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Consolidated Financial Results for the Six Months Ended June 30, 2026 (Under Japanese GAAP)

August 12, 2026

Company name:	Columbia Works Inc.		Listing: Tokyo Stock Exchange
Securities code:	146A	URL: https://columbiaworks.jp/	
Representative:		Please refer to the website.	
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Scheduled date to file semi-annual securities report: August 14, 2026
Scheduled date to commence dividend payments: -
Preparation of supplementary material on financial results: Yes
Holding of financial results briefing: Yes

(Yen amounts are rounded down to millions, unless otherwise noted.)

1. Consolidated financial results for the six months ended June 30, 2026 (from January 1, 2026 to June 30, 2026)

(1) Consolidated operating results (cumulative)

(Percentages indicate year-on-year changes.)

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent	
Six months ended	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
June 30, 2026	19,946	105.3	3,276	156.9	2,978	247.2	1,966	183.8
June 30, 2025	9,717	39.2	1,275	19.0	858	1.5	693	23.2

Note: Comprehensive income Six months ended June 30, 2026 1,979 million yen [183.9%] Six months ended June 30, 2025 694 million yen [23.5%]

	Basic earnings per share	Diluted earnings per share
Six months ended	Yen	Yen
June 30, 2026	254.97	254.17
June 30, 2025	99.82	99.74

Note: 1. On August 1, 2025, the Company conducted a share split at a ratio of two shares for each share of common stock. Basic earnings per share and diluted earnings per share have been calculated assuming that the share split was conducted at the beginning of the previous fiscal year.
2. In the previous fiscal year, the provisional accounting treatment for the business combination was finalized, and the figures for the six months ended June 30, 2025 reflect the finalization of the provisional accounting treatment.

(2) Consolidated financial position

	Total assets	Net assets	Equity-to-asset ratio
As of	Millions of yen	Millions of yen	%
June 30, 2026	80,308	18,678	23.3
December 31, 2025	66,877	17,439	26.1

Reference: Equity June 30, 2026 18,669 million yen December 31, 2025 17,433 million yen

2. Cash dividends

	Annual dividends per share				
	First quarter-end	Second quarter-end	Third quarter-end	Fiscal year-end	Total
	Yen	Yen	Yen	Yen	Yen
Fiscal year ended December 31, 2025	-	0.00	-	78.00	78.00
Fiscal year ending December 31, 2026	-	0.00			
Fiscal year ending Dec. 31, 2026 (Forecast)			-	94.00	94.00

Note: Revisions to the forecast of cash dividends most recently announced: None

3. Forecast of consolidated financial results for the fiscal year ending December 31, 2026 (from January 1, 2026 to December 31, 2026)

(Percentages indicate year-on-year changes.)

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent		Basic earnings per share
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
Fiscal year ending December 31, 2026	55,400	49.4	7,600	26.1	6,670	30.2	4,200	21.2	544.28

Note: Revisions to the earnings forecasts most recently announced: None

* Notes

(1) Significant changes in the scope of consolidation during the period: Yes

Newly included: None Excluded: 1 entity (Anonymous partnership with RC1 LLC as the business operator)

(2) Adoption of accounting treatment specific to the preparation of semi-annual consolidated financial statements: None

(3) Changes in accounting policies, changes in accounting estimates, and restatement

(i) Changes in accounting policies due to revisions to accounting standards and other regulations: None
(ii) Changes in accounting policies due to other reasons: None
(iii) Changes in accounting estimates: None
(iv) Restatement: None

(4) Number of issued shares (common shares)

(i) Total number of issued shares at the end of the period (including treasury shares)	As of June 30, 2026	7,716,600	As of December 31, 2025	7,716,600
(ii) Number of treasury shares at the end of the period	As of June 30, 2026	48,000	As of December 31, 2025	-
(iii) Average number of shares outstanding during the period (cumulative from the beginning of the fiscal year)	Six months ended June 30, 2026	7,714,060	Six months ended June 30, 2025	6,942,955

Note: On August 1, 2025, the Company conducted a share split at a ratio of two shares for each share of common stock. The number of issued shares (common shares) has been calculated assuming that the share split was conducted at the beginning of the previous fiscal year.

* Semi-annual financial results reports are exempt from review conducted by certified public accountants or an audit firm.

* Proper use of earnings forecasts, and other special matters

(Cautions on forward-looking statements, etc.)

The forward-looking statements, including forecasts of financial results, contained in these materials are based on information currently available to the Company and on certain assumptions deemed to be reasonable. However, the Company makes no guarantee that these forecasts will be achieved. Actual financial results, etc. may differ substantially due to various factors.

(Method of accessing the contents of the financial results briefing)

The Company plans to hold a briefing for analysts on Wednesday, August 12, 2026. A video of this briefing will be posted on the Company's website promptly after the meeting.

○ Table of Contents for Attached Materials

1. Overview of Operating Results, etc.

In the previous fiscal year, the provisional accounting treatment for the business combination was finalized. Accordingly, comparisons with the previous interim consolidated accounting period are based on the amounts after reflecting the finalization of the provisional accounting treatment.

(1) Overview of Operating Results for the Current Interim Period

During the six months ended June 30, 2026, the Japanese economy showed signs of a moderate recovery, driven by improvements in the employment and income environment and a recovery in inbound demand. However, the outlook remained uncertain due to persistent inflation, potential shifts in U.S. policy, and trends in interest rate hikes by the Bank of Japan.

In the real estate industry, to which the Group belongs, although there are concerns about rising construction costs due to soaring prices of construction materials and rising interest rates resulting from changes in the Bank of Japan's monetary policy, investment demand for domestic real estate from both domestic and overseas investors is expected to remain robust, supported by rising rents, particularly for residential properties, the weak yen, and a relatively low interest rate environment compared with Europe and the United States.

Under these circumstances, the Group focused on developing residential properties, for which demand remained strong. During the six months ended June 30, 2026, the Group invested 32,132 million yen in real estate for sale, including properties scheduled to be sold during the current fiscal year.

As a result, the Group's operating results for the six months ended June 30, 2026 were as follows: net sales of 19,946 million yen (up 105.3% year-on-year), operating profit of 3,276 million yen (up 156.9% year-on-year), ordinary profit of 2,978 million yen (up 247.2% year-on-year), and profit attributable to owners of parent of 1,966 million yen (up 183.8% year-on-year).

Since the Group operates in a single segment, the real estate development business, segment information is omitted.

(2) Overview of Financial Position for the Current Interim Period

(i) Assets, Liabilities and Net Assets

(Assets)

Total current assets at the end of the current interim consolidated accounting period increased by 15,932 million yen compared with the end of the previous fiscal year, to 69,611 million yen. This was mainly attributable to increases of 1,894 million yen in real estate for sale, 12,443 million yen in real estate for sale in process, and 1,036 million yen in cash and deposits. Total non-current assets decreased by 2,501 million yen compared with the end of the previous fiscal year, to 10,697 million yen. This was mainly attributable to decreases of 1,073 million yen in buildings and structures and 1,804 million yen in land, partially offset by an increase of 297 million yen in construction in progress.

As a result, total assets increased by 13,431 million yen compared with the end of the previous fiscal year, to 80,308 million yen.

(Liabilities)

Total current liabilities at the end of the current interim consolidated accounting period increased by 10,473 million yen compared with the end of the previous fiscal year, to 32,775 million yen. This was mainly attributable to increases of 944 million yen in short-term borrowings and 8,799 million yen in the current portion of long-term borrowings. Total non-current liabilities increased by 1,719 million yen compared with the end of the previous fiscal year, to 28,854 million yen.

As a result, total liabilities increased by 12,192 million yen compared with the end of the previous fiscal year, to 61,630 million yen.

(Net Assets)

Total net assets at the end of the current interim consolidated accounting period increased by 1,238 million yen compared with the end of the previous fiscal year, to 18,678 million yen. This reflected an increase of 1,966 million yen in retained earnings resulting from the recognition of profit attributable to owners of parent and a decrease of 601 million yen due to dividends of surplus.

As a result, the equity-to-asset ratio was 23.3% (26.1% at the end of the previous fiscal year).

(ii) Overview of Cash Flows

Cash and cash equivalents (hereinafter referred to as "funds") at the end of the current interim consolidated accounting period increased by 1,030 million yen compared with the end of the previous fiscal year, to 8,885 million yen.

The status of cash flows and the factors affecting them for the current interim consolidated accounting period were as follows.

(Cash Flows from Operating Activities)

Net cash used in operating activities was 9,109 million yen. This was primarily due to profit before income taxes of 2,978 million yen, a decrease of 272 million yen in real estate for sale resulting from real estate acquisitions and project completions, an increase of 11,841 million yen in real estate for sale in process, and income taxes paid of 904 million yen.

(Cash Flows from Investing Activities)

Net cash used in investing activities was 437 million yen. This was primarily due to payments of 354 million yen for the purchase of property, plant and equipment and payments of 250 million yen for investments in capital.

(Cash Flows from Financing Activities)

Net cash provided by financing activities was 10,577 million yen. This was primarily due to proceeds of 17,701 million yen from long-term borrowings, a net increase of 944 million yen in short-term borrowings, and repayments of 7,295 million yen of long-term borrowings in connection with sales of real estate and other transactions.

(3) Explanation of Consolidated Financial Results Forecast and Other Forward-looking Information

No changes have been made to the full-year consolidated financial results forecast announced in "Consolidated Financial Results for the Fiscal Year Ended December 31, 2025" on February 12, 2026.

2. Semi-annual Consolidated Financial Statements and Principal Notes

(1) Semi-annual Consolidated Balance Sheet

(Millions of yen)

	As of December 31, 2025	As of June 30, 2026
Assets		
Current assets		
Cash and deposits	7,892	8,929
Accounts receivable - trade	107	144
Real estate for sale	10,998	12,892
Real estate for sale in process	33,892	46,336
Operating investments in capital	-	599
Advance payments to suppliers	666	101
Other	121	608
Allowance for doubtful accounts	(0)	(0)
Total current assets	53,678	69,611
Non-current assets		
Property, plant and equipment		
Buildings and structures, net	3,910	2,836
Land	7,597	5,792
Construction in progress	105	402
Other, net	69	85
Total property, plant and equipment	11,682	9,117
Intangible assets	169	169
Investments and other assets		
Investment securities	133	152
Other	1,213	1,258
Total investments and other assets	1,346	1,411
Total non-current assets	13,198	10,697
Total assets	66,877	80,308

(Millions of yen)

	As of December 31, 2025	As of June 30, 2026
Liabilities		
Current liabilities		
Accounts payable - trade	338	768
Short-term borrowings	9,928	10,872
Current portion of long-term borrowings	10,218	19,017
Current portion of bonds payable	64	64
Income taxes payable	959	1,072
Provision for bonuses	44	50
Other	748	929
Total current liabilities	22,302	32,775
Non-current liabilities		
Bonds payable	136	104
Long-term borrowings	26,456	28,064
Provision for retirement benefits for directors (and other officers)	76	117
Other	466	569
Total non-current liabilities	27,135	28,854
Total liabilities	49,437	61,630
Net assets		
Shareholders' equity		
Share capital	2,700	2,700
Capital surplus	2,606	2,606
Retained earnings	12,110	13,475
Treasury shares	-	(142)
Total shareholders' equity	17,418	18,641
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	15	28
Total accumulated other comprehensive income	15	28
Share acquisition rights	6	9
Total net assets	17,439	18,678
Total liabilities and net assets	66,877	80,308

(2) Semi-annual Consolidated Statements of Income and Comprehensive Income
Semi-annual Consolidated Statement of Income

(Millions of yen)

	Six months ended June 30, 2025	Six months ended June 30, 2026
Net sales	9,717	19,946
Cost of sales	7,174	15,144
Gross profit	2,543	4,802
Selling, general and administrative expenses	1,268	1,525
Operating profit	1,275	3,276
Non-operating income		
Interest and dividend income	3	263
Surrender value of insurance policies	1	16
Solar electricity sale income	1	2
Other	2	7
Total non-operating income	8	289
Non-operating expenses		
Interest expenses	340	516
Loan related expenses	82	64
Other	3	6
Total non-operating expenses	426	588
Ordinary profit	858	2,978
Extraordinary income		
Gain on sale of non-current assets	105	-
Gain on bargain purchase	59	-
Total extraordinary income	164	-
Profit before income taxes	1,022	2,978
Income taxes - current	370	1,017
Income taxes - deferred	(41)	(5)
Total income taxes	329	1,011
Profit	693	1,966
Profit attributable to owners of parent	693	1,966

Semi-annual Consolidated Statement of Comprehensive Income

(Millions of yen)

	Six months ended June 30, 2025	Six months ended June 30, 2026
Profit	693	1,966
Other comprehensive income		
Valuation difference on available-for-sale securities	1	12
Total other comprehensive income	1	12
Comprehensive income	694	1,979
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	694	1,979
Comprehensive income attributable to non-controlling interests	-	-

(3) Semi-annual Consolidated Statement of Cash Flows

(Millions of yen)

	Six months ended June 30, 2025	Six months ended June 30, 2026
Cash flows from operating activities		
Profit before income taxes	1,022	2,978
Loss (gain) on sale of non-current assets	(105)	-
Gain on bargain purchase	(59)	-
Depreciation	227	179
Increase (decrease) in allowance for doubtful accounts	(0)	(0)
Increase (decrease) in provision for bonuses	8	6
Increase (decrease) in provision for retirement benefits for directors (and other officers)	-	41
Interest and dividend income	(3)	(263)
Solar electricity sale income	(1)	(2)
Surrender value of insurance policies	(1)	(16)
Interest expenses	340	516
Decrease (increase) in trade receivables	(30)	(36)
Decrease (increase) in real estate for sale	(1,161)	272
Decrease (increase) in real estate for sale in process	(6,349)	(11,841)
Decrease (increase) in operating investments in capital	-	(599)
Increase (decrease) in trade payables	(77)	429
Decrease (increase) in advance payments to suppliers	178	564
Other, net	356	103
Subtotal	(5,657)	(7,667)
Interest and dividends received	3	9
Interest paid	(342)	(565)
Income taxes refund (paid)	(949)	(904)
Proceeds from surrender value of insurance policies	1	16
Proceeds from solar electricity sale income	1	2
Net cash provided by (used in) operating activities	(6,943)	(9,109)
Cash flows from investing activities		
Payments into time deposits	(4)	(6)
Proceeds from withdrawal of time deposits	20	-
Purchase of property, plant and equipment	(1,196)	(354)
Proceeds from sale of property, plant and equipment	275	0
Payments for investments in capital	(48)	(250)
Proceeds from divestments	-	190
Payments of leasehold and guarantee deposits	(6)	(27)
Purchase of shares of subsidiaries resulting in change in scope of consolidation	(361)	-
Other, net	(9)	11
Net cash provided by (used in) investing activities	(1,330)	(437)
Cash flows from financing activities		
Net increase (decrease) in short-term borrowings	6,354	944
Proceeds from long-term borrowings	11,798	17,701
Repayments of long-term borrowings	(10,268)	(7,295)
Redemption of bonds	(8)	(32)
Proceeds from issuance of shares	3	-
Dividends paid	(399)	(598)
Purchase of treasury shares	-	(142)
Other, net	-	(1)
Net cash provided by (used in) financing activities	7,479	10,577
Net increase (decrease) in cash and cash equivalents	(795)	1,030
Cash and cash equivalents at beginning of period	4,243	7,855
Cash and cash equivalents at end of period	3,447	8,885

(4) Notes to the Semi-annual Consolidated Financial Statements

(Note on the Going Concern Assumption)

Not applicable.

(Notes to the Semi-annual Consolidated Balance Sheet)

Change in Intended Use of Real Estate for Sale and Non-current Assets

Previous fiscal year (December 31, 2025)

Due to changes in intended use, 1 million yen of "Buildings and structures" and 6 million yen of "Land" under property, plant and equipment were reclassified to "Real estate for sale."

Current interim consolidated accounting period (June 30, 2026)

Due to changes in intended use, 1,034 million yen of "Buildings and structures," 1,826 million yen of "Land," 0 million yen of "Other," and 39 million yen of "Construction in progress" under property, plant and equipment were reclassified to "Real estate for sale" and "Real estate for sale in process," while 21 million yen of "Real estate for sale" was reclassified to "Land" under property, plant and equipment.

(Note on Significant Changes in the Amount of Shareholders' Equity)

Not applicable.

(Significant Changes in Subsidiaries during the Current Interim Period)

Although this does not constitute a change in a specified subsidiary, the anonymous partnership with RC1 LLC as the business operator was excluded from the scope of consolidation from the current interim consolidated accounting period upon completion of its liquidation.

(Business Combinations, etc.)

(Finalization of Provisional Accounting Treatment for Business Combination)

With respect to the business combination with ACS Holdings Co., Ltd. conducted on February 28, 2025, provisional accounting treatment was applied in the previous interim consolidated accounting period and was finalized in the previous fiscal year.

Following the finalization of the provisional accounting treatment, the comparative information included in the semi-annual consolidated financial statements for the current interim consolidated accounting period reflects the finalization. As a result, the provisionally calculated gain on bargain purchase of 61 million yen decreased by 2 million yen to 59 million yen upon finalization of the accounting treatment.

(Notes on Segment Information, etc.)

[Segment Information]

Previous interim consolidated accounting period (January 1, 2025 to June 30, 2025)

Since the Group operates in a single segment, the real estate development business, this information is omitted.

Current interim consolidated accounting period (January 1, 2026 to June 30, 2026)

Since the Group operates in a single segment, the real estate development business, this information is omitted.

(Significant Subsequent Events)

Not applicable.