Consolidated Financial Results for the Six Months of the Fiscal Year Ending March 31, 2027 (Under Japanese GAAP)

November 9, 2026

Company name : Sun Frontier Fudousan Co., Ltd.
Stock exchange listings : Tokyo Stock Exchange
Stock code : 8934
URL : https://www.sunfrt.co.jp/en/
Representative : Seiichi Saito, President and CEO
Contact : Takeshi Hirahara, Director, and Division Director of Administration Division
TEL : +81-3-5521-1301

Scheduled date of interim securities report submission : November 10, 2026
Scheduled date for dividend payment : December 1, 2026
Supplementary materials for financial summaries : Yes
Financial results briefing : Yes (For institutional investors and analysts)

(Amounts of less than one million yen are rounded down.)

1. Consolidated Financial Results for the Second Quarter of FY2027/3 (from April 01, 2026 to September 30, 2026)

(1) Consolidated operating results (Cumulative)

(Percentage indicates YoY changes)

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent	
	Million yen	%	Million yen	%	Million yen	%	Million yen	%
FY2027/3 interim	78,234	34.3	16,641	17.8	15,457	13.5	10,346	15.1
FY2026/3 interim	58,232	58.3	14,130	110.8	13,614	114.4	8,993	103.3

(Note) Comprehensive income for FY2027/3 2Q: 10,796 million yen (25.7%)
for FY2026/3 2Q: 8,587 million yen (66.4%)

	Basic earnings per share	Diluted earnings per share
	Yen	Yen
FY2027/3 interim	180.88	170.94
FY2026/3 interim	185.31	163.50

(2) Consolidated financial positions

	Total assets	Equity	Equity to total assets ratio
	Million yen	Million yen	%
FY2027/3 interim	306,404	142,694	46.4
FY2026/3	264,463	120,384	45.3

(Reference) Owner's equity as of FY2027/3 2Q: 142,078 million yen
as of FY2026/3 : 119,740 million yen

2. Cash dividends

	Annual dividends per share				
	1Q end	2Q end	3Q end	Year-end	Total
	Yen	Yen	Yen	Yen	Yen
FY2026/3	-	38.00		38.00	76.00
FY2027/3		40.00			
FY2027/3 (Forecast)				40.00	80.00

(Note) Presence or absence of revisions from the most recently announced dividend forecast: None

3. Consolidated Earnings Forecasts for FY2027/3 (from April 01, 2026 to March 31, 2027)

(Percentages indicate YoY changes)

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent		EPS
	Million yen	%	Million yen	%	Million yen	%	Million yen	%	Yen
Full Year	130,000	12.0	28,150	11.0	26,000	11.6	17,400	8.8	304.20

(Note) Correction of financial forecast from the most recent financial forecast: None

※ Notes

(1) Significant changes in the scope of consolidation during the period: Yes
New companies: -Thirteen companies, including Aeras Co., Ltd.
Excluded companies: -Six companies. Nihon Toshi Hotel Kaihatsu Co., Ltd., and other companies
Note: During the current interim consolidated accounting period, 11 companies were newly included in the scope of consolidation as a result of share acquisitions, and 2 companies were newly included following their establishment. In addition, 2 companies were excluded from the scope of consolidation following absorption-type mergers in which the Company or a Group company was the surviving company, and 4 companies were excluded following the completion of their liquidation.

(2) Application of specific accounting for the consolidated quarterly financial statements: None

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

(i) Changes in accounting policies due to changes in accounting standard	: None
(ii) Changes in accounting policies other than (i) above	: None
(iii) Changes in accounting estimates	: None
(iv) Retrospective restatement	: None

(4) Number of shares issued (common stock)

1) Number of outstanding shares at the end of the period (including treasury stock):	FY2027/3 interim	57,407,314 shares	FY2026/3	51,907,314 shares
2) Number of shares of treasury stock at the end of the period:	FY2027/3 interim	181,959 shares	FY2026/3	222,620 shares
3) Average number of shares for the period (April 1, 2026 to September 30, 2026):	FY2027/3 interim	57,200,020 shares	FY2026/3 interim	48,528,329 shares

(Note)
The increase in the number of issued shares outstanding at the end of the interim period was attributable to the issuance of 5,500,000 shares through a third-party allotment. The number of treasury shares at the end of the interim period includes 128,300 shares held by the trust account of the Stock Benefit Trust (J-ESOP).
The principal changes in treasury shares during the interim period consisted of decreases of 11,530 shares due to the exercise of stock options and 31,922 shares due to the disposal of treasury shares for the allotment of restricted stock.

※The interim consolidated financial results are not subject to review by a certified public accountant or an audit firm.

※Explanation for appropriate use of forecast and other special matters

Earnings per share in the forecast of consolidated financial results for the fiscal year ending March 31, 2027 are calculated based on the average number of shares for the period, 57,200,020 shares.

Forward-looking statements, such as forecasts of consolidated financial performance, stated in this document are based on information currently possessed by the Company as well as certain assumptions deemed rational. This does not mean that the Company assures that the contents mentioned in these forward-looking statements will materialize. Actual financial performance may be significantly different from such expectations due to various factors. For further information on assumptions used in forecasts and notes regarding the use of forecasts, please see Page 8, "1. (3) Explanation of forward-looking statements such as consolidated forecasts".

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1.Qualitative information on the current interim period results

(1) Explanation of operating results

Forward-looking statements in the text are based on the judgments made by our Group as of the end of the current interim consolidated accounting period.

For the six months ended September 30, 2026 (hereinafter, the “current period”), the Japanese economy continued on a moderate recovery trend, supported by improvements in the employment and income environment and a recovery in capital investment. Meanwhile, at its September 2026 Monetary Policy Meeting, the Bank of Japan raised its policy rate to 1.25%. It remains necessary to continue paying close attention to developments surrounding future monetary policy operations and the impact of fluctuations in interest rates and prices on personal consumption, corporate activities, real estate market conditions, and other factors. In the global economy, energy prices, including crude oil, fluctuated significantly against the backdrop of heightened tensions in the Middle East. Although crude oil prices temporarily declined at times, they continued to move unstably, including rising again, and the outlook remained uncertain due to concerns such as a resurgence of inflation resulting from continued geopolitical tensions and impacts on supply chains. Under these circumstances, although office revitalization and new construction projects may be affected in terms of construction periods and costs due to supply constraints for some materials and labor shortages in the construction industry, our Group is working to ensure steady project progress and profitability through the early procurement of materials, flexible selection of alternative products, strengthened cooperation with major suppliers, and agile process management.

In the office market in Tokyo’s five central wards, which constitute the core area of our Group’s office building business, the average vacancy rate remained below 2% from June onward, while the upward trend in average asking rents became increasingly pronounced, resulting in continued favorable market conditions. Despite a certain level of new supply in 2026, steady positive relocation and expansion demand was observed, driven by factors such as securing human resources, improving workplace environments, and expanding businesses, and the balance between supply and demand remained tight. In the real estate investment market, investment appetite among domestic and overseas institutional investors remained at a high level, against the backdrop of rising rents and the continued depreciation of the yen from the perspective of overseas investors. On the other hand, against the backdrop of rising interest rates and various costs, profitability and the potential for rent increases became increasingly important in investment decisions, resulting in greater property selection based on location, building specifications, operational capabilities, and other factors. While investment demand for high-quality properties remained firm, a cautious stance was also observed toward properties with inferior competitiveness, further advancing the polarization of the market.

In the hotel and tourism market, although demand for visits to Japan from China fell below the same period of the previous year, the number of visitors to Japan from Asia, mainly South Korea and Taiwan, as well as from Europe, the U.S. and Australia, remained stable, and lodging demand generally remained solid.

Against this backdrop, our Group's office building business continued to focus on the merchandising of office buildings that accommodate diverse operating styles and properties whose environmental performance and asset value have been enhanced through renovations from the “client-oriented perspective”. In the current period, both net sales and profit increased due to the higher number of properties sold compared with the same period of the previous year. Regarding property acquisitions, the acquisition of high-quality properties with a view to future business growth is progressing smoothly through the strengthening of an integrated acquisition system across the office divisions, the expansion of bilateral transactions by deepening relationships with business partners, and the expansion of routes for obtaining project information. In the hotel and tourism business, performance grew due to an increase in the number of rooms accompanying the opening of new hotels, as well as the continued enhancement of hospitality and marketing under the theme of "heartwarming and enjoyable hotel." In addition, construction work for new openings in the current period and thereafter is progressing smoothly.

As a result, performance for the current period progressed smoothly toward achieving the full-year forecasts, with net sales, Operating profit, Ordinary profit and Profit attributable to owners of parent all exceeding the same period of the previous year and reaching record highs for the first half.

(million yen)

	Results for FY2026/3 interim	**Results for FY2027/3 interim**	Rate of change	Forecast	Progress rate
Net sales	58,232	78,234	+34.3%	130,000	60.2%
Gross profit	20,078	24,127	+20.2%	42,839	56.3%
Operating profit	14,130	16,641	+17.8%	28,150	59.1%
Ordinary profit	13,614	15,457	+13.5%	26,000	59.5%
Profit attributable to owners of parent	8,993	10,346	+15.1%	17,400	59.5%

The performance of each segment is as follows.

(Real Estate Revitalization Business)

In the Real Estate Revitalization Business, we operate (i) the Replanning Business and (ii) the Rental Building Business.

(i) In the Replanning Business, we renovate office buildings whose occupancy rates have declined due to deterioration over time and which require repairs and design improvements, while remaining committed to the "client perspective," thereby transforming them into highly occupied, high-value-added buildings. Leveraging this expertise, in the Real Estate Specified Joint Enterprise Business, we fractionalize high-quality real estate primarily in Tokyo and Kansai and offer it to a wide range of investors as real estate investment merchandise that can be started with small amounts of money. In addition, in the development of newly built buildings, we are working to develop buildings with high added value by leveraging the knowledge we have cultivated to date while carefully assessing the characteristics of each region. In the domestic residential business as well, we are steadily undertaking new construction and revitalization projects. Furthermore, in real estate revitalization projects in New York, we contribute to the realization of affluent lives for local residents while providing Japanese investors with investment opportunities in overseas real estate. In the current period, the total number of properties sold was 19 (of which 2 were newly built buildings, etc.), an increase of 6 from the same period of the previous year, and both net sales and profits increased. Contracts for properties planned for sale this fiscal year have also steadily accumulated, and progress is generally on track against the full-year forecast.

(ii) The Rental Building Business aims to build a stable earnings base as a stock business by leveraging the expertise accumulated in the real estate service business to increase rental income, even during the merchandise conversion period of properties in the Replanning Business. During the current period, both net sales and profits increased compared with the same period of the previous year due to an increase in the number of buildings held as a result of favorable acquisitions and an improvement in the vacancy rate through active leasing activities.

<Performance of the Real Estate Revitalization Business>

(million yen)

	Results for FY2026/3 interim	**Results for FY2027/3 interim**	Rate of change	Forecast	Progress rate
Net sales	**39,327**	**54,295**	**+38.1%**	**85,300**	**63.7%**
Replanning Business	37,570	51,796	+37.9%	81,100	63.9%
Rental Building Business	1,757	2,498	+42.2%	4,200	59.5%
Gross profit	**13,090**	**15,655**	**+19.6%**	**27,450**	**57.0%**
Replanning Business	12,600	15,100	+19.8%	26,350	57.3%
Rental Building Business	489	555	+13.3%	1,100	50.5%
Segment profit	**11,802**	**14,258**	**+20.8%**	-	-
Replanning Business	11,312	13,702	+21.1%	-	-
Rental Building Business	489	555	+13.3%	-	-

(Real Estate Services Business)

In the Real Estate Services Business, in addition to (i) the Property Management Business, (ii) the Building Maintenance Business, (iii) the Real Estate Sales Brokerage Business, (iv) the Leasing Brokerage Business, (v) the Rental Conference Room Business, and (vi) the Rent Guarantee Business, etc., we conduct the residential rental brokerage business through the "Aeras Group."

(i) In the Property Management Business, we strive to improve the profitability and maximize the real estate value of properties owned by building owners through building management that accurately captures the needs of tenants, thereby supporting the operation of highly occupied and highly profitable buildings.

At the end of the current period, the number of contracted buildings increased by 21 from the end of the previous period to a total of 580 buildings, while the occupancy rate also improved compared with the end of the previous fiscal year to 96.03%, resulting in increases in both net sales and profit year on year. We have set a goal of achieving 600 contracted buildings by the end of this fiscal year and are pursuing business expansion. We will continue striving to increase customer satisfaction and create enthusiastic fans by providing prompt, high-quality services.

(ii) The Building Maintenance Business conducts operations such as inspections, cleaning, renewal construction work, and surveys to maintain and manage buildings, under the slogan "Make Tokyo the most beautiful city in the world." In the current period, net sales increased due to an increase in the number of contracted buildings compared with the same period of the previous year, but profit decreased due to increases in outsourcing expenses, system costs, and other expenses.

(iii) The Real Estate Sales Brokerage Business provides services that promptly resolve customers' concerns regarding property sales and purchases from various divisions, including the Property Management Business and the Leasing Brokerage Business, as part of real estate consulting. In the current period, although the number of transactions handled increased, net sales and profit both decreased compared with the same period of the previous year due to the rebound from a large-scale project in the same period of the previous year.

(iv) The Leasing Brokerage Business has established a service network of 13 locations, primarily in central Tokyo, providing services that support tenants in opening or relocating stores while resolving all kinds of issues related to building management in line with the requests of building owners. During the current period, although leasing for in-house replanning projects progressed, net sales and profit both fell below the same period of the previous year due to a decrease in the number of external projects handled, among other factors. Going forward, we will seek to expand the business by strengthening our service structure and strive to enhance the value provided to building owners and tenants.

(v) The Rental Conference Room Business operates 19 locations in central Tokyo and Yokohama, with a total operating area of 10,803 tsubo (as of the end of the current second quarter), providing spaces that meet diverse client needs for training, seminars, exhibitions, examination venues, parties, and other events. During the current period, net sales and profit both increased year on year due to the increase in operating area resulting from the opening of "Vision Center Ichigaya Station Front" and the expansion of existing locations, revisions to usage fees, continued receipt of large-scale projects, and an increase in repeat clients. In addition, on October 1, we opened "Vision Center Yokohama East Exit (in front of K-Arena Yokohama)," our third facility in the Yokohama Minato Mirai area, bringing our operating scale as of November 9, 2026 to 20 locations and a total operating area of 11,254 tsubo. Based on our ongoing policy of "achieving the success of events rather than selling rooms," we will enhance the profitability of the business as a whole while promoting business expansion through new openings and the expansion of existing locations, aiming for the scale of 16,000 tsubo set forth in the Medium-Term Management Plan 2028.

(vi) The Rent Guarantee Business provides "TRI-WINS (Tri-Wins)," a rental guarantee service that comprehensively covers tenant investigation, screening, rent arrears guarantees, lawsuits for the surrender of buildings, and move-out procedures for offices and stores, thereby striving to resolve the risks and challenges faced by both property owners and tenants and contribute to economic growth and social stability. In addition, effective October 1, the coverage provided by "TRI-WINS" was significantly expanded, including an increase in the guarantee limit, expanded coverage for restoration costs, accelerated subrogation payment, and expansion of the eligible areas. Going forward, we will continue to support stable real estate management by building owners and provide services that can be used with greater peace of mind. During the current period, as the number of new contracts increased steadily, both net sales and profit increased compared with the same period of the previous year.

Regarding the "Aeras Group," which joined our Group in July 2026, its performance has been included in the Real Estate Services Business segment from the current period. The Aeras Group operates a residential rental brokerage business through 67 stores in the Tokyo metropolitan area, with nearly 700 employees helping each customer find a home. Going forward, we will work to further grow the residential rental brokerage business. In addition, by leveraging the Aeras Group's leasing capabilities and customer base to strengthen collaboration with the revitalization and new construction of rental apartment buildings in the residential business, which our Group is promoting as one of its growth strategies, we will strive to further expand our business foundation.

<Performance of Real Estate Services Business>

(million yen)

	Results for FY2026/3 interim	**Results for FY2027/3 interim**	Rate of change	Forecast	Progress rate
Net sales	**8,359**	**9,129**	**+9.2%**	**17,270**	**52.9%**
PM/BM/Brokerage business, etc.	5,514	5,872	+6.5%	11,250	52.2%
Rental Conference Room Business	2,844	3,256	+14.5%	6,020	54.1%
Gross profit	**4,527**	**5,065**	**+11.9%**	**9,060**	**55.9%**
PM/BM/Brokerage Business, etc.	3,533	3,842	+8.8%	7,540	51.0%
Rental Conference Room Business	994	1,222	+23.0%	1,520	80.5%
Segment profit	**4,520**	**4,496**	**(0.5) %**	-	-
PM/BM/Brokerage business, etc.	3,533	3,283	(7.1) %	-	-
Rental Conference Room Business	986	1,212	+22.9%	-	-

(Hotel and Tourism Business)

In the Hotel and Tourism Business, we engage in (i) the Hotel Development Business and (ii) the Hotel Operation Business, etc.

(i) The Hotel Development Business promotes the development and revitalization of hotels with rich appeal that contribute to the revitalization of cities and society. As in the same period of the previous year, there were no results from property sales during the current period, and profit decreased year on year due to an increase in expenses related to the opening of new hotels and other factors. In addition, the opening of the following three hotels with 523 rooms is scheduled during the fiscal year ending March 2027.

Hotel name	Number of rooms	Scheduled opening
Tabino Hotel lit Toyokawa Ekimae	112	November 2026
Tabino Hotel lit Sakata	178	February 2027
Tabino Hotel lit Akita-Ekimae	233	March 2027

(ii) The Hotel Operation Business operates hotels that value the culture and history of their respective regions and develop together with the local communities, while providing natural and friendly services under the theme of "heartwarming and enjoyable hotel." During the current period, both net sales and profit increased year on year, owing to an increase in the number of hotel rooms under operation resulting from the opening of new hotels and other factors. As of the end of October 2026, the number of hotel rooms under operation was 4,638 rooms across 41 hotels. By October of this year, our Group had opened six hotels: “Hiyori Hotel Matsuyama,” “Tabino Hotel Aso Kumamoto Airport,” and “Tabino Hotel Sado Annex” in April; “Tabino Hotel Base Takayama Ekimae” in June; “Tabino Hotel Utsunomiya Yuinomori” in August; and “Tabino Hotel Aomori Rokkasho Village” in October. In particular, “Tabino Hotel Aso Kumamoto Airport” is a regional revitalization hotel approved by Kumamoto Prefecture as a “Regional Economy-Driving Project,” while “Tabino Hotel Sado Annex” is advancing development that makes use of local resources, including the renovation of a dormitory for a nursing vocational school. In addition, we commenced operations of “Katsuyama Onsen Center Mizubasho (currently: Day-Use Natural Hot Spring Dinosaur Inn & SPA),” a bathing facility in Katsuyama, Fukui Prefecture, following the acquisition of its business (April), and “Sunrise

Jogahama (currently: Sado Seaside Resort & Spa)," an accommodation facility in Sado, Niigata Prefecture, through its appointment as the designated manager (April). Furthermore, we have continued to steadily expand our business toward achieving 10,000 operating guest rooms by 2033, including the conclusion of a "Basic Agreement on the Accommodation Facility Development Project" with Okuma Town, Fukushima Prefecture, in May.

<Performance in the Hotel and Tourism Business>

(million yen)

	Results for FY2026/3 interim	**Results for FY2027/3 interim**	Rate of change	Forecast	Progress rate
Net sales	**9,733**	**11,871**	**+22.0%**	**21,950**	**54.1%**
Hotel Development Business	-	11	-	0	-
Hotel Operation Business, etc.	9,733	11,860	+21.9%	21,950	54.0%
Gross profit	**2,566**	**2,898**	**+12.9%**	**5,040**	**57.5%**
Hotel Development Business	(27)	9	-	0	-
Hotel Operation business, etc.	2,594	2,888	+11.3%	5,040	57.3%
Segment profit	**2,291**	**2,421**	**+5.6%**	-	-
Hotel Development Business	(127)	(217)	-	-	-
Hotel Operation Business, etc.	2,419	2,638	+9.1%	-	-

(Other)

In addition, we engage in (i) the Construction Business, etc. and (ii) the Overseas Development Business.

(i) The Construction Business conducts interior construction work for offices and residences, office telecommunications network construction work, and other services, mainly focusing on renewal planning for office spaces, exteriors, entrances, and other areas. During the current period, the results of the Otake Kenso Group, which joined through M&A in October 2025, contributed from the beginning of the period, resulting in increases in net sales and profit compared with the same period of the previous year.

(ii) The Overseas Development Business has expanded into Da Nang, the largest city in central Vietnam where growth is expected, and conducts an integrated business ranging from the development and sale of high-rise condominiums to rental brokerage and management services. During the current period, in addition to continuing sales of Project No. 2, "HIYORI Aqua Tower," we held a topping-out ceremony in September, and construction progressed smoothly toward completion in the first half of FY2028/3. As the recording of results for this property will occur from the next fiscal period onward, the current period's performance was at the same level as the corresponding period of the previous fiscal year in terms of both net sales and profit.

<Other Results>

(million yen)

	Results for FY2026/3 interim	**Results for FY2027/3 interim**	Rate of change	Forecast	Progress rate
Net sales	**1,600**	**3,726**	**+132.9%**	**7,480**	**49.8%**
Gross profit	**439**	**995**	**+126.6%**	**1,989**	**50.1%**
Segment profit	**408**	**774**	**+89.6%**	**-**	**-**

The sustainability initiatives during the current period are as follows.

In late September 2026, we issued "Integrated Report 2026," which integrates our Group's financial and non-financial information. Our Group has positioned its Company Policy, "Rita" (altruism), at the core of its management and aims to achieve sustainable growth and enhance corporate value by putting its Management Philosophy into practice. In this report, starting from the spirit of "Rita" that has been passed down since our founding, we introduce our Group's approach to value creation and the growth strategies for realizing Long-Term Vision 2035. In addition, in this issue, through the founder's letter (Chairman's Message), the President's Message, the Message from the Head of the Administration Division, and a roundtable discussion among institutional investors and outside directors, we convey from their respective perspectives the values that our Group has cherished, the mechanisms through which those values lead to sustainable growth and enhanced corporate value, and our approach to future growth.

Going forward, our Group will continue to promote sustainability management to help realize a sustainable society.

◇Integrated Report https://www.sunfrt.co.jp/ir/ir_doc/integrated_report/ (Japanese only)
◇Sustainability site https://www.sunfrt.co.jp/sustainability/en/

(2) Explanation of financial positions

At the end of the current interim consolidated accounting period, total assets were 306,404 million yen (up 15.9% from the end of the previous consolidated fiscal year), liabilities were 163,710 million yen (up 13.6% from the end of the previous fiscal year), and net assets were 142,694 million yen (up 18.5% from the end of the previous fiscal year). The main factors behind the increase in total assets were increases of 12,115 million yen in cash and deposits, 19,628 million yen in real estate for sale, and 5,231 million yen in real estate for sale in process, among others.

The main factors contributing to the increase in liabilities were increases of 2,844 million yen in current portion of long-term borrowings, 1,190 million yen in income taxes payable and 13,360 million yen in long-term borrowings, among others, despite a decrease of 462 million yen in notes and accounts payable - trade.

The main factors behind the increase in net assets were increases of 6,704 million yen in capital stock and 6,711 million yen in capital surplus, and the recording of profit attributable to owners of parent of 10,346 million yen, among others, despite the payment of year-end dividends of 1,968 million yen.

In addition, equity to total assets ratio was 46.4% (up 1.1 percentage points from the end of the previous consolidated fiscal year).

(3) Explanation of forward-looking information such as consolidated forecasts

There are no changes to the forecast figures announced on May 11, 2026.

2. Interim Consolidated Financial Statements and Major Notes
(1) Interim Consolidated Balance sheet

(Unit: Million yen)

	As of March 31, 2026	As of September 30, 2026
Assets		
Current assets		
Cash and deposits	39,274	51,389
Notes and accounts receivable - trade, and contract assets	3,791	4,566
Real estate for sale	17,949	37,577
Real estate for sale in process	160,392	165,623
Construction in progress	71	112
Supplies	127	153
Other	4,121	4,507
Allowance for doubtful accounts	(22)	(28)
Total current assets	225,705	263,901
Non-current assets		
Property, plant, and equipment		
Buildings, net	13,347	15,146
Land	9,387	9,357
Other (net)	3,511	4,002
Total property, plant and equipment, net	26,246	28,507
Intangible assets		
Goodwill	1,851	3,457
Other	1,490	1,440
Intangible assets total	3,342	4,898
Investments and other assets		
Guarantee deposits	4,944	5,116
Long-term loans receivable	667	646
Deferred tax assets	2,687	2,542
Other	967	889
Allowance for doubtful accounts	(97)	(97)
Investments and other assets total	9,170	9,097
Total non-current assets	38,758	42,503
Total assets	264,463	306,404

(Unit: Million yen)

	As of March 31, 2026	As of September 30, 2026
Liabilities		
Current liabilities		
Notes and accounts payable - trade	5,329	4,867
Short-term borrowings	1,310	1,240
Current portion of long-term borrowings	9,063	11,907
Income taxes payable	4,358	5,549
Provision for bonuses	419	615
Provision for bonuses for Directors and officers	88	46
Provision for guarantee obligations	20	28
Other	10,113	12,476
Total current liabilities	30,703	36,731
Non-current liabilities		
Bonds payable	5,102	5,102
Long-term borrowings	102,556	115,916
Provision for retirement benefits for directors and officers	359	359
Liabilities for retirement benefits	32	59
Provision for share awards	129	138
Other	5,196	5,403
Total non-current liabilities	113,375	126,979
Total liabilities	144,078	163,710
Net assets		
Shareholders' equity		
Share capital	14,414	21,118
Capital surplus	8,901	15,613
Retained earnings	95,252	103,630
Treasury shares	(324)	(249)
Total shareholders' equity	118,243	140,112
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	7	6
Foreign currency translation adjustment	1,489	1,959
Total accumulated other comprehensive income	1,497	1,965
Share acquisition rights	23	15
Non-controlling interests	620	600
Total net assets	120,384	142,694
Total liabilities and net assets	264,463	306,404

(2) Interim Consolidated Statement of Income and Interim Consolidated Statement of Comprehensive Income

Interim Consolidated Statement of Income

(Unit: Million yen)

	For the six months ended September 30, 2025	For the six months ended September 30, 2026
Net sales	58,232	78,234
Cost of sales	38,154	54,106
Gross profit	20,078	24,127
Selling, general and administrative expenses	5,947	7,485
Operating profit	14,130	16,641
Non-operating income		
Interest and dividend income	71	98
Relocation compensation received	40	-
Other	52	51
Total non-operating income	164	150
Non-operating expenses		
Interest expense	639	1,215
Foreign exchange losses	3	19
Other	37	99
Total non-operating expenses	680	1,334
Ordinary profit	13,614	15,457
Extraordinary income		
Gain on liquidation of subsidiaries and associates	-	38
Total extraordinary income	-	38
Extraordinary losses		
Loss on retirement of fixed assets	20	-
Total extraordinary losses	20	-
Interim profit before income taxes	13,594	15,496
Income taxes - current	4,328	5,412
Income taxes - deferred	0	(224)
Total income taxes	4,329	5,187
Net income	9,264	10,308
Net income attributable to non-controlling interests or interim net loss attributable to non-controlling interests (-)	271	(38)
Profit attributable to owners of parent	8,993	10,346

Interim consolidated Statement of Comprehensive Income

(Unit: Million yen)

	For the six months ended September 30, 2025	For the six months ended September 30, 2026
Net income	9,264	10,308
Other comprehensive income (loss), net of tax		
Valuation difference on available-for-sale securities	0	(0)
Foreign currency translation adjustment	(677)	489
Other comprehensive income, net of tax	(677)	488
Comprehensive income	8,587	10,796
Comprehensive income attributable to		
Interim Comprehensive income attributable to owners of parent	8,379	10,815
Interim Comprehensive income attributable to non-controlling interests	208	(18)

(3) Notes to the Interim Consolidated Financial Statements

(Notes on Going Concern Assumption)

Not applicable.

(Notes in cases of significant changes in the amount of Shareholders' equity)

I Previous interim consolidated accounting period (For the six months ended September 30, 2025)

1.Dividend payments

Resolution	Type of shares	Total dividends (Million yen)	Dividend per share (Yen)	Reference date	Effective date	Source of dividends
May 20, 2025 Board of Directors	Common stock	1,607	33.00	March 31, 2025	June 25, 2025	Retained earnings

(Note) The total amount of dividends based on the resolution of the Board of Directors meeting held on May 20, 2025 includes dividends of 4 million yen on the Company’s shares held by the trust account of the Stock Benefit Trust (J-ESOP).

2. Among dividends for which the record date falls within the current interim consolidated accounting period, those for which the effective date of the dividend is after the end of the current interim consolidated accounting period

Resolution	Types of shares	Total dividends (Million yen)	Dividend per share (Yen)	Reference date	Effective date	Source of dividends
November 10, 2025 Board of Directors	Common stock	1,849	38.00	September 30, 2025	December 2, 2025	Retained earnings

(Note) The total amount of dividends based on the resolution of the Board of Directors on November 10, 2025 includes dividends of 4 million yen on the Company's shares held by the trust account of the Stock Benefit Trust (J-ESOP).

3. Significant changes in Shareholders' equity

Based on a resolution of the Board of Directors meeting held on May 9, 2025, the Company acquired Treasury shares totaling 92,500 shares. In addition, based on a resolution of the Board of Directors meeting held on June 24, 2025, the Company disposed of Treasury shares totaling 10,730 shares through the exercise of stock options and disposed of Treasury shares totaling 32,720 shares to deliver restricted stock. As a result, Treasury shares increased by 122 million yen, and amounted to 324 million yen at the end of the current interim consolidated accounting period.

II For the six months ended September 30, 2026

1. Dividend payment amount

Resolution	Class of shares	Total dividends (Million yen)	Dividend per share (Yen)	Reference date	Effective date	Source of dividends
May 19, 2026 Board of Directors	Common stock	1,968	38.00	March 31, 2026	June 24, 2026	Retained earnings

(Note) The total amount of dividends based on the resolution of the Board of Directors on May 19, 2026 includes dividends of 4 million yen on the Company’s shares held by the trust account of the Stock Benefit Trust (J-ESOP).

2. Dividends with record dates falling within the current interim consolidated accounting period, among which the effective date of the dividends is after the end of the current interim consolidated accounting period

Resolution	Type of shares	Total dividends (Million yen)	Dividend per share (Yen)	Reference date	Effective date	Source of dividends
November 9, 2026 Board of Directors	Common stock	2,294	40.00	September 30, 2026	December 1, 2026	Retained earnings

(Note) The total amount of dividends based on the resolution of the Board of Directors dated November 9, 2026 includes dividend payments of 5 million yen on the Company’s shares held by the trust account of the Stock Benefit Trust (J-ESOP).

3. Significant changes in Shareholders' equity

On April 1, 2026, the Company received payment from ITOCHU Corporation for new shares issued through a third-party allotment. As a result, during the current interim consolidated accounting period, share capital increased by 6,704 million yen and capital reserve increased by 6,704 million yen, and at the end of the Current interim consolidated accounting period, Share capital amounted to 21,118 million yen and capital surplus amounted to 15,613 million yen.

In addition, based on resolutions of the Board of Directors held on April 1, 2026 and June 23, 2026, Treasury shares of 11,530 shares were disposed of through the exercise of stock options, and Treasury shares of 31,922 shares were disposed of to deliver restricted shares. As a result, Treasury shares decreased by 75 million yen, and Treasury shares amounted to 249 million yen at the end of the current interim consolidated accounting period.

(Segment information, etc.)

[Segment Information]

I Previous interim consolidated accounting period (For the six months ended September 30, 2025)

1.Information on net sales and amounts of profit or loss by reportable segment, as well as disaggregated information on revenue

(Unit: Million yen)

	Reporting segments				Other (Note) 1	Total
	Real estate revitalization	Real estate services	Hotels and tourism	Total		
Net sales						
Net sales from contracts with customers	34,179	6,725	9,413	50,319	1,527	51,846
Other income (Note) 2	5,147	975	262	6,385	-	6,385
Net sales to external customers	39,327	7,700	9,676	56,704	1,527	58,232
Internal Net sales or transfers between segments	0	658	56	715	72	788
Total	39,327	8,359	9,733	57,420	1,600	59,021
Segment profit	11,802	4,520	2,291	18,614	408	19,022

(Note) 1. The “Other” category comprises operating segments not included in the reportable segments and includes overseas development business and construction business, etc.

2 Other income consists of Lease revenue, etc., based on Accounting Standard for Business Enterprises No. 13, “Accounting Standard for Lease Transactions.”

2. Difference between the total amount of profit or loss of reportable segments and the amount recorded in the interim consolidated Statement of income, and the main details of such difference (matters concerning difference adjustments)

(Unit: Million yen)

Profit	Amount
Total reportable segments	18,614
Profit in the "Other" segment	408
Elimination of inter-segment transactions	(3)
Company-wide expenses (Note)	(5,405)
Ordinary profit of the interim consolidated Statement of income	13,614

(Note) Corporate expenses are mainly General and administrative expenses not attributable to reportable segments.

3. Information on Impairment losses of Non-current assets or Goodwill, etc. by reporting segment

Not applicable.

II For the six months ended September 30, 2026

1. Information on net sales and the amounts of profit or loss for each reporting segment, and disaggregated information on revenue

(Unit: Million yen)

	Reporting segments				Other (Note) 1	Total
	Real estate revitalization	Real estate services	Hotels and tourism	Total		
Net sales						
Net sales from contracts with customers	50,623	7,312	11,519	69,456	3,464	72,920
Other income (Note) 2	3,671	1,341	274	5,287	25	5,313
Net sales to external customers	54,295	8,654	11,794	74,743	3,490	78,234
Internal Net sales or transfer amounts between segments	-	474	77	552	236	788
Total	54,295	9,129	11,871	75,296	3,726	79,023
Segment profit	14,258	4,496	2,421	21,175	774	21,949

(Note) 1. The “Other” category comprises business segments not included in the reportable segments and includes overseas development business, construction business, and other businesses.

2 Other revenues consist of Lease revenue, etc., based on Accounting Standard No. 13, “Accounting Standard for Lease Transactions.”

2. Difference between the total amount of profit or loss of reporting segments and the amount recorded in the interim consolidated Statement of income, and main contents of such difference (matters concerning difference adjustments)

(Unit: Million yen)

Profit	Amount
Total reportable segments	21,175
Profit in the "Other" category	774
Elimination of inter-segment transactions	(11)
Company-wide expenses (Note)	(6,480)
Ordinary profit in the interim consolidated Statement of income	15,457

(Note) Corporate expenses are mainly General and administrative expenses not attributable to reportable segments.

3. Information on Non-current assets Impairment losses or Goodwill, etc., by reportable segment

(Significant changes in the amount of goodwill)

In the Real Estate Services Business segment, the Company recorded goodwill of 1,918 million yen as a result of acquiring the shares of Aeras Co., Ltd. and nine other companies and making them consolidated subsidiaries. This amount has been provisionally calculated, as the allocation of the acquisition cost has not been completed.

(Revenue Recognition)

Information disaggregating Revenue from contracts with customers is provided in “Notes (Segment information, etc.).”