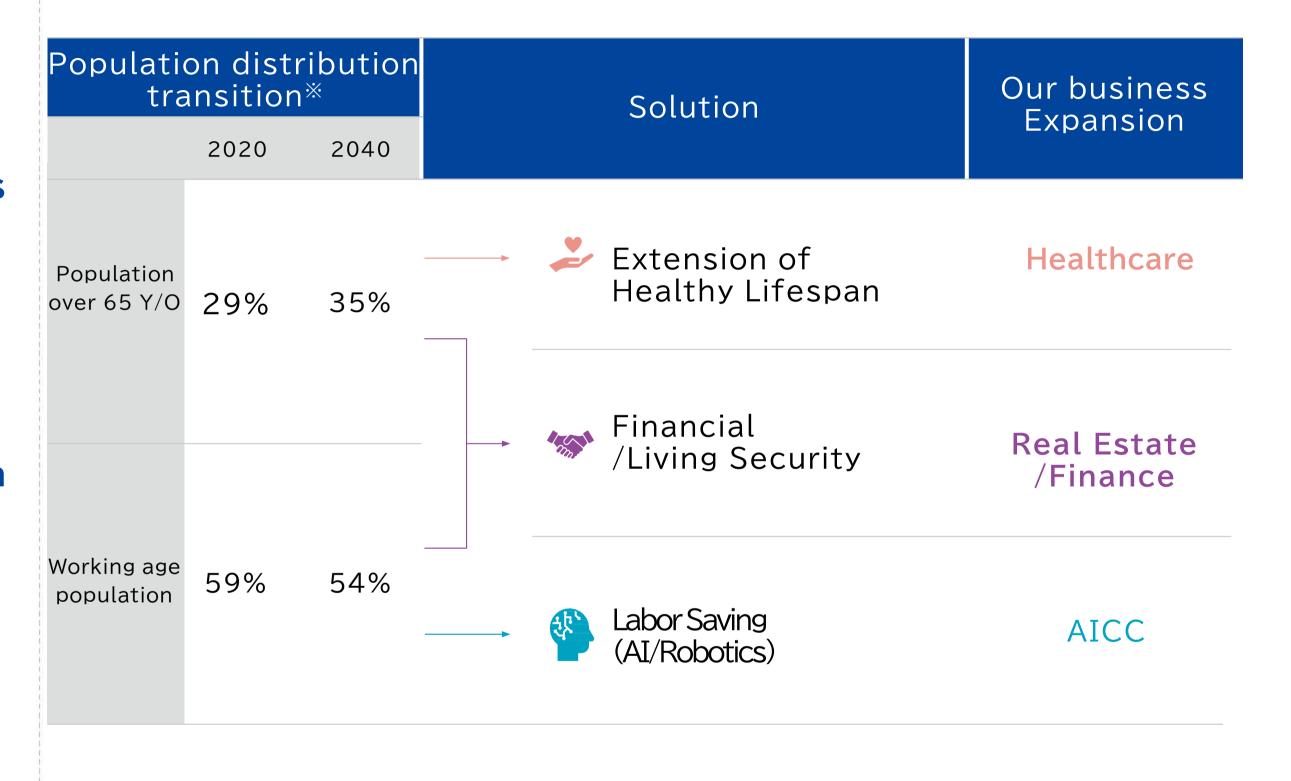
## Operating profit (consolidated)





As the aging population with fewer children progresses, expand our "Highly Practical Technologies Backed by Real Business" approach, which has been centered on the Real Estate domain, into the Healthcare/Financial domains. This allows to broaden our response to the social issue of 'aging population with fewer children', which represents a significant business opportunity

> Life Tech Company **Supporting** AX × Healthcare × Lifestyle





### Overview of SREHD's Businesses

#### **Business Overview** Revenue Model Recurring revenue Consumption revenue Provision of packaged business support cloud tools Monthly license fees/ and AX/DX solutions mainly for Healthcare/IT Life & Healthcare domains Maintenance fee Solutions Cloud/consulting for medical and welfare (LH) facilities (Generative AI Chatbot, Management AI Cloud& Consulting fee support tools, etc) Consulting Provision of packaged business support cloud tools (AICC) Monthly license fees/ and AX/DX solutions mainly for Real estate domains PropTech Maintenance fee Business support tool for Real estate Solutions (Home Valuation CLOUD, MK CLOUD, etc) (PT) Consulting fee Asset management and brokerage services that leverage technology to drive business innovation Asset management fee Property and efficiency Development/Construction Consulting for Solution expanding the fund's AUM (L&P) Capital gain/Brokerage fee

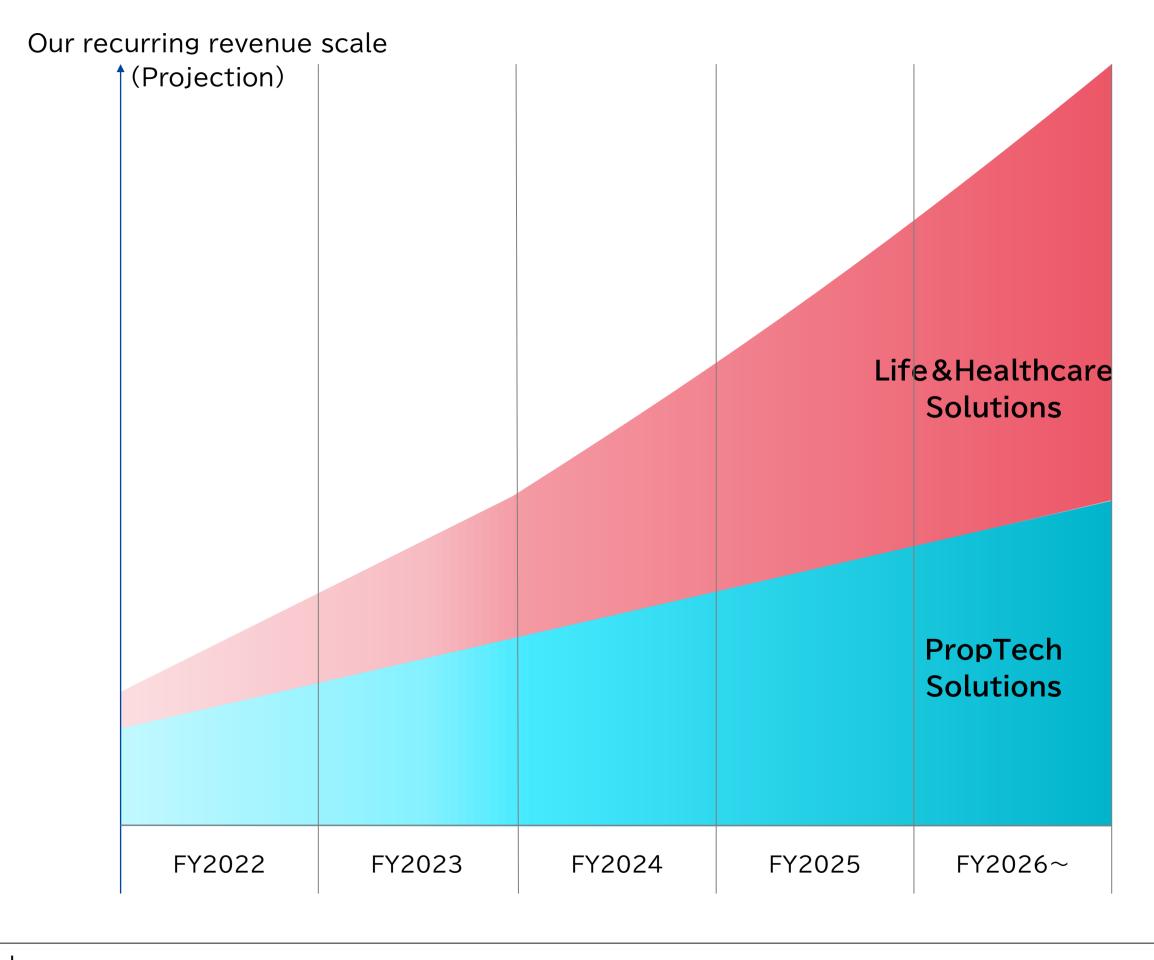


# Net sales Growth of AICC Focusing on LH Business

Promoting the expansion and sales of highly practical products based on "Real x Technology", with the Life & Healthcare Solutions (LH), which have a high ARPC and profitability, as the core, and driving sustainable revenue growth

#### [Each TAM\*]

Healthcare	¥3.3 Trillion (By 2026)
AI	¥2.2 Trillion (By 2026)
Finance	¥4.0 Trillion (By 2026)
Real estate	¥1.7 Trillion (By 2026)





### **Overview of Our Products**

#### Product lineup for Life&Healthcare Solution

Generative AI chatbot for Healthcare domain Always supports attentive customer service with natural dialogue, and enables nurturing such as encouraging follow-up examination / re-visit

Digital Marketing Solution

A digital marketing solution that supports new patient acquisition, branding for clinics, and strengthening customer management

Management Support Tool for Clinic A cloud tool that supports the efficiency / streamlining of clinic management and tedious back-office tasks.

Sales Tech Tool

Enables target company analysis/list extraction and KPI visualization/analysis for inside sales.

Home Valuation CLOUD for Financial Industries A tool that adapts SRE Home Valuation CLOUD for financial institutions and enhances / optimizes real estate collateral valuation and other processes

#### Product lineup for PropTech Solution

SRE Home Valuation CLOUD AI assesses real estate by using actual transaction data and auto-generates appraisal reports with higher accuracy than expert. Also, reducing working time from 180 to 5 minutes

SRE Marketing CLOUD

A one-stop digital marketing service with AI appraisal and nurturing features

SRE Contract
Creation CLOUD

Contracts/documents creation tool that reduces working time by 60%, in addition to lowers omission risk by referencing history and templates

SRE Appraisal API CLOUD

Companies can integrate their systems/websites with our real estate valuation engine via API to utilize high-precision AI appraisals

I Chatbot Integrate with an Appraisal System

A generative AI chatbot capable of handling specialized contents, and the first in the real estate industry to incorporate the appraisal function



# Horizontal development of real x technology

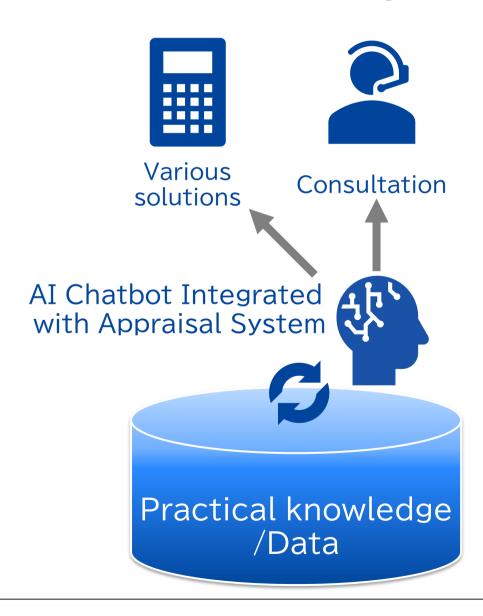
Expanding our AI chatbot, which is specialized in the Real estate domain, into the Healthcare domain.

In the healthcare field, in addition to AI chatbots, we offer digital marketing solutions, management support tools, and some BPO services.

SaaS + BPO = BPaaS deployment enables price increases and minimal churn rates.

# AI Chatbot specialized in Real estate domain

By training a generative AI with the insights and data accumulated through the Real business, it is possible to answer customer support during outside of business hours specialized content. This enables and tech-touch customer management



# Expansion into the healthcare domain



Generative AI chatbot for Healthcare domain





Digital Marketing Solution





Management Support Tool for Healthcare domain

Reconfigure real estate products
and solutions for healthcare
and expand horizontally



## Approaches in the Healthcare Domain

#### Life & Healthcare solution

In the healthcare field, we offer a package of multiple products so that highly specialized personnel can focus on their highly specialized work.

In addition to our expertise in identifying issues and developing solutions by immersing ourselves in our customers' business environments, we create BPaaS solutions based on the data and insights gained through the identification and resolution of those issues, and continuously enhance their added value.

#### Healthcare (priority area)



In highly specialized areas such as medical care and treatment centers, highly specialized personnel are devoting resources to other tasks.

Offering products as a package

Generative AI chatbot for Healthcare domain

Digital Marketing Solution

Management Support Tool for Healthcare domain

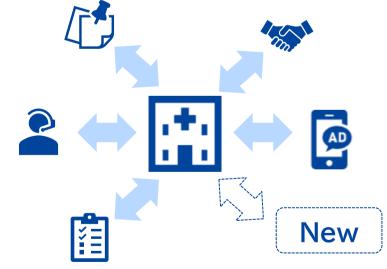
AX solution

Continue to develop new products and strengthen cross-selling

Our competitive advantages



Specialize in getting involved in the field, identifying issues, and building solutions.



Enhance the added value of BPaaS solutions by identifying and resolving issues and utilizing the data obtained.

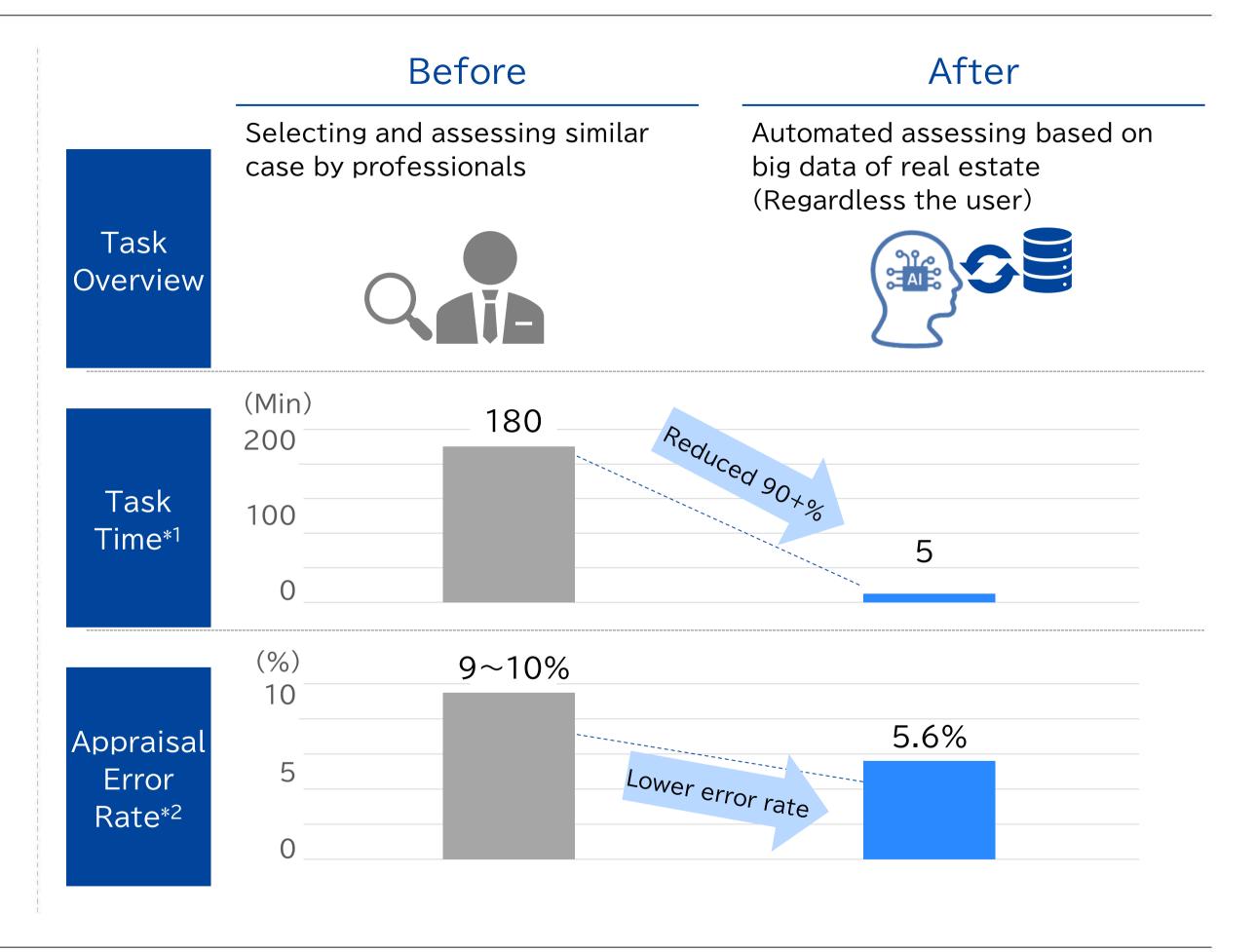


#### Overview of SRE Home Valuation CLOUD



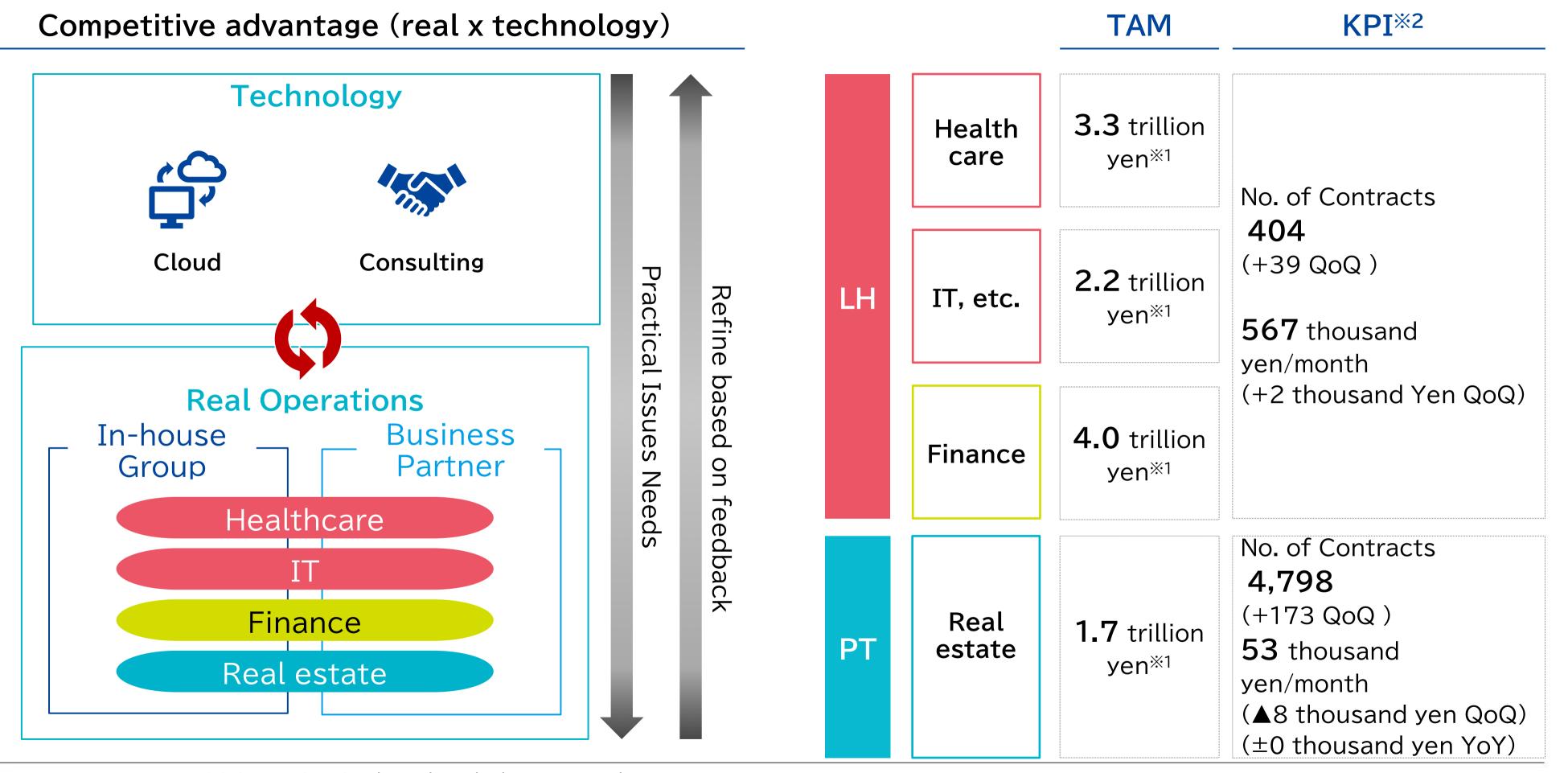
In SRE Home Valuation CLOUD, AI examines a very large dataset from past transactions in a short period of time to create very accurate real estate appraisals and reports automatically.

Expanding to financial institutions such as banks and insurance companies in addition to real estate agencies





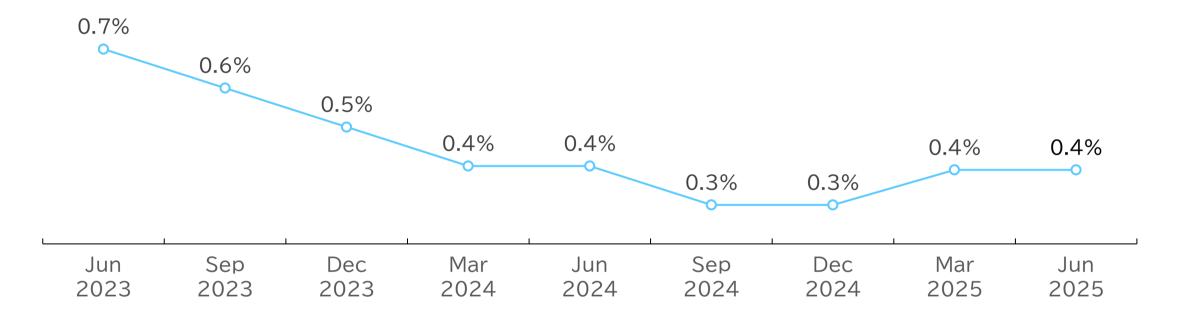
# Competitive advantage of AICC segment, KPI





# The average churn rate over the past 12 months has remained low at 0.4% due to the provision of solutions enhanced in terms of practical usefulness.

#### Churn rate over the last 12 months



Our competitive advantages

- Ability to continuously improve added value by using our unique data ecosystem
- Ability to utilize knowledge and data accumulated through the implementation of technology and systemization of operations within the group to develop solutions



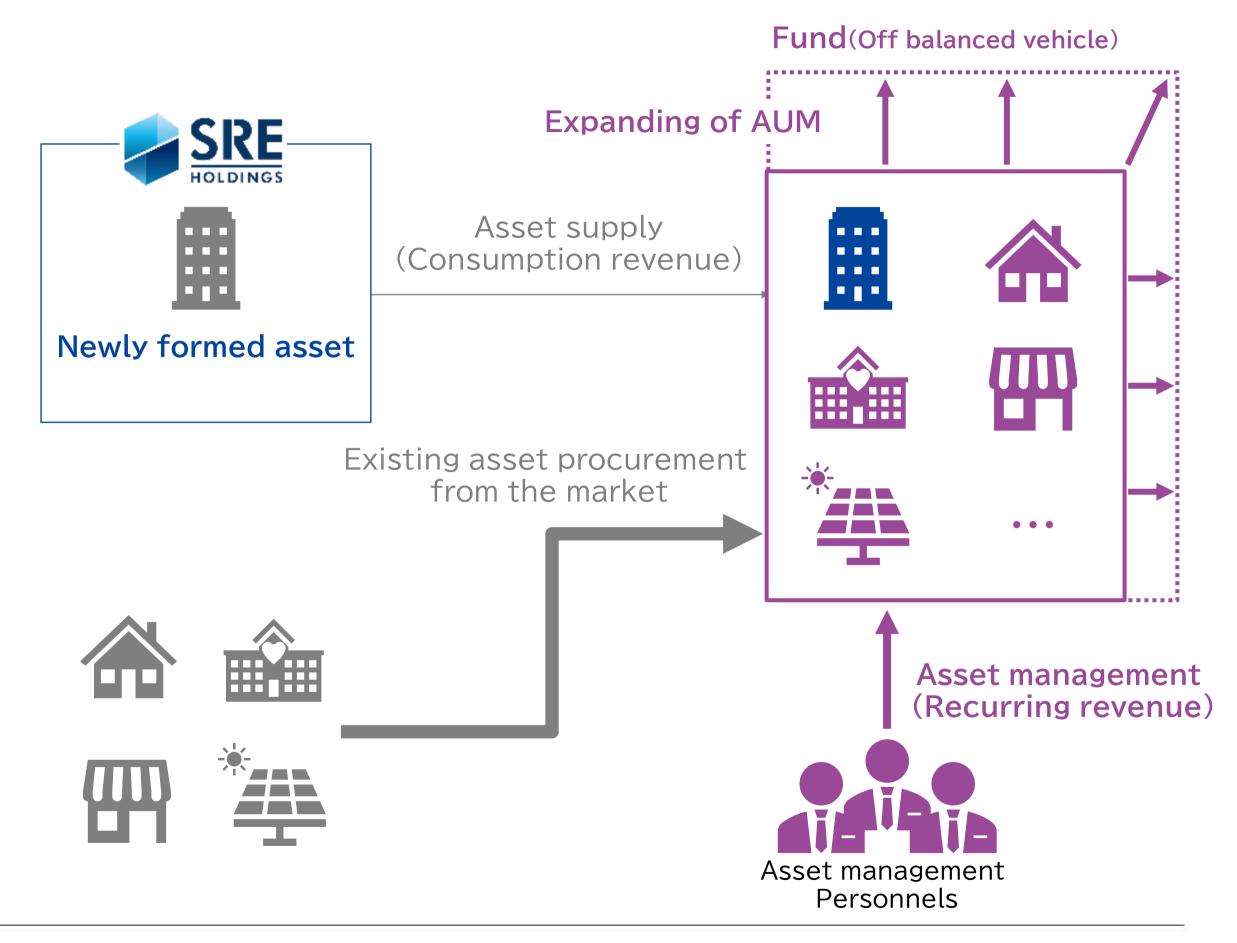
SECTION

### Recurring Revenue Expansion in L&P

In L&P, to expand the recurring revenue, accelerating the scaling of the assets under management(AUM) of the fund, primarily through external procurement, at our asset management subsidiary

Furthermore, supplying assets that carefully selected for profitability from SREHD and differentiated by DX to the fund

Since the increase in the number of personnel is moderate compared to the expansion of AUM, profitability will continue to be enhanced over the medium to long term

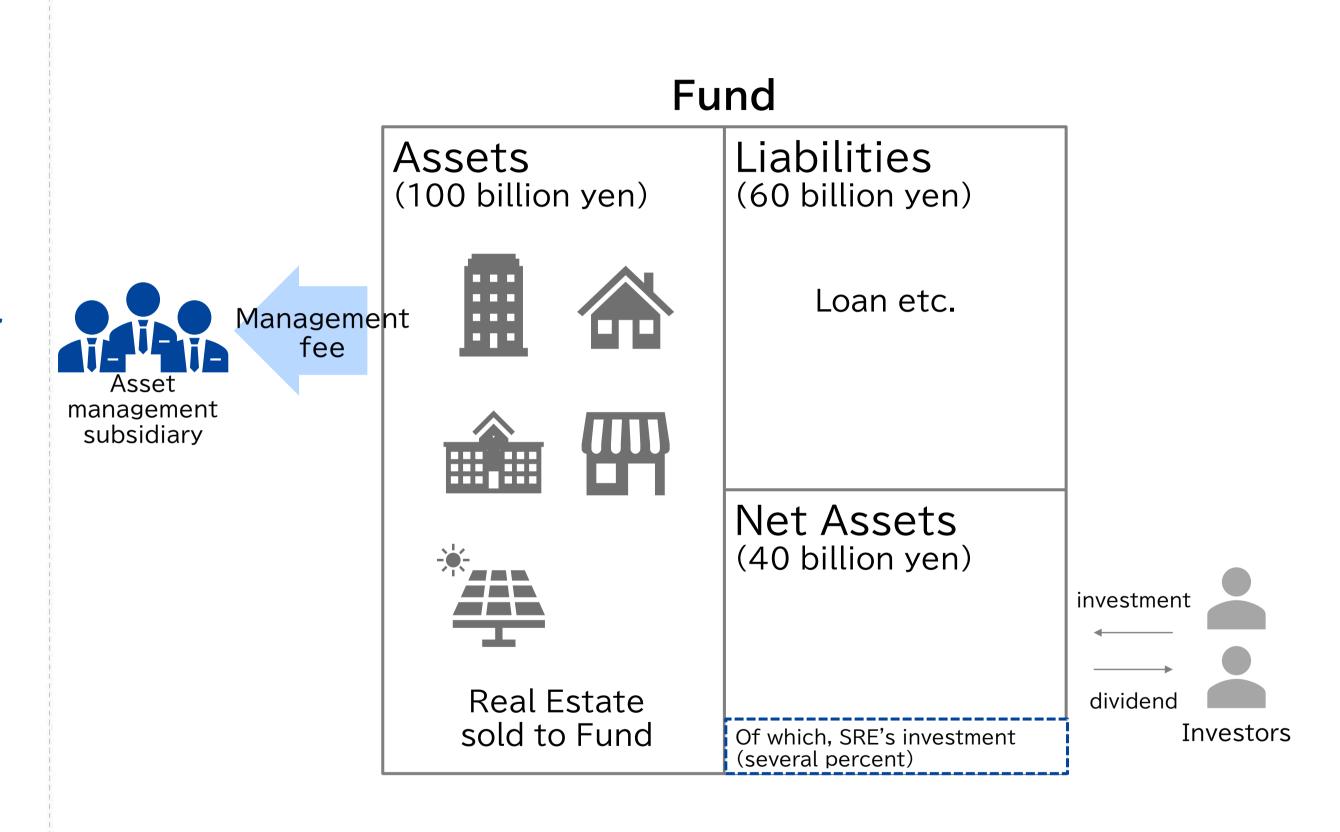




### Recurring Revenue Expansion in L&P

By selling real estate developed inhouse to non-consolidated funds, we minimize real estate price fluctuation risks and other risks while avoiding real estate ownership, and enable our asset management subsidiary to earn monthly recurring fees as operating fees.

We will invest a few percent in funds established by our asset management subsidiary, but the risk is limited to that extent.





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