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Nov 6, 2026

Consolidated Financial Results for the Fiscal Year Ended September 30, 2026 (Under Japanese GAAP)

Company name:	Open House Group Co., Ltd.
Listing:	Tokyo Stock Exchange
Securities code:	3288
URL:	https://openhouse-group.co.jp/ir/en/
Representative:	Ryosuke Fukuoka, President and CEO
Inquiries:	Kotaro Wakatabi, Senior Managing Director and CFO
Scheduled date to file annual securities report	Dec 21, 2026
Scheduled date of annual general meeting of shareholders	Dec 23, 2026
Scheduled start date of dividend payment	Dec 24, 2026
Preparation of supplementary material on financial results:	Yes
Holding of financial results briefing:	Yes (for institutional investors and analysts)

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

Consolidated financial results for the fiscal year ended September 30, 2026 (October 1, 2025 to September 30, 2026)

(1) Consolidated Operating Results (Percentages indicate year-on-year changes.)

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
FY 2026	1,477,986	10.6	181,804	24.6	168,844	21.0	119,231	18.4
FY 2025	1,336,468	3.1	145,933	22.5	139,491	16.0	100,670	8.3

Note: Comprehensive income: For the fiscal year ended September 30, 2026: 127,785 million yen (18.1%)
For the fiscal year ended September 30, 2025: 108,186 million yen (12.4%)

	Basic earnings per share	Diluted earnings per share	Return on equity	Ratio of ordinary profit to total assets	Ratio of operating profit to net sales
	Yen	Yen	%	%	%
FY 2026	1,071.20	1,067.76	20.6	11.3	12.3
FY 2025	875.20	873.53	20.1	10.4	10.9

Reference: Share of profit(loss) of entities accounted for using equity method
For the fiscal year ended September 30, 2026 (6,257) million yen
For the fiscal year ended September 30, 2025 (30) million yen

(2) Consolidated financial position

	Total assets	Net assets	Equity-to-asset ratio	Net assets per share
As of	Millions of yen	Millions of yen	%	Yen
FY 2026	1,584,134	620,042	39.1	5,632.78
FY 2025	1,412,001	538,834	38.1	4,777.42

Reference: Equity: As of FY2026: 618,703 million yen
As of FY2025: 537,625 million yen

(3) Consolidated Cash Flow

	Cash flows from operating activities	Cash flows from investing activities	Cash flows from financing activities	Cash and cash equivalents at end of period
	Millions of yen	Millions of yen	Millions of yen	Millions of yen
FY 2026	(32,969)	(28,149)	39,796	388,511
FY 2025	29,530	(11,107)	(2,959)	407,682

2. Cash dividends

	Annual dividends per share					Total cash dividends (Annual)	Payout ratio (Consolidated)	Ratio of dividends to net assets (Consolidated)
	1Q	2Q	3Q	Year-end	Annual			
	Yen	Yen	Yen	Yen	Yen	Millions of yen	%	%
FY 2025	-	84.00	-	94.00	178.00	20,256	20.3	4.1
FY 2026	-	100.00	-	105.00	205.00	22,684	19.1	3.9
FY 2027 (forecast)	-	110.00	-	110.00	220.00		20.1	

3. Forecast of consolidated operating results for FY 2027 (October 1, 2026 to September 30, 2027)

(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
2Q (Cumulative)	754,000	9.4	89,000	5.5	82,000	0.7	58,000	1.7	528.04
Full year	1,640,000	11.0	185,000	1.8	170,000	0.7	120,000	0.6	1,092.50

*** Notes**

(1) Significant changes in the scope of consolidation during the period: None

(2) 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

(3) Number of issued shares (common shares)

(i) Total number of issued shares at the end of the period (including treasury shares)

As of September 30, 2026	116,783,800 shares
As of September 30, 2025	120,709,700 shares

(ii) Number of treasury shares at the end of the period

As of September 30, 2026	6,943,977 shares
As of September 30, 2025	8,174,834 shares

(iii) Average number of shares outstanding during the period (cumulative from the beginning of the fiscal year)

For the fiscal year ended September 30, 2026	111,306,588 shares
For the fiscal year ended September 30, 2025	115,025,656 shares

* Financial results reports are exempt from audits conducted by certified public accountants or an audit firm.

* Proper use of earnings forecasts, and other special matters:

The forecasts and other forward-looking statements contained in this summary are based on assumptions from information available to the Company at the time of disclosure and those deemed to be reasonable. They do not imply a commitment by the Company to achieve them. Furthermore, actual performance may vary significantly due to various factors. For conditions underlying performance forecasts and cautionary notes on the use of performance forecasts, please refer to "1. Qualitative Information Regarding Current Results (4) Future Outlook" on page 5 of the attached document.

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1. Qualitative Information Regarding Current Results

(1) Overview of Business Performance

During the current consolidated fiscal year, the Japanese economy, despite being affected by growing tensions in the Middle East and natural disasters, has generally remained favorable, with the Nikkei Stock Average reaching its record high for the third consecutive year. Regarding the employment and income environments, wages have steadily increased, and personal consumption has shown signs of picking up. Furthermore, corporate earnings have generally improved, and capital investment is also picking up. Meanwhile, regarding monetary policy, the Bank of Japan raised its policy interest rate, marking a full-scale move toward monetary policy normalization away from monetary easing, yet the economy is recovering moderately.

In the real estate industry, to which the Group belongs, backed by the moderate economic recovery, the nationwide average land price has risen for the fifth consecutive year for both residential and commercial land, and the rate of increase in the three major metropolitan areas has expanded. For residential land, housing demand remains strong in areas with well-developed child-rearing environments and significant inflows of new residents. For commercial land, in addition to solid demand for retail stores and hotels in major cities, profitability has improved due to lower office vacancy rates and rising rents, and land prices continue to rise.

Under this business environment, the Group has worked to achieve the management targets set forth in the "Three-Year Management Policy (FY2024–FY2026)" formulated in November 2023.

As a result, for the current consolidated fiscal year, the Group's business performance was as follows: net sales were 1,477,986 million yen (an increase of 10.6% compared to the previous consolidated fiscal year), operating profit was 181,804 million yen (an increase of 24.6%), ordinary profit was 168,844 million yen (an increase of 21.0%), and profit attributable to owners of the parent was 119,231 million yen (an increase of 18.4%).

Overview by segment is as follows.

Effective April 1, 2026, "Pressance Corporation" changed its trade name to "Pressance". Along with this change, the name of the reportable segment was changed from "Pressance Corporation" to "Pressance" from the interim consolidated accounting period. For further details on segment information, please refer to "3. Consolidated Financial Statements and Major Notes (5) Notes to Consolidated Financial Statements (Segment and Other Information)".

(Single-Family Homes Related Business)

In the single-family homes related business, strong demand for single-family homes continued in urban areas where the Group operates.

As a result, net sales were 762,112 million yen (an increase of 13.5% year on year), and operating profit was 81,839 million yen (an increase of 17.7%).

(Condominium Business)

In the condominium business, in addition to steady progress in land acquisition and sales, the Group executed deliveries of properties that had been concentrated in the fourth quarter of the consolidated fiscal year.

As a result, net sales were 100,295 million yen (an increase of 45.8% year on year), and operating profit was 22,347 million yen (an increase of 177.7%).

(Property Resale Business)

In the property resale business, sales progressed steadily, driven by high demand from the Group's clients (such as corporations and high-net-worth individuals) for investment properties, including rental condominiums and office buildings.

As a result, net sales were 225,612 million yen (an increase of 3.3% year on year), and operating profit was 24,990 million yen (an increase of 7.7%).

(Others)

In the "Others" segment, investment demand for U.S. real estate remained high among Japanese high-net-worth individuals seeking asset diversification, and sales progressed smoothly.

As a result, net sales were 159,995 million yen (an increase of 5.9% year on year), and operating profit was 18,787 million yen (an increase of 19.3%).

(PRESSANCE)

PRESSANCE focused on the sale of investment condominiums and condominiums for families in prime locations in its main sales areas of Kinki and Tokai-Chukyo regions. As a result, net sales were 229,937 million yen (an increase of 1.4% year on year), and operating profit was 32,230 million yen (an increase of 12.2%).

(2) Overview of Financial Condition

As of the end of the current consolidated fiscal year, total assets were 1,584,134 million yen, an increase of 172,132 million yen compared to the end of the previous consolidated fiscal year. This was mainly due to a decrease of 18,335 million yen in cash and deposits, while real estate for sale and real estate for sale in process increased by a combined 133,565 million yen, operating loans increased by 15,350 million yen, and investments and other assets increased by 12,561 million yen.

Total liabilities were 964,092 million yen, an increase of 90,925 million yen compared to the end of the previous consolidated fiscal year. This was mainly due to an increase of 86,458 million yen in short-term borrowings and long-term borrowings (including current portion of long-term borrowings) combined.

Total net assets were 620,042 million yen, an increase of 81,207 million yen compared to the end of the previous consolidated fiscal year. This was mainly due to an increase of 75,125 million yen in retained earnings and 8,467 million yen in foreign currency translation adjustment.

(3) Overview of Cash Flows

At the end of the current consolidated fiscal year, cash and cash equivalents (hereinafter "funds") decreased by 19,171 million yen compared to the end of the previous consolidated fiscal year, amounting to 388,511 million yen.

(Cash Flows from Operating Activities)

Funds used in operating activities were 32,969 million yen (compared to funds provided of 29,530 million yen in the previous consolidated fiscal year). This was mainly due to recording profit before income taxes of 168,535 million yen, while there was an increase in inventories of 132,443 million yen and income taxes paid of 46,771 million yen.

(Cash Flows from Investing Activities)

Funds used in investing activities were 28,149 million yen (compared to funds used of 11,107 million yen in the previous consolidated fiscal year). This was mainly due to payments for the acquisition of shares of subsidiaries and affiliates of 11,867 million yen and purchase of property, plant and equipment of 10,869 million yen, while there were proceeds of 2,006 million yen from the collection of leasehold and guarantee deposits.

(Cash Flows from Financing Activities)

Funds provided by financing activities were 39,796 million yen (compared to funds used of 2,959 million yen in the previous consolidated fiscal year). This was mainly due to net proceeds of 86,319 million yen from borrowings, repayments of borrowings, and redemption of bonds, despite combined payments of 46,729 million yen for the acquisition of treasury stock and dividends paid.

(Reference) Trends in Cash Flow-Related Indicators

	FY2024	FY2025	FY2026
Equity ratio (%)	36.2	38.1	39.1
Equity ratio based on market value (%)	49.1	61.0	51.6

Equity ratio: Shareholders' Equity / Total Assets
Equity ratio based on market value: Market Capitalization / Total Assets
(Notes)
(1) Each indicator is calculated using consolidated financial data.
(2) Market capitalization is calculated by multiplying the closing stock price at the end of the fiscal year by the number of shares issued and outstanding (excluding treasury stock) at the end of the fiscal year.

(4) Future Outlook

(Forecast for the next fiscal period)

Looking ahead at the Japanese economy, a moderate recovery is expected to be supported by improvements in the employment and income environments, as well as the effects of various policies. On the other hand, continued caution is required regarding the impact of growing tensions in the Middle East and natural disasters, in addition to the effects of changes in financial and capital markets.

In the real estate industry, while condominium prices continue to rise, new supply remains limited, which is expected to drive higher demand for reasonably priced single-family homes in highly convenient urban centers. Furthermore, as rent increases become more pronounced in urban areas, high demand for investment properties is anticipated, and demand for U.S. real estate backed by asset diversification needs among high-net-worth individuals also remains solid.

Under this business environment, the Group will change the classification and names of its reportable segments from the fiscal year ending September 2027. In addition to the "Single-Family Homes Business" and "Condominium Business," which handle actual-demand housing, the Group will pursue portfolio management comprising the "Wealth Management Business," which sells investment properties including income-generating real estate and U.S. real estate to high-net-worth individuals, and the "General Construction Business," which undertakes the construction of condominiums and other buildings, thereby striving to further expand business operations and enhance corporate value.

Through the business development described above, for the fiscal year ending September 2027, the Group forecasts net sales of 1,640,000 million yen (an 11.0% increase compared to the current consolidated fiscal year), operating profit of 185,000 million yen (a 1.8% increase), ordinary profit of 170,000 million yen (a 0.7% increase), and profit attributable to owners of parent of 120,000 million yen (a 0.6% increase)..

(5) Basic Policy regarding Profit Distribution and Dividends for the Current and Next Fiscal Periods

The Group recognizes the return of profits to shareholders as a key management priority. The Group's basic policy is to continuously implement stable dividend payments while taking into consideration future business development and the strengthening of its financial position. As an indicator for returns, the Group targets a total return ratio (including acquisition of treasury stock) of 40% or more. Internal reserves will be utilized for future business expansion.

Based on the policy above, for the fiscal year ended September 2026, the annual dividend per share is planned to be 205 yen (comprising an interim dividend of 100 yen and a year-end dividend of 105 yen).

For the fiscal year ending September 2027, the annual dividend per share is planned to be 220 yen (comprising an interim dividend of 110 yen and a year-end dividend of 110 yen).

2. Basic Policy on the Adoption of Accounting Standards

The Group prepares its consolidated financial statements in accordance with Japanese accounting standards (J-GAAP), in consideration of period-to-period comparability and comparability between companies.

The application of International Financial Reporting Standards (IFRS) is currently undecided.

3. Consolidated Financial Statements and Major Notes

1) Consolidated Balance Sheets

(Millions of yen)

	End of FY 2025 (as of September 30, 2025)	End of FY 2026 (as of September 30, 2026)
Assets		
Current assets		
Cash and deposits	421,898	403,563
Trade accounts receivable and contract assets	21,210	28,534
Real estate for sale	167,551	179,067
Real estate for sale in process	602,444	724,494
Operating loans	71,536	86,887
Other	28,755	40,237
Allowance for doubtful accounts	(582)	(920)
Total current assets	1,312,814	1,461,864
Non-current assets		
Property, plant and equipment		
Buildings and structures	8,394	8,988
Accumulated depreciation	(3,495)	(3,919)
Buildings and structures, net	4,898	5,069
Real estate for rent	23,006	33,120
Accumulated depreciation	(1,580)	(1,540)
Real estate for rent, net	21,425	31,579
Land	2,940	2,762
Other	3,953	4,416
Accumulated depreciation	(2,601)	(2,854)
Other, net	1,352	1,562
Total property, plant and equipment	30,617	40,973
Intangible assets	2,277	2,444
Investments and other assets		
Investment securities	47,296	59,254
Deferred tax assets	11,200	11,909
Other	8,309	7,986
Allowance for doubtful accounts	(513)	(296)
Total Investments and other assets	66,291	78,852
Total non-current assets	99,186	122,270
Total assets	1,412,001	1,584,134

(Millions of yen)

	End of FY 2025 (as of September 30, 2025)	End of FY 2026 (as of September 30, 2026)
Liabilities		
Current liabilities		
Notes payable - trade	357	0
Trade accounts payable	43,785	49,864
Electronically recorded obligations - operating	6,482	7,831
Short-term borrowings	191,226	224,702
Current portion of bonds payable	110	14,220
Current portion of long-term borrowings	70,292	83,939
Income taxes payable	25,729	29,057
Contract liabilities	30,364	32,828
Guarantee deposits received	3,253	3,762
Provision for bonuses	6,914	6,889
Provision for warranties for completed construction	1,602	1,527
Other	32,797	23,964
Total current liabilities	412,916	478,589
Non-current liabilities		
Bonds payable	14,685	500
Long-term borrowings	443,748	483,083
Retirement benefit liability	103	100
Asset retirement obligations	307	394
Deferred tax liabilities	-	329
Other	1,405	1,094
Total non-current liabilities	460,250	485,502
Total liabilities	873,167	964,092
Net assets		
Shareholders' equity		
Share capital	20,235	20,463
Capital surplus	32,821	33,034
Retained earnings	514,871	589,997
Treasury shares	(44,895)	(47,915)
Total shareholders' equity	523,033	595,580
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	34	97
Foreign currency translation adjustment	14,557	23,025
Total accumulated other comprehensive income	14,592	23,122
Share acquisition rights	998	1,233
Non-controlling interests	209	105
Total net assets	538,834	620,042
Total liabilities and net assets	1,412,001	1,584,134

2) Consolidated Statements of Income and Consolidated Statements of Comprehensive Income

Consolidated Statements of Income

(Millions of yen)

	FY 2025 (From October 1, 2024 to September 30, 2025)	FY 2026 (From October 1, 2025 to September 30, 2026)
Net sales	1,336,468	1,477,986
Cost of sales	1,093,301	1,190,597
Gross profit	243,167	287,388
Selling, general and administrative expenses	97,233	105,584
Operating profit	145,933	181,804
Non-operating income		
Interest income	2,100	3,378
Dividend income	113	593
Gain on sale of investment securities	181	-
Gains from securities investment	132	339
Rental income from buildings	211	337
Foreign exchange gains (losses)	812	411
Other	897	720
Total non-operating income	4,450	5,782
Non-operating expenses		
Interest expenses	7,705	10,622
Share of loss of entities accounted for using equity method	30	6,257
Commission expenses	1,579	597
Other	1,577	1,265
Total non-operating expenses	10,892	18,742
Ordinary profit	139,491	168,844
Extraordinary profit		
Gain on negative goodwill	5,147	-
Gain on sale of shares of subsidiaries and affiliates	549	408
Total extraordinary profit	5,696	408
Extraordinary loss		
Impairment loss	54	579
Loss on valuation of shares of subsidiaries and affiliates	337	138
Total extraordinary loss	391	717
Profit before income taxes	144,796	168,535
Income taxes - current	43,238	49,659
Income taxes - deferred	(2,745)	(362)
Total income taxes	40,493	49,296
Profit	104,303	119,239
Profit attributable to non-controlling interests	3,633	7
Profit attributable to owners of parent	100,670	119,231

Consolidated Statements of Comprehensive Income

(Millions of yen)

	FY 2025 (From October 1, 2024 to September 30, 2025)	FY 2026 (From October 1, 2025 to September 30, 2026)
Profit	104,303	119,239
Other comprehensive income		
Valuation difference on available-for-sale securities	165	62
Foreign currency translation adjustment	3,712	8,480
Share of other comprehensive income of entities accounted for using equity method	4	2
Total other comprehensive income	3,883	8,546
Comprehensive income	108,186	127,785
(Breakdown)		
Comprehensive income attributable to owners of parent	104,558	127,761
Comprehensive income attributable to non-controlling interests	3,627	23

3) Consolidated Statements of Change in Equity

FY 2025 (October 1, 2024 to September 30, 2025)

(Millions of yen)

	Shareholders' equity				
	Share capital	Capital surplus	Retained earnings	Treasury shares	Total shareholders' equity
Balance at beginning of period	20,149	19,442	433,547	(19,896)	453,243
Changes in items during period					
Issuance of new shares (Exercise of share acquisition rights)	86	86			172
Dividends of surplus			(19,346)		(19,346)
Profit attributable to owners of parent			100,670		100,670
Purchase of treasury shares				(24,999)	(24,999)
Changes in the scope of consolidation			0		0
Changes in parent's ownership interest due to transactions with non-controlling interests		13,292			13,292
Net changes of items other than shareholders' equity					
Total changes in items during period	86	13,378	81,324	(24,999)	69,790
Balance at end of period	20,235	32,821	514,871	(44,895)	523,033

	Accumulated other comprehensive income			Subscription rights to shares	Non-controlling interest	Total net assets
	Valuation difference on available-for-sale securities	Foreign currency translation adjustment	Total accumulated other comprehensive income			
Balance at beginning of period	(130)	10,834	10,704	773	71,198	535,919
Changes in items during period						
Issuance of new shares (Exercise of share acquisition rights)						172
Dividends of surplus						(19,346)
Profit attributable to owners of parent						100,670
Purchase of treasury shares						(24,999)
Changes in the scope of consolidation						0
Changes in parent's ownership interest due to transactions with non-controlling interests						13,292
Net changes of items other than shareholders' equity	164	3,723	3,888	225	(70,988)	(66,874)
Total changes in items during period	164	3,723	3,888	225	(70,988)	2,915
Balance at end of period	34	14,557	14,592	998	209	538,834

FY 2026 (October 1, 2025 to September 30, 2026)

(Millions of yen)

	Shareholders' equity				
	Share capital	Capital surplus	Retained earnings	Treasury shares	Total shareholders' equity
Balance at beginning of period	20,235	32,821	514,871	(44,895)	523,033
Changes in items during period					
Issuance of new shares (Exercise of share acquisition rights)	228	228			456
Dividends of surplus			(21,730)		(21,730)
Profit attributable to owners of parent			119,231		119,231
Purchase of treasury shares				(25,000)	(25,000)
Retirement of treasury shares		(21,980)		21,980	-
Transfer from retained earnings to capital surplus		21,980	(21,980)		-
Changes in the scope of consolidation			(395)		(395)
Changes in ownership interest of parent due to transactions with non-controlling interests		(14)			(14)
Net changes of items other than shareholders' equity					
Total changes in items during period	228	213	75,125	(3,019)	72,547
Balance at end of period	20,463	33,034	589,997	(47,915)	595,580

	Accumulated other comprehensive income			Subscription rights to shares	Non-controlling interest	Total net assets
	Valuation difference on available-for-sale securities	Foreign currency translation adjustment	Total accumulated other comprehensive income			
Balance at beginning of period	34	14,557	14,592	998	209	538,834
Changes in items during period						
Issuance of new shares (Exercise of share acquisition rights)						456
Dividends of surplus						(21,730)
Profit attributable to owners of parent						119,231
Purchase of treasury shares						(25,000)
Retirement of treasury shares						-
Transfer from retained earnings to capital surplus						-
Changes in the scope of consolidation						(395)
Changes in ownership interest of parent due to transactions with non-controlling interests						(14)
Net changes of items other than shareholders' equity	62	8,467	8,530	235	(104)	8,660
Total changes in items during period	62	8,467	8,530	235	(104)	81,207
Balance at end of period	97	23,025	23,122	1,233	105	620,042

4) Consolidated Statements of Cash Flows

(Millions of yen)

	FY 2025 (From October 1, 2024 to September 30, 2025)	FY 2026 (From October 1, 2025 to September 30, 2026)
Cash flows from operating activities		
Profit before income taxes	144,796	168,535
Depreciation	2,053	2,409
Stock compensation expenses	317	352
Increase (decrease) in provision for bonuses	1,902	(36)
Increase (decrease) in allowance for doubtful accounts	(65)	119
Increase (decrease) in provision for warranties for completed construction	79	(74)
Increase (decrease) in retirement benefit liability	(762)	(3)
Loss (gain) on sales of shares of subsidiaries and affiliates	(549)	(408)
Loss (gain) on valuation of investment securities	115	—
Loss (gain) on valuation of shares of subsidiaries and affiliates	337	138
Loss (gain) on sale of investment securities	(181)	—
Loss (gain) on securities investment	(132)	(339)
Share of loss (profit) of entities accounted for using equity method	30	6,257
Interest and dividend income	(2,214)	(3,972)
Foreign exchange losses (gains)	72	113
Interest expenses	7,705	10,622
Gain on negative goodwill	(5,147)	—
Decrease (increase) in trade receivables	(2,123)	(6,950)
Decrease (increase) in inventories	(70,678)	(132,443)
Increase (decrease) in trade payables	(3,642)	6,764
Decrease (increase) in operating loans receivable	(7,005)	(15,337)
Increase (decrease) in contract liabilities	2,825	2,435
Increase (decrease) in guarantee deposits received	288	438
Increase (decrease) in deposits received	3,647	(44)
Decrease (increase) in advance payments to suppliers	(3,380)	(6,691)
Increase (decrease) in accrued consumption taxes	917	(3,157)
Other, net	(1,926)	(7,952)
Subtotal	67,277	20,773
Interest and dividends received	2,212	3,946
Interest paid	(7,651)	(10,919)
Income taxes paid	(32,307)	(46,771)
Net cash provided by (used in) operating activities	29,530	(32,969)

(Millions of yen)

	FY 2025 (From October 1, 2024 to September 30, 2025)	FY 2026 (From October 1, 2025 to September 30, 2026)
Cash flows from investing activities		
Net decrease (increase) in time deposits	7,928	51
Purchase of property, plant and equipment	(3,106)	(10,869)
Proceeds from sale of property, plant and equipment	415	95
Purchase of intangible assets	(538)	(1,006)
Loan advances	(1,094)	(1,927)
Proceeds from collection of loans receivable	1,864	1,229
Purchase of investment securities	(2,273)	(1,937)
Proceeds from sale and redemption of investment securities	1,448	433
Purchase of shares of subsidiaries and affiliates	(60)	(11,867)
Proceeds from sale of shares of subsidiaries and affiliates	102	693
Payments for investments in capital of subsidiaries and affiliates	(13,878)	(4,722)
Proceeds from repayment of investments in capital of subsidiaries and affiliates	919	1,590
Payments of leasehold and guarantee deposits	(580)	(1,533)
Proceeds from refund of leasehold and guarantee deposits	456	2,006
Purchase of shares of subsidiaries resulting in change in scope of consolidation	(2,739)	—
Other, net	28	(386)
Net cash provided by (used in) investing activities	(11,107)	(28,149)
Cash flows from financing activities		
Proceeds from short-term borrowings	413,786	413,657
Repayments of short-term borrowings	(397,122)	(379,786)
Proceeds from long-term borrowings	255,771	227,313
Repayments of long-term borrowings	(169,015)	(174,755)
Redemption of bonds	(526)	(110)
Proceeds from exercise of share acquisition rights	124	349
Purchase of treasury shares	(24,999)	(25,000)
Payments to non-controlling shareholders	(0)	—
Dividends paid	(19,346)	(21,729)
Dividends paid to non-controlling interests	(617)	—
Purchase of shares of subsidiaries not resulting in change in scope of consolidation	(61,013)	(143)
Net cash provided by (used in) financing activities	(2,959)	39,796
Effect of exchange rate change on cash and cash equivalents	1,102	2,144
Net increase (decrease) in cash and cash equivalents	16,565	(19,178)
Cash and cash equivalents at beginning of period	390,924	407,682
Increase (decrease) in cash and cash equivalents resulting from change in scope of consolidation	76	7
Increase in cash and cash equivalents resulting from merger with a non-consolidated subsidiary	115	—
Cash and cash equivalents at end of period	407,682	388,511

5) Notes to Consolidated Financial Statements

(Notes Regarding On-Going Concern Assumptions)
Not applicable.

(Segment and Other Information)

1. Outline of reportable segments

The reportable segments of the Group comprise those business units for which separate financial information is available, and which are subject to regular reviews conducted by the Company's Board of Directors in order to determine the allocation of management resources and evaluate their performance.

The Group has five reportable segments: the "Single-Family Homes Related Business," the "Condominium Business," which develops and sells newly built condominiums, the "Property Resale Business," which acquires, manages, and sells income-generating real estate, "PRESSANCE," which plans, develops, and sells studio condominiums and condominiums for families, and "Others," which includes businesses not covered by the above.

From the interim consolidated accounting period, following the trade name change of consolidated subsidiary Pressance Corporation to Pressance on April 1, 2026, the name of the reportable segment formerly known as "PRESSANCE CORPORATION" has been changed to "PRESSANCE" to better reflect the current actual state. This change is solely a modification of the segment name and has no impact on segment information.

In addition, the segment information for the previous consolidated fiscal year is also presented using the new name.

2. Method for calculating net sales, profit/loss, assets, liabilities, and other items for reportable segments

The accounting policies of reportable segments are generally the same as those described in "Basis of Presenting the Consolidated Financial Statements."

Segment profit is based on operating profit.

Intersegment net sales and transfers are based on market prices.

3. Information on net sales, profit or loss, and other items by reportable segment

FY 2025 (From October 1, 2024 to September 30, 2025)

(Millions of yen)

	Reportable Segment						Adjustment (Note1)	Amount recorded in consolidated statements of income (Note2)
	Single-family homes related	Condominiums	Property resale	Others	PRESSANCE	Total		
Net sales								
Net sales from contracts with customers	664,740	66,907	191,973	145,102	218,327	1,287,050	32	1,287,083
Other income	6,599	1,902	26,447	6,008	8,428	49,385	-	49,385
Net sales from outside customers	671,339	68,810	218,420	151,111	226,755	1,336,436	32	1,336,468
Intersegment net sales and transfers	5,032	4,412	209	150	561	10,366	(10,366)	-
Total	676,371	73,222	218,630	151,261	227,316	1,346,803	(10,334)	1,336,468
Segment profit (Loss)	69,507	8,047	23,196	15,743	28,720	145,214	719	145,933
Other items								
Depreciation	769	97	152	215	624	1,859	194	2,053
Amortization of goodwill	299	-	-	317	-	617	-	617

(Notes)

1. The adjustment amount of segment profit, 719 million yen, includes intersegment eliminations of 5,527 million yen and unallocated corporate expenses of (4,808) million yen. Corporate expenses primarily consist of general administrative expenses not allocated to reporting segments.
2. Segment profit (loss) has been adjusted to match the operating profit in consolidated statements of income.
3. Adjustment to depreciation represents depreciation related to corporate assets.

FY 2026 (From October 1, 2025 to September 30, 2026)

(Millions of yen)

	Reportable Segment						Adjustment (Note1)	Amount recorded in consolidated statements of income (Note2)
	Single-family homes related	Condominiums	Property resale	Others	PRESSANCE	Total		
Net sales								
Net sales from contracts with customers	754,322	100,295	215,771	152,507	222,542	1,445,439	32	1,445,472
Other income	7,789	—	9,840	7,487	7,395	32,513	—	32,513
Net sales from outside customers	762,112	100,295	225,612	159,995	229,937	1,477,953	32	1,477,986
Intersegment net sales and transfers	5,010	44	95	250	1,684	7,085	(7,085)	—
Total	767,122	100,340	225,707	160,245	231,622	1,485,039	(7,052)	1,477,986
Segment profit (Loss)	81,839	22,347	24,990	18,787	32,230	180,194	1,609	181,804
Other items								
Depreciation	816	152	138	251	867	2,226	182	2,409
Amortization of goodwill	265	—	—	—	—	265	—	265

(Notes)

1. The adjustment amount of segment profit, 1,609 million yen, includes intersegment eliminations of 6,258 million yen and unallocated corporate expenses of (4,648) million yen. Corporate expenses primarily consist of general administrative expenses not allocated to reporting segments.
2. Segment profit (loss) has been adjusted to match the operating profit in consolidated statements of income.
3. Adjustment to depreciation represents depreciation related to corporate assets.

【Related Information】

FY 2025 (From October 1, 2024, to September 30, 2025)

1. Information by product and service

Disclosure is omitted as similar information is disclosed in the segment information.

2. Information by geographic area

(1) Net Sales

Disclosure is omitted as net sales to external customers in Japan exceed 90% of net sales on the consolidated statements of income.

(2) Property, Plant, and Equipment

Disclosure is omitted as the amount of Property, Plant, and Equipment located in Japan exceeds 90% of the amount of Property, Plant, and Equipment on the consolidated balance sheet.

3. Information by major customer

Disclosure is omitted as there are no customers accounting for 10% or more of total net sales of all segments.

FY 2026 (From October 1, 2025, to September 30, 2026)

1. Information by product and service

Disclosure is omitted as similar information is disclosed in the segment information.

2. Information by geographic area

(1) Net Sales

Disclosure is omitted as net sales to external customers in Japan exceed 90% of net sales on the consolidated statements of income.

(2) Property, Plant, and Equipment

Disclosure is omitted as the amount of Property, Plant, and Equipment located in Japan exceeds 90% of the amount of Property, Plant, and Equipment on the consolidated balance sheet.

3. Information by major customer

Disclosure is omitted as there are no customers accounting for 10% or more of total net sales of all segments.

【Information on Impairment Loss on Fixed Assets by Reportable Segment】

FY 2025 (From October 1, 2024, to September 30, 2025)

Disclosure is omitted due to immateriality.

FY 2026 (From October 1, 2025, to September 30, 2026)

Disclosure is omitted due to immateriality.

【Information on Amortization and Unamortized Balances of Goodwill by Reportable Segment】

FY 2025 (From October 1, 2024 to September 30, 2025)

(Millions of yen)

	Reportable Segment						Adjustment	Amount recorded in consolidated Financial Statements
	Single-family homes related	Condominiums	Property resale	Others	PRESSANCE	Total		
Balance at end of period	796	-	-	-	-	796	-	796

(Note) Regarding amortization of goodwill, disclosure is omitted as similar information is disclosed in the segment information.

FY 2026 (From October 1, 2025 to September 30, 2026)

(Millions of yen)

	Reportable Segment						Adjustment	Amount recorded in consolidated Financial Statements
	Single-family homes related	Condominiums	Property resale	Others	PRESSANCE	Total		
Balance at end of period	531	-	-	-	-	531	-	531

(Note) Regarding amortization of goodwill, disclosure is omitted as similar information is disclosed in the segment information.

【Information on Gain on Negative Goodwill by Reportable Segment】

FY 2025 (From October 1, 2024, to September 30, 2025)

In the "Single-Family Homes Related Business" segment, the Group recognized a gain on negative goodwill resulting from the acquisition of shares of Eidai Holdings Co., Ltd., making it a consolidated subsidiary.

The amount of gain on negative goodwill recorded due to this event was 5,147 million yen. As this gain on negative goodwill is classified as extraordinary income, it is not included in the segment profit presented above.

FY 2026 (From October 1, 2025, to September 30, 2026)

Not applicable.

(Per Share Information)

(Yen)

	FY 2025 (From October 1, 2024 to September 30, 2025)	FY 2026 (From October 1, 2025 to September 30, 2026)
Net assets per share	4,777.42	5,632.78
Basic earnings per share	875.20	1,071.20
Diluted earnings per share	873.53	1,067.76

(Note) The basis for calculating basic earnings per share and diluted earnings per share is as follows:

	FY 2025 (From October 1, 2024 to September 30, 2025)	FY 2026 (From October 1, 2025 to September 30, 2026)
Basic earnings per share		
Profit attributable to owners of parent (Millions of yen)	100,670	119,231
Amount not attributable to common shareholders (Millions of yen)	-	-
Profit attributable to owners of parent related to common stock (Millions of yen)	100,670	119,231
Average number of shares during the period (Shares)	115,025,656	111,306,588
Diluted earnings per share		
Adjustment to profit attributable to owners of parent (Millions of yen)	-	-
Increase in number of common shares (Shares)	219,483	358,103
(Of which, stock options) (Shares)	(219,483)	(358,103)
Overview of potential shares not included in the calculation of diluted earnings per share because they had no dilutive effect.	8th series Share Acquisition Rights: 21 units (Common stock: 2,100 shares) 13th series Share Acquisition Rights: 821 units (Common stock: 82,100 shares)	15th series Share Acquisition Rights: 1,061 units (Common stock: 106,100 shares)

(Significant Subsequent Events)

(Cancellation of Treasury Stock)

The Group, at its Board of Directors meeting held on October 16, 2026, resolved to cancel its treasury stock pursuant to the provisions of Article 178 of the Companies Act, and completed the cancellation on October 30, 2026.

1. Reason for the cancellation of treasury stock

The Group recognizes the return of profits to shareholders as a key management priority. The Group's basic policy is to continuously implement stable shareholder returns while taking into consideration future business development and the strengthening of its financial position. Based on this policy, in March 2025, the Group strengthened its shareholder returns by adopting a total return ratio (including dividends and acquisition of treasury stock) of 40% or more as a new indicator.

Going forward, in order to increase the free-float share ratio to enable the continued acquisition of treasury stock, as well as to limit the impact of future dilution, the Group has canceled the treasury stock that was acquired during the fiscal year ended September 2026.

2. Details of the cancellation of treasury stock

(1) Class of shares canceled
Common stock

(2) Total number of shares canceled
2,771,500 shares

(3) Date of cancellation
October 30, 2026

(Acquisition and Cancellation of Treasury Stock)

The Group, at its Board of Directors meeting held on November 6, 2026, resolved to acquire its treasury stock pursuant to the provisions of its Articles of Incorporation in accordance with Article 165, Paragraph 2 of the Companies Act, and to cancel its treasury stock pursuant to the provisions of Article 178 of the Companies Act.

1. Reasons for the acquisition and cancellation of treasury stock

The acquisition of treasury stock is intended to implement a flexible capital policy and enhance shareholder value. The cancellation of treasury stock is intended to increase the free-float share ratio to enable the continued acquisition of treasury stock, as well as to limit the impact of future dilution.

2. Details of the acquisition of treasury stock

(1) Class of shares to be acquired
Common stock

(2) Acquisition method
Open-market purchases

(3) Total number of shares to be acquired
5,000,000 shares (Upper limit)

(4) Total acquisition cost of shares
25,000 million yen (Upper limit)

(5) Acquisition period
From November 9, 2026, to September 30, 2027

3. Details of the cancellation of treasury stock

(1) Class of shares to be canceled
Common stock

(2) Total number of shares to be canceled
All treasury shares acquired under 2. above

(3) Scheduled date of cancellation
October 29, 2027