SEKISUI HOUSE



First Quarter of FY2026
(February 1, 2026 through April 30, 2026)
Summary of Consolidated Financial Results

1. Overview
2. Financial Position
3. Cash Flow and Investment Status
4. Segment Information
5. Full-Year Plan for FY2026

June 4, 2026

Fundamental Policy under the Seventh Mid-Term Management Plan

The Sekisui House Global Vision

Make home the happiest place in the world


Propose happiness through the integration of technologies, lifestyle design and services


Become a leading company in ESG management


Make Sekisui House technologies the global de facto standard

Japan | Cultivating the Sekisui House Economic Sphere through Group-wide Capabilities

Overseas | Building a Growth Platform to Drive a Game-Changing Transformation

Our core competencies

Technical expertise

Construction expertise

Customer base

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1. Overview

- **In Q1 of the first fiscal year of the Seventh Mid-Term Management Plan, both sales and profit increased. Net sales and quarterly profit attributable to owners of parent reached record highs.**
- **While the U.S. homebuilding business continued to face a challenging business environment, domestic businesses expanded, led by the Supplied housing and Development businesses.**

(Billions of yen)

	FY2025 Q1	**FY2026 Q1**	Change	YoY
Net sales	894.0	**908.8**	14.8	1.7%
Gross profit	179.6	**199.8**	20.1	11.2%
Gross profit margin	20.1%	**22.0%**	1.9pt	-
SG&A	119.3	**123.7**	4.3	3.7%
Operating profit	60.2	**76.1**	15.8	26.2%
Operating profit margin	6.7%	**8.4%**	1.7pt	-
Non-operating income/expenses	(13.4)	**(3.6)**	9.8	-
Ordinary profit	46.8	**72.4**	25.6	54.9%
Extraordinary income	2.4	**10.6**	8.2	334.8%
Extraordinary losses	0.1	**0.2**	0.0	71.3%
Profit attributable to owners of parent	33.3	**58.4**	25.1	75.2%
EPS (yen)	51.49	**90.21**	38.72	

Non-operating income/expenses

Non-operating income/expenses improved on an increase in equity in entities accounted for using the equity method, mainly reflecting contributions from the Singapore business, as well as foreign exchange gains resulting from the weaker yen.

Main components		FY2026 Q1	YoY change
・Foreign exchange gains or losses	:	¥3.6 billion	up ¥8.2 billion
・Equity in earnings (losses) of affiliated	:	¥2.7 billion	up ¥1.9 billion
・Interest expenses (incl. interest expenses on corporate bonds)	:	¥9.9 billion	up ¥0.8 billion

Extraordinary income

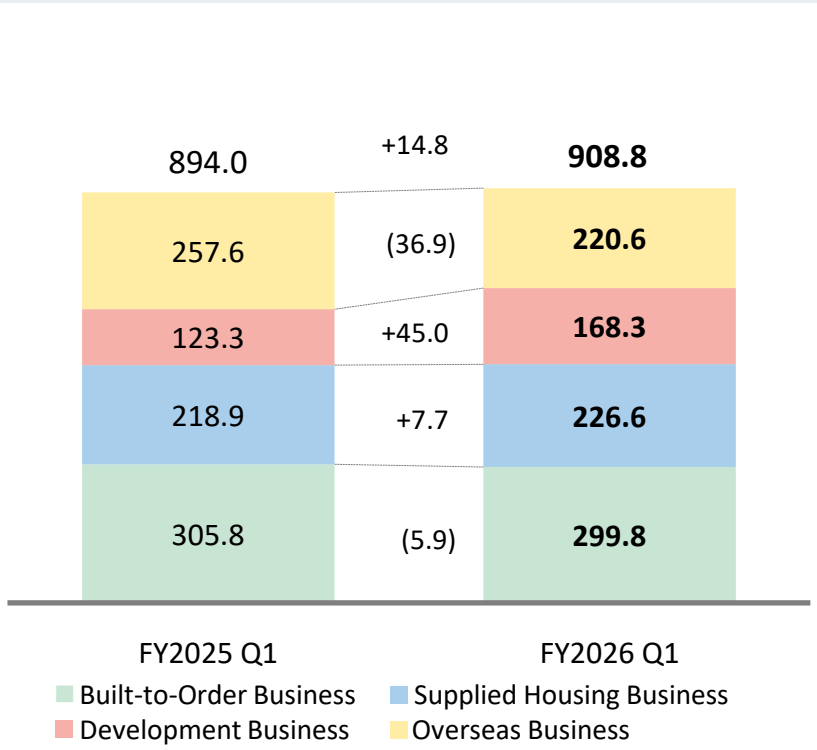
Main components		FY2026 Q1	YoY change
・Gain on sale of investment securities	:	¥10.6 billion	up ¥8.2 billion

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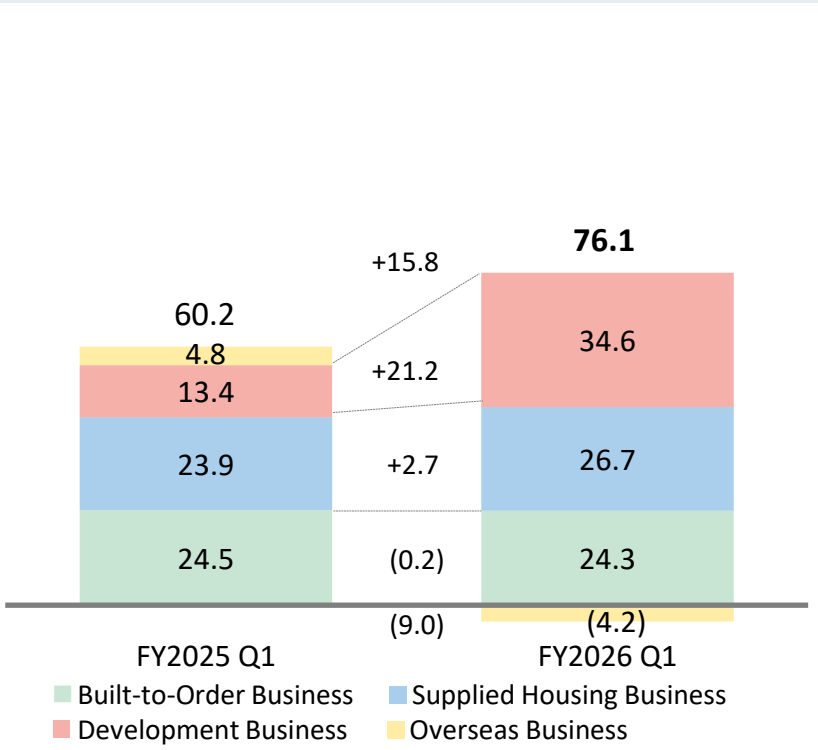
1. Overview by Business Model

(Billions of yen)

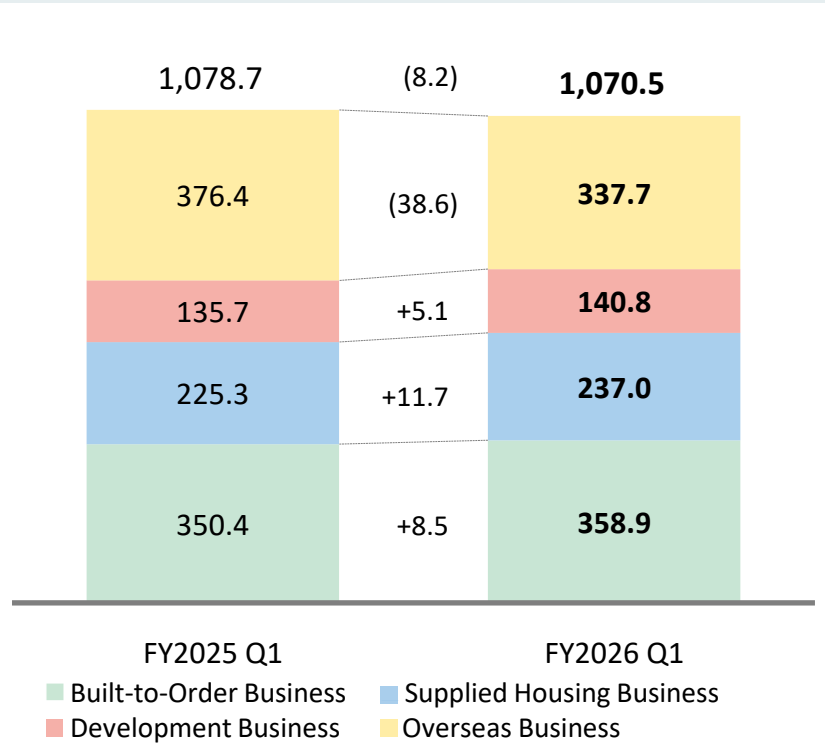
Net sales



Operating profit



Orders



* Following partial revision of the segment structure in FY2026, figures for the corresponding period of the previous fiscal year are presented on a revised basis.

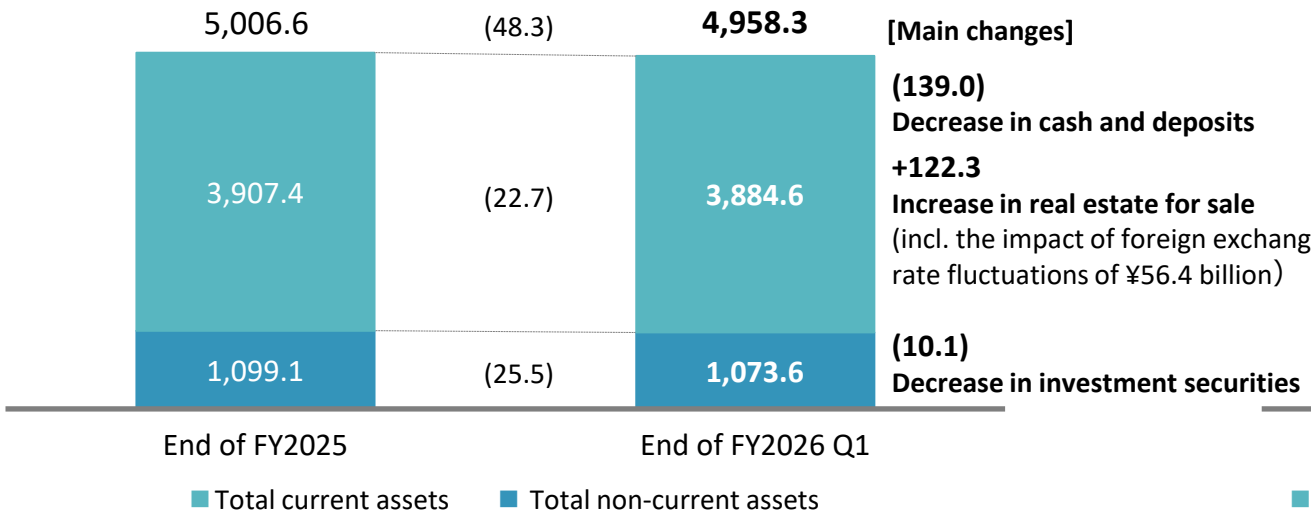
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2. Financial Position

Consolidated Balance Sheet

(Billions of yen)

Assets



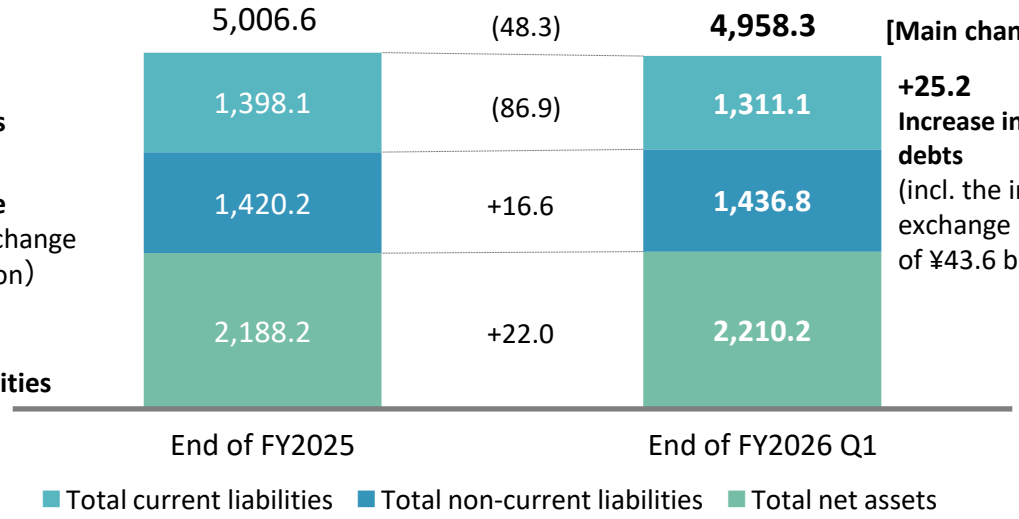
[Main changes]

(139.0)
Decrease in cash and deposits

+122.3
Increase in real estate for sale
(incl. the impact of foreign exchange rate fluctuations of ¥56.4 billion)

(10.1)
Decrease in investment securities

Liabilities and net assets



[Main changes]

+25.2
Increase in interest-bearing debts
(incl. the impact of foreign exchange rate fluctuations of ¥43.6 billion)

Real estate for sale by segment

(Billions of yen)

	End of FY2025	End of FY2026 Q1	Amount changed
Real estate for sale*	3,034.6	**3,157.0**	122.3
Custom detached houses/ Rental housing and commercial buildings	11.8	**13.0**	1.1
Real estate and brokerage	402.1	**447.7**	45.6
Condominiums	276.6	**273.4**	(3.2)
Urban redevelopment	16.9	**34.9**	18.0
Overseas	2,327.0	**2,387.9**	60.8

*Total of Buildings for sale, Land for sale in lots, and Undeveloped land for sale.

State of interest-bearing debts

	End of FY2025	End of FY2026 Q1	Change
Interest-bearing debts (Billions of yen)	1,881.7	**1,906.9**	25.2
D/E ratio (times)	0.88	**0.88**	0.00
Taking into account hybrid bonds (times)	0.80	**0.80**	0.00
Equity-to-asset ratio	42.7%	**43.6%**	0.9pt

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3. Cash Flow and Investment Status

Cash Flow Status

(Billions of yen)

	FY2025 Q1	FY2026 Q1	Amount changed
Cash flows from operating activities	(162.3)	**(61.3)**	101.0
Cash flows from investing activities	(28.4)	**(20.1)**	8.2
Free cash flow	(190.7)	**(81.4)**	109.2
Cash flows from financing activities	120.2	**(59.6)**	(179.9)
Cash and cash equivalents at end of period	309.4	**295.8**	(13.5)

[Main changes]

Cash flows from operating activities

- Decrease (increase) in inventories

  Previous period: ¥(157.8) billion Current period: ¥(26.5) billion

Cash flows from investing activities

- Proceeds from sale and redemption of investment securities

  Previous period: ¥2.7 billion Current period: ¥12.9 billion

Cash flows from financing activities

- Proceeds from issuance of bonds

  Previous period: ¥140.0 billion Current period: - billion

Investment Status

(Billions of yen)

	FY2025 Q1	FY2026 Q1	Amount changed	FY2026 Full-year plan
Capital expenditures	33.9	**34.5**	0.6	110.0
Depreciation	9.7	**10.8**	1.0	43.5

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4. Segment Information | Built-to-Order Business: Custom Detached Houses Business

(Billions of yen)

	FY2025 Q1	FY2026 Q1	Change	YoY
Net sales	108.8	**104.1**	(4.6)	(4.3)%
Gross profit	26.3	**24.6**	(1.7)	(6.7)%
Gross profit margin	24.2%	**23.6%**	(0.6)pt	-
SG&A	19.6	**20.1**	0.4	2.4%
Operating profit	6.6	**4.4**	(2.2)	(33.2)%
Operating profit margin	6.2%	**4.3%**	(1.9)pt	-
Orders	118.3	**114.8**	(3.4)	(2.9)%

(Billions of yen)

	End of FY2025 Q1	End of FY2025	End of FY2026 Q1
Order backlog	247.6	240.4	**251.1**
Amount changed from end of FY2025			10.6
Change from end of FY2025			4.4%

Ratio of Green First ZERO (ZEH): **96%** (April 2025 to March 2026)

Overview of FY2026 Q1

Performance was generally in line with the plan. High-value-added proposals unique to custom-build and a shift toward higher-price segments proved effective, resulting in continued increases in average selling price (ASP). Orders remained firm, and the order backlog continued to grow steadily.

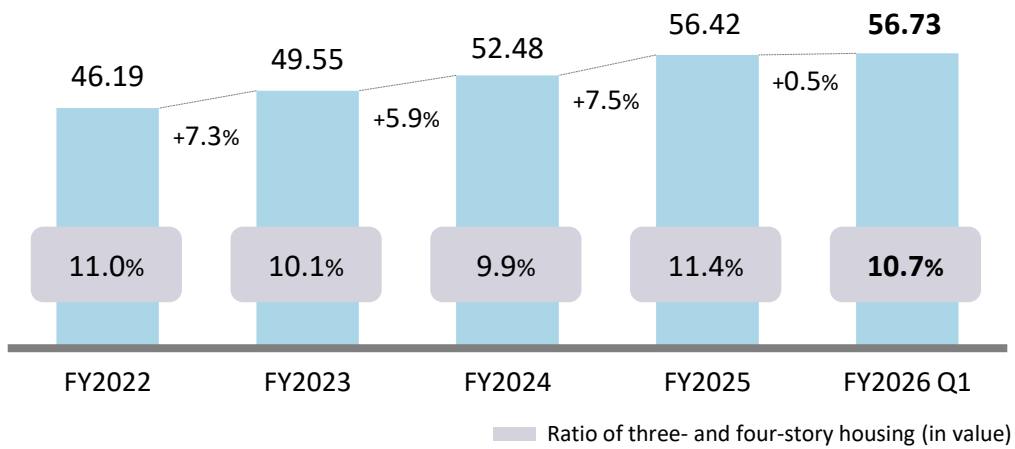
Full-year plan for FY2026 [YoY]

Net sales	Gross profit margin	Operating profit	Operating profit margin
¥500.0 billion [+0.7%]	**25.8% [+0.4pt]**	**¥51.0 billion [+4.4%]**	**10.2% [+0.4pt]**

■ **ASP per building (Custom detached houses)**

(Millions of yen)

*On a delivery basis (non-consolidated)



* Following partial revision of the segment structure in FY2026, figures for the corresponding period of the previous fiscal year and the previous fiscal year end are presented on a revised basis.

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4. Segment Information | Built-to-Order Business: Rental Housing and Commercial Buildings Business

(Billions of yen)

	FY2025 Q1	FY2026 Q1	Change	YoY
Net sales	119.7	**122.2**	2.4	2.1%
Gross profit	26.5	**28.9**	2.3	9.0%
Gross profit margin	22.2%	**23.7%**	1.5pt	-
SG&A	14.1	**15.5**	1.3	9.2%
Operating profit	12.3	**13.4**	1.0	8.8%
Operating profit margin	10.3%	**11.0%**	0.7pt	-
Orders	138.9	**132.9**	(6.0)	(4.3)%

(Billions of yen)

	End of FY2025 Q1	End of FY2025	End of FY2026 Q1
Order backlog	574.9	600.0	**610.7**
Amount changed from end of FY2025			10.7
Change from end of FY2025			1.8%

Ratio of Sha Maison ZEH: **87%** (February 2026 to April 2026)

*Effective from FY2026, figures exclude dormitories and company housing.

Overview of FY2026 Q1

An ample order backlog and steady construction progress resulted in higher net sales and profit. Enhanced area strategies and high-value-added proposals proved effective, resulting in continued increases in average selling price (ASP) and profit margins.
The order backlog remained at a high level.

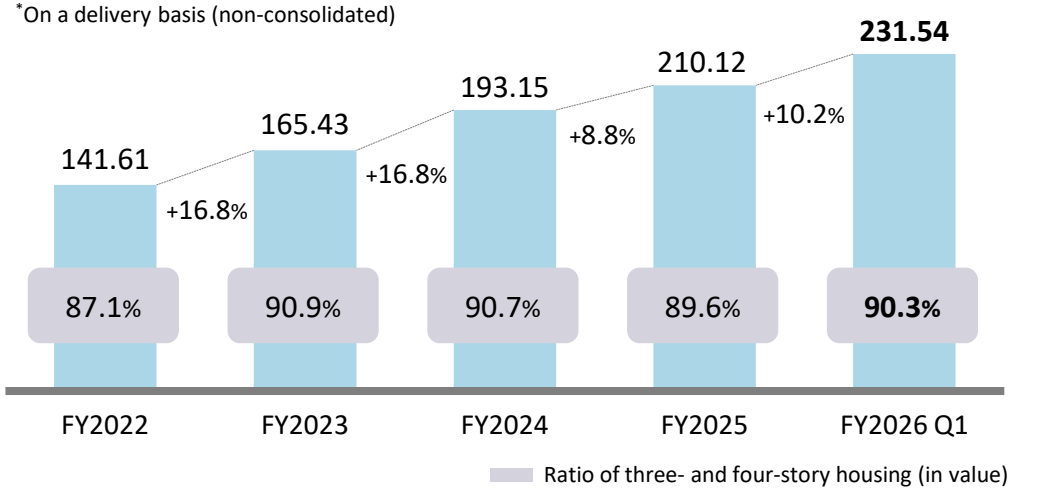
Full-year plan for FY2026 [YoY]

Net sales	Gross profit margin	Operating profit	Operating profit margin
¥575.0 billion [+5.1%]	**25.0% [+0.6pt]**	**¥79.5 billion [+6.2%]**	**13.8% [+0.1pt]**

■ **ASP per building**

(Millions of yen)

*On a delivery basis (non-consolidated)



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4. Segment Information | Built-to-Order Business: Architectural/Civil Engineering Business

(Billions of yen)

	FY2025 Q1	FY2026 Q1	Change	YoY
Net sales	77.2	**73.4**	(3.7)	(4.9)%
Gross profit	9.3	**10.5**	1.1	12.0%
Gross profit margin	12.2%	**14.3%**	2.1pt	-
SG&A	3.8	**4.0**	0.2	5.8%
Operating profit	5.5	**6.4**	0.9	16.3%
Operating profit margin	7.2%	**8.8%**	1.6pt	-
Orders	93.1	**111.1**	17.9	19.3%

(Billions of yen)

	End of FY2025 Q1	End of FY2025	End of FY2026 Q1
Order backlog	416.9	416.9	**454.6**
Amount changed from end of FY2025			37.7
Change from end of FY2025			9.0%

Overview of FY2026 Q1

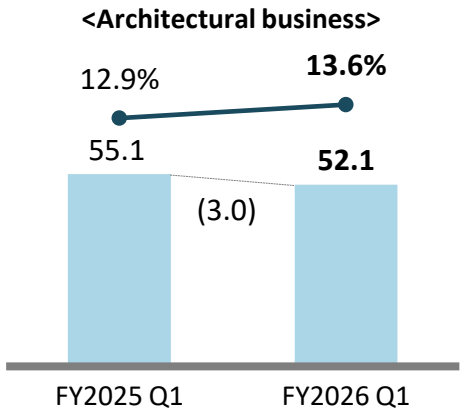
Although sales decreased, reflecting recoil from progress recorded in large-scale construction projects in the corresponding period of the previous fiscal year, profit margins improved on the back of successful cost pass-through measures and other factors that resulted in higher profit. Orders were also secured primarily for large-scale construction projects.

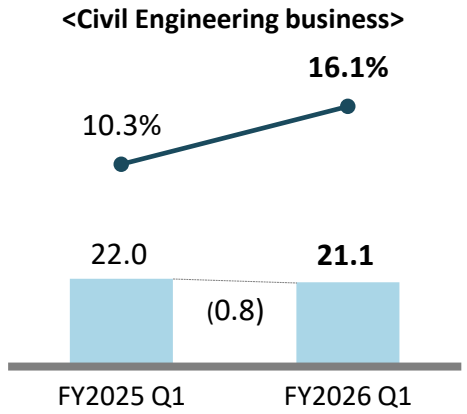
Full-year plan for FY2026 [YoY]

Net sales	Gross profit margin	Operating profit	Operating profit margin
¥316.0 billion [+4.5%]	**11.7% [(1.1)pt]**	**¥18.5 billion [(16.1)%]**	**5.9% [(1.4)pt]**

■ Breakdown of net sales and gross profit margin by business

(Billions of yen)





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4. Segment Information | Supplied Housing Business: Rental Housing Management Business

(Billions of yen)

	FY2025 Q1	FY2026 Q1	Change	YoY
Net sales	179.5	**185.1**	5.5	3.1%
Gross profit	30.3	**33.2**	2.9	9.6%
Gross profit margin	16.9%	**18.0%**	1.1pt	-
SG&A	10.6	**11.0**	0.3	3.3%
Operating profit	19.6	**22.2**	2.5	13.0%
Operating profit margin	11.0%	**12.0%**	1.0pt	-
Orders	179.5	**185.1**	5.5	3.1%

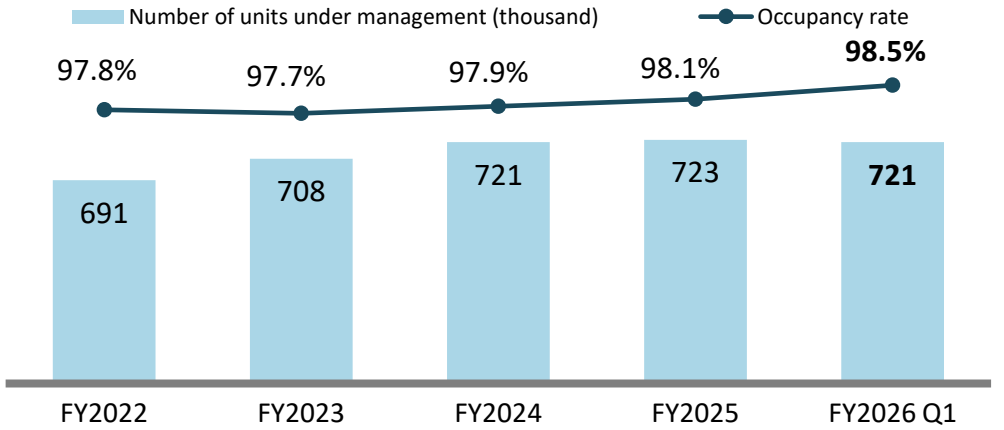
Overview of FY2026 Q1

In addition to continued high occupancy rates supported by the supply of high-quality buildings in prime locations and resident-first high-value-added proposals, initiatives such as shortening vacancy periods and promoting DX in rental management contributed to improving profit margins. Sales and profit both increased.

Full-year plan for FY2026 [YoY]

Net sales	Gross profit margin	Operating profit	Operating profit margin
¥736.0 billion [+3.3%]	**16.1% [+0.1pt]**	**¥71.5 billion [+4.1%]**	**9.7% [+0.1pt]**

■ Number of units under management/ Occupancy rate



* Occupancy rate: Occupancy rate of 646 thousand units leased by each of Sekisui House Sha Maison PM companies (as of April 2026)

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4. Segment Information | Supplied Housing Business: Remodeling Business

(Billions of yen)

	FY2025 Q1	FY2026 Q1	Change	YoY
Net sales	39.4	**41.5**	2.1	5.4%
Gross profit	10.3	**11.6**	1.2	12.4%
Gross profit margin	26.3%	**28.1%**	1.8pt	-
SG&A	6.1	**7.1**	1.0	17.0%
Operating profit	4.2	**4.5**	0.2	5.7%
Operating profit margin	10.8%	**10.9%**	0.1pt	-
Orders	45.8	**51.9**	6.1	13.4%

(Billions of yen)

	End of FY2025 Q1	End of FY2025	End of FY2026 Q1
Order backlog	43.1	41.9	**52.3**
Amount changed from end of FY2025			10.4
Change from end of FY2025			24.8%

Overview of FY2026 Q1

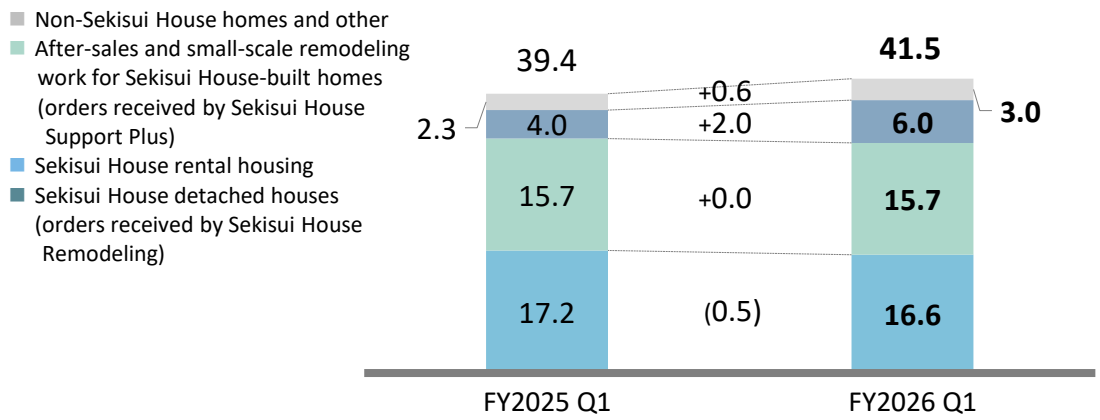
Increased sales and profit were achieved as efforts to build orders through stronger customer touchpoints and enhanced Group collaboration proved effective. We continued promoting proposal-based and energy-efficient remodeling for detached houses, as well as renovation proposals aimed at improving the asset value of rental housing, and the order backlog increased significantly.

Full-year plan for FY2026 [YoY]

Net sales	Gross profit margin	Operating profit	Operating profit margin
¥200.0 billion [+6.4%]	**28.5% [+0.7pt]**	**¥28.0 billion [+8.1%]**	**14.0% [+0.2pt]**

■ Net sales breakdown

(Billions of yen)



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4. Segment Information | Development Business: Real Estate and Brokerage Business

(Billions of yen)

	FY2025 Q1	FY2026 Q1	Change	YoY
Net sales	79.8	**85.7**	5.9	7.4%
Gross profit	14.7	**17.9**	3.1	21.1%
Gross profit margin	18.5%	**20.9%**	2.4pt	-
SG&A	8.0	**8.7**	0.7	8.8%
Operating profit	6.7	**9.1**	2.4	35.9%
Operating profit margin	8.4%	**10.6%**	2.2pt	-
Orders	90.2	**92.0**	1.7	1.9%

(Billions of yen)

	End of FY2025 Q1	End of FY2025	End of FY2026 Q1
Order backlog	82.8	88.9	**95.2**
Amount changed from end of FY2025			6.2
Change from end of FY2025			7.0%

Overview of FY2026 Q1

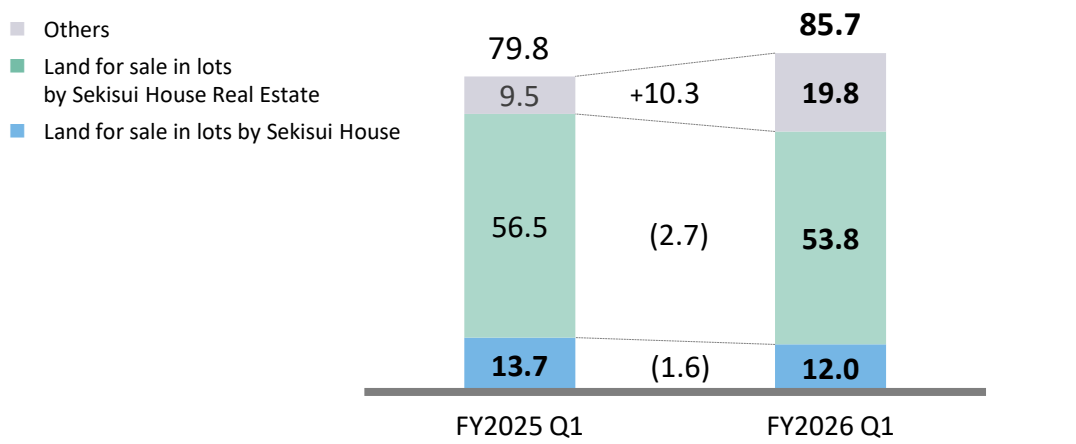
Sales and profit increased, primarily due to strengthened acquisition and sales of high-quality real estate in strategic focus areas by Sekisui House Real Estate, as well as contributions from the sale of rental properties.

Full-year plan for FY2026 [YoY]

Net sales	Gross profit margin	Operating profit	Operating profit margin
¥430.0 billion [+9.0%]	**17.7% [+0.6pt]**	**¥32.0 billion [+12.5%]**	**7.4% [+0.2pt]**

Net sales breakdown

(Billions of yen)



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4. Segment Information | Development Business: Condominiums Business

(Billions of yen)

	FY2025 Q1	FY2026 Q1	Change	YoY
Net sales	20.3	**46.8**	26.4	130.1%
Gross profit	4.8	**18.5**	13.6	283.8%
Gross profit margin	23.7%	**39.5%**	15.8pt	-
SG&A	2.2	**2.6**	0.3	14.7%
Operating profit	2.5	**15.8**	13.3	528.4%
Operating profit margin	12.4%	**33.9%**	21.5pt	-
Orders	32.8	**37.0**	4.2	12.8%

(Billions of yen)

	End of FY2025 Q1	End of FY2025	End of FY2026 Q1
Order backlog	135.0	115.8	**106.0**
Amount changed from end of FY2025			(9.7)
Change from end of FY2025			(8.4)%

Overview of FY2026 Q1

Deliveries at GRAND GREEN OSAKA THE NORTH RESIDENCE (Umekita Phase 2 Development Project) contributed significantly to higher sales and profit.
Sales continued to be strong, supported by concentrated development in strategic areas and brand-strengthening efforts.

Full-year plan for FY2026 [YoY]

Net sales	Gross profit margin	Operating profit	Operating profit margin
¥111.0 billion [(9.6)%]	**31.1% [+8.4pt]**	**¥23.0 billion [+31.2%]**	**20.7% [+6.4pt]**

■ **Major properties delivered in Q1 FY2026** (Planned deliveries for FY2026: 1,100 units)

Property name	Address	Number of units
GRAND GREEN OSAKA THE NORTH RESIDENCE	Kita-ku, Osaka	484
Grande Maison Shimizudani Gated House	Tennoji-ku, Osaka	26
Grande Maison Shibuya Oyama-cho	Shibuya-ku, Tokyo	20

* Sekisui House holds a 15% equity interest in GRAND GREEN OSAKA THE NORTH RESIDENCE

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4. Segment Information | Development Business: Urban Redevelopment Business

(Billions of yen)

	FY2025 Q1	FY2026 Q1	Change	YoY
Net sales	23.1	**35.6**	12.5	54.4%
Gross profit	6.3	**11.6**	5.3	85.3%
Gross profit margin	27.3%	**32.8%**	5.5pt	-
SG&A	2.1	**2.0**	(0.0)	(3.4)%
Operating profit	4.1	**9.6**	5.4	130.3%
Operating profit margin	18.1%	**27.0%**	8.9pt	-
Orders	12.5	**11.7**	(0.8)	(6.8)%

(Billions of yen)

	End of FY2025 Q1	End of FY2025	End of FY2026 Q1
Order backlog	1.4	23.9	-
Amount changed from end of FY2025			(23.9)
Change from end of FY2025			-

Overview of FY2026 Q1

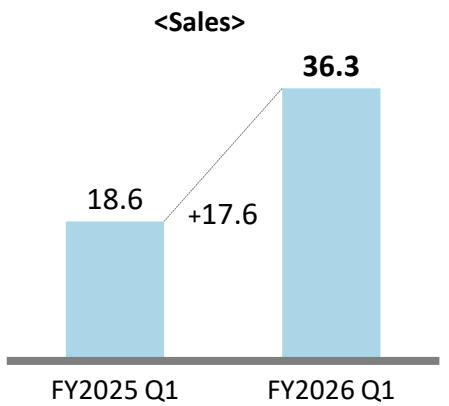
The sale of five Prime Maison properties and other contributed to higher sales and profit.
Property sales progressed steadily against the backdrop of favorable market conditions in strategic areas.

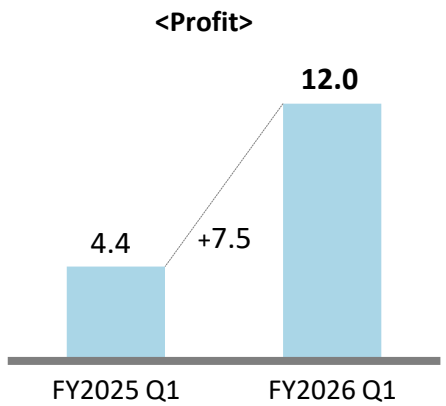
Full-year plan for FY2026 [YoY]

Net sales	Gross profit margin	Operating profit	Operating profit margin
¥93.0 billion [(48.4)%]	**25.3% [(5.8)pt]**	**¥15.0 billion [(68.8)%]**	**16.1% [(10.6)pt]**

■ **Property sales in the whole development business**

(Billions of yen)





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4. Segment Information | Overseas Business (in total)

(Billions of yen)

	FY2025 Q1	FY2026 Q1	Change	YoY
Net sales	257.6	**220.6**	(36.9)	(14.4)%
Gross profit	49.7	**40.9**	(8.8)	(17.7)%
Gross profit margin	19.3%	**18.6%**	(0.7)pt	-
SG&A	44.9	**45.1**	0.2	0.6%
Operating profit	4.8	**(4.2)**	(9.0)	-
Operating profit margin	1.9%	**(1.9)%**	(3.8)pt	-
Orders	376.4	**337.7**	(38.6)	(10.3)%

Reference : Average foreign exchange rate for the period (yen)

	FY2025 Q1	FY2026 Q1	FY2026 plan
U.S.	152.95	156.48	145.00
Australia	95.39	108.26	100.00
Singapore	113.27	122.50	110.00

Full-year plan for FY2026 [YoY]

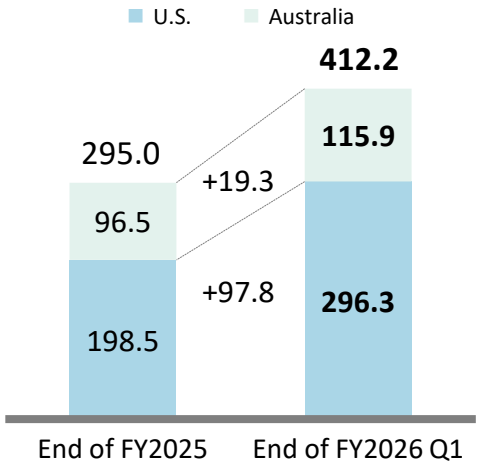
Net sales	Gross profit margin	Operating profit	Operating profit margin
¥1,428.0 billion [+11.0%]	**17.7% [+0.4pt]**	**¥56.5 billion [+47.3%]**	**4.0% [+1.0pt]**

■ Details by country (FY2026 Q1)

	Net sales	Amount changed	Operating profit	Amount changed	Orders	Amount changed
U.S.	216.1	(40.1)	(2.6)	(8.8)	313.9	(61.6)
Australia	4.5	3.1	(1.0)	(0.1)	23.8	23.0
Singapore (Ordinary profit*)			2.5	1.6		

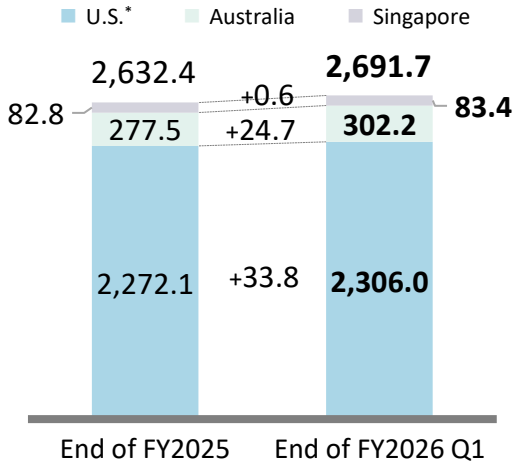
*Ordinary profit : Share of profit/loss of entities accounted for using equity method and a gain/loss on sale of equity, etc.

■ Order backlog



■ Investment balance

(Billions of yen)



*Includes deposits paid under option contracts for the acquisition of land for detached houses.

* Following partial revision of the segment structure in FY2026, figures for the corresponding period of the previous fiscal year are presented on a revised basis.

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4. Segment Information | Overseas Business (U.S.): Homebuilding Business

(Billions of yen)

	FY2025 Q1	FY2026 Q1	Change	YoY
Net sales	238.2	**193.7**	(44.4)	(18.7)%
Operating profit	0.3	**(9.8)**	(10.1)	-
Operating profit margin	0.1%	**(5.1)%**	(5.2)pt	-
■ **Excluding the impact of PPA* at the time of acquisition such as goodwill amortization**				
Operating profit	11.5	**(1.5)**	(13.0)	-
Operating profit margin	4.8%	**(0.8)%**	(5.6)pt	-
Orders	303.7	**283.0**	(20.7)	(6.8)%
Number of homes delivered	2,769 homes	**2,176 homes**	(593) homes	
Unit price of homes delivered	$548k	**$552k**	$4k	
Number of homes ordered	3,647 homes	**3,018 homes**	(629) homes	

(Reference)
Excluding the impact of PPA* at the time of acquisition such as goodwill amortization and consolidation adjustments

Gross profit margin	19.1%	**16.2%**	(2.9)pt	-

*PPA：Purchase Price Allocation

Overview of FY2026 Q1

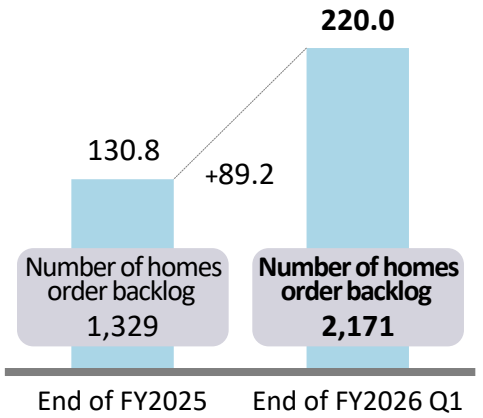
As market recovery continues to lag, deliveries declined due to a lower order backlog at the beginning of the fiscal year and a sales strategy balancing sales volume and profit margins. Profit margins also declined due to sales centered on completed inventory.
Under the One Company structure, initiatives including the transition to Built-to-Order (BTO) and cost reductions associated with integration are being promoted.

Full-year plan for FY2026 [YoY]

Net sales	Operating profit		Operating profit margin
¥987.0 billion [(1.8)%]	¥2.5 billion [-]	¥33.3 billion* [(15.7)%]	0.3% [+0.8pt]

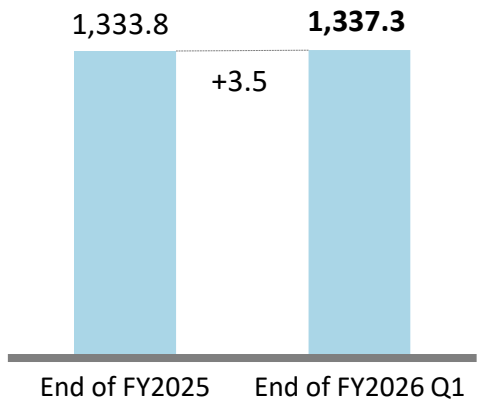
*Excluding the impact of goodwill amortization, etc.

■ **Order backlog**



■ **Investment balance***

(Billions of yen)



*Includes deposits paid under option contracts for the acquisition of land for detached houses.

* Following partial revision of the segment structure in FY2026, figures for the corresponding period of the previous fiscal year are presented on a revised basis.

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4. Segment Information | Overseas Business (U.S.): Master-planned Community Business

(Billions of yen)

	FY2025 Q1	FY2026 Q1	Change	YoY
Net sales	12.5	**14.7**	2.2	17.8%
Operating profit	3.9	**4.5**	0.6	16.6%
Operating profit margin	31.1%	**30.8%**	(0.3)pt	-
Orders	21.6	**23.3**	1.7	8.1%

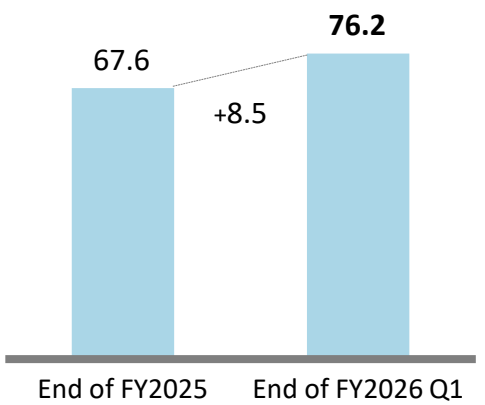
Overview of FY2026 Q1

Sales and profit increased, supported in part by contributions from the sale of communities acquired in 2025.

Full-year plan for FY2026 [YoY]

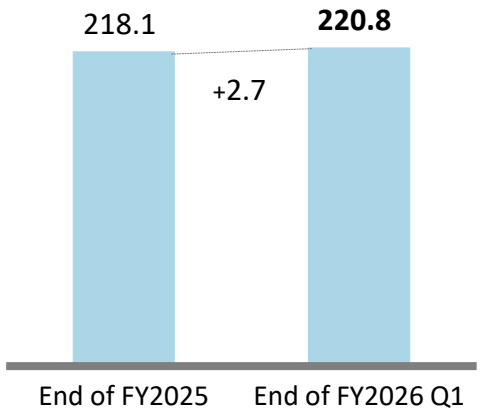
Net sales	Operating profit	Operating profit margin
¥110.1 billion [+17.7%]	**¥26.5 billion [+0.1%]**	**24.1% [(4.3)pt]**

■ **Order backlog**



■ **Investment balance**

(Billions of yen)



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4. Segment Information | Overseas Business (U.S.): Multifamily Business

(Billions of yen)

	FY2025 Q1	FY2026 Q1	Change	YoY
Net sales	5.5	**7.6**	2.1	38.7%
Operating profit	1.9	**2.7**	0.7	37.4%
Operating profit margin	35.8%	**35.5%**	(0.3)pt	-
Orders	50.2	**7.6**	(42.5)	(84.8)%

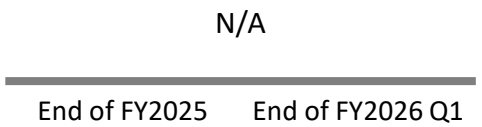
Overview of FY2026 Q1

As in the corresponding period of the previous fiscal year, only rental income was recorded. Strong leasing performance at existing properties contributed to higher sales and profit. Property sales efforts are underway to achieve the plan.

Full-year plan for FY2026 [YoY]

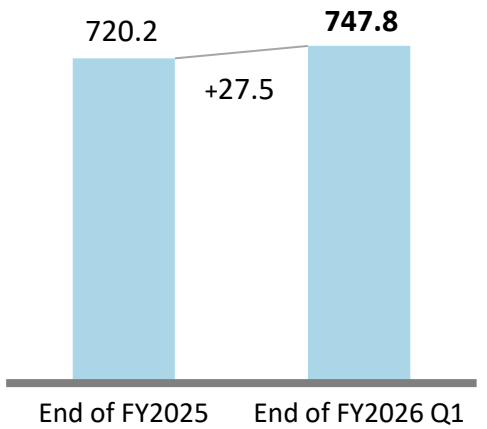
Net sales	Operating profit	Operating profit margin
¥220.3 billion [+183.8%]	**¥27.5 billion [+78.5%]**	**12.5% [(7.4)pt]**

■ **Order backlog**



■ **Investment balance**

(Billions of yen)



* Following partial revision of the segment structure in FY2026, figures for the corresponding period of the previous fiscal year are presented on a revised basis.

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4. Segment Information | Overseas Business (Australia and Singapore)

■ Australia

(Billions of yen)

	FY2025 Q1	FY2026 Q1	Change	YoY
Net sales	1.3	**4.5**	3.1	238.8%
Operating profit	(0.9)	**(1.0)**	(0.1)	-
Operating profit margin	(71.3)%	**(23.8)%**	47.5pt	-
Orders	0.8	**23.8**	23.0	-

Overview of FY2026 Q1

In Australia, condominium sales progressed steadily toward deliveries scheduled for the second half of the fiscal year, resulting in an increase in the order backlog.
In Singapore, profit increased as sales of condominiums and construction projects progressed steadily.

Australia | Full-year plan for FY2026 [YoY]

Net sales	Operating profit	Operating profit margin
¥110.9 billion [+1.2%]	**¥4.0 billion [(1.3)%]**	**3.6% [(0.1)pt]**

■ Singapore (accounted for using equity method)

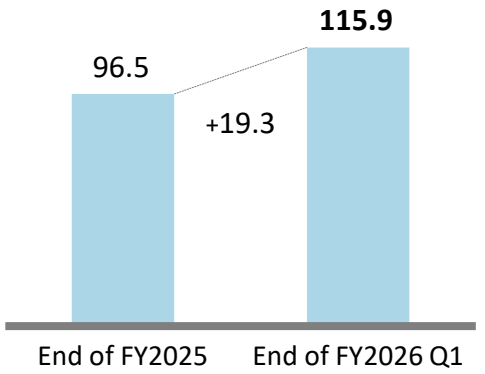
(Billions of yen)

	FY2025 Q1	FY2026 Q1	Amount changed	YoY
Ordinary profit*	0.8	**2.5**	1.6	188.4%

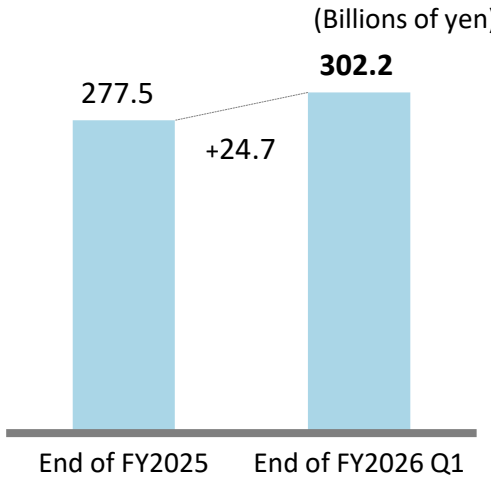
*Ordinary profit：Share of profit/ loss of entities accounted for using equity method and a gain/ loss on sale of equity, etc.

	End of FY2025	End of FY2026 Q1	Amount changed	YoY
Investment balance	82.8	**83.4**	0.6	0.8%

■ Order backlog (Australia)



■ Investment balance (Australia)



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4. Segment Information

(Billions of yen)

		FY2025 Q1					FY2026 Q1				
		Net sales	Operating profit	Operating profit margin	Gross profit margin	Orders	Net sales	Operating profit	Operating profit margin	Gross profit margin	Orders
Built-to-order business	Custom detached houses	108.8	6.6	6.2%	24.2%	118.3	104.1	4.4	4.3%	23.6%	114.8
	Rental housing and commercial buildings	119.7	12.3	10.3%	22.2%	138.9	122.2	13.4	11.0%	23.7%	132.9
	Architectural/civil engineering	77.2	5.5	7.2%	12.2%	93.1	73.4	6.4	8.8%	14.3%	111.1
	Subtotal	305.8	24.5	8.0%	20.4%	350.4	299.8	24.3	8.1%	21.4%	358.9
Supplied housing business	Rental housing management	179.5	19.6	11.0%	16.9%	179.5	185.1	22.2	12.0%	18.0%	185.1
	Remodeling	39.4	4.2	10.8%	26.3%	45.8	41.5	4.5	10.9%	28.1%	51.9
	Subtotal	218.9	23.9	10.9%	18.6%	225.3	226.6	26.7	11.8%	19.8%	237.0
Development business	Real estate and brokerage	79.8	6.7	8.4%	18.5%	90.2	85.7	9.1	10.6%	20.9%	92.0
	Condominiums	20.3	2.5	12.4%	23.7%	32.8	46.8	15.8	33.9%	39.5%	37.0
	Urban redevelopment	23.1	4.1	18.1%	27.3%	12.5	35.6	9.6	27.0%	32.8%	11.7
	Subtotal	123.3	13.4	10.9%	21.0%	135.7	168.3	34.6	20.6%	28.6%	140.8
Overseas Business		257.6	4.8	1.9%	19.3%	376.4	220.6	(4.2)	(1.9)%	18.6%	337.7
Other		1.3	0.1	9.4%	62.5%	1.2	1.6	0.2	12.3%	61.9%	1.6
Eliminations and back office		(13.0)	(6.6)	-	-	(10.4)	(8.2)	(5.5)	-	-	(5.8)
Total		894.0	60.2	6.7%	20.1%	1,078.7	908.8	76.1	8.4%	22.0%	1,070.5

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5. Full-Year Plan for FY2026

Although rising tensions in the Middle East are expected to affect the prices of certain housing materials, the situation currently remains fluid and subject to considerable uncertainty. Accordingly, there has been no change to the plan announced on March 5, 2026.

(Billions of yen)

	FY2025 Results	FY2026 Plan	Change	YoY
Net sales	4,197.9	**4,353.0**	155.0	3.7%
Gross profit	839.8	**871.0**	31.1	3.7%
Gross profit margin	20.0%	**20.0%**	0.0pt	-
Operating profit	341.4	**350.0**	8.5	2.5%
Operating profit margin	8.1%	**8.0%**	(0.1)pt	-
Ordinary profit	327.8	**314.0**	(13.8)	(4.2)%
Profit attributable to owners of parent	232.0	**218.0**	(14.0)	(6.1)%
EPS (yen)	358.07	**336.30**	(21.77)	
ROA	7.7%	**7.4%**	(0.3)pt	
ROE	11.3%	**10.1%**	(1.2)pt	
Annual dividends per share (yen)	144.00	**145.00**	1.00	
Dividends payout ratio	40.2%	**43.1%**	2.9pt	

Ordinary profit

Profit decreased due to the absence of equity-method investment gains associated with the sale of real estate held by a special purpose company funded by the Company and other investors, which was recorded in the previous fiscal year.

Annual dividends per share

Plans for a 15th consecutive annual dividend per share increase.

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5. Full-Year Plan for FY2026 by Segment

		Net sales (Billions of yen)				Orders (Billions of yen)			
		FY2025 Results	FY2026			FY2025 Results	FY2026		
			Plan	Amount changed	YoY		Plan	Amount changed	YoY
Built-to-order business	Custom detached houses	496.4	500.0	3.5	0.7%	498.7*	515.0	16.2*	3.3%*
	Rental housing and commercial buildings	547.2	575.0	27.7	5.1%	591.6*	610.0	18.3*	3.1%*
	Architectural/civil engineering	302.2	316.0	13.7	4.5%	318.2	323.0	4.7	1.5%
	Subtotal	1,346.0	1,391.0	44.9	3.3%	1,408.5	1,448.0	39.4	2.8%
Supplied housing business	Rental housing management	712.6	736.0	23.3	3.3%	712.6	736.0	23.3	3.3%
	Remodeling	187.9	200.0	12.0	6.4%	193.1	204.0	10.8	5.6%
	Subtotal	900.5	936.0	35.4	3.9%	905.7	940.0	34.2	3.8%
Development business	Real estate and brokerage	394.5	430.0	35.4	9.0%	411.1	430.0	18.8	4.6%
	Condominiums	122.8	111.0	(11.8)	(9.6)%	116.1	143.0	26.8	23.1%
	Urban redevelopment	180.3	93.0	(87.3)	(48.4)%	192.2	69.0	(123.2)	(64.1)%
	Subtotal	697.6	634.0	(63.6)	(9.1)%	719.5	642.0	(77.5)	(10.8)%
Overseas Business		1,286.3	1,428.0	141.6	11.0%	1,243.3	1,499.0	255.6	20.6%
Other		5.9	7.0	1.0	17.8%	5.9	7.0	1.0	17.9%
Eliminations and back office		(38.7)	(43.0)	(4.2)	-	(35.4)	(43.0)	(7.5)	-
Total		4,197.9	4,353.0	155.0	3.7%	4,247.7	4,493.0	245.2	5.8%

* Following partial revision of the segment structure in FY2026, figures for the previous fiscal year are presented on a revised basis.

*The figures have been corrected. (Sep 10, 2026)
(Orders before correction: Custom detached houses ¥506.8 billion; Rental housing and commercial buildings ¥583.4 billion)

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5. Full-Year Plan for FY2026 by Segment

		Operating profit (Billions of yen)				Operating profit margin		Gross profit margin	
		FY2025 Results	FY2026			FY2025 Results	FY2026 Plan	FY2025 Results	FY2026 Plan
			Plan	Amount changed	YoY				
Built-to-order business	Custom detached houses	48.8	51.0	2.1	4.4%	9.8%	10.2%	25.4%	25.8%
	Rental housing and commercial buildings	74.8	79.5	4.6	6.2%	13.7%	13.8%	24.4%	25.0%
	Architectural/civil engineering	22.0	18.5	(3.5)	(16.1)%	7.3%	5.9%	12.8%	11.7%
	Subtotal	145.7	149.0	3.2	2.2%	10.8%	10.7%	22.2%	22.3%
Supplied housing business	Rental housing management	68.7	71.5	2.7	4.1%	9.6%	9.7%	16.0%	16.1%
	Remodeling	25.9	28.0	2.0	8.1%	13.8%	14.0%	27.8%	28.5%
	Subtotal	94.6	99.5	4.8	5.2%	10.5%	10.6%	18.4%	18.8%
Development business	Real estate and brokerage	28.4	32.0	3.5	12.5%	7.2%	7.4%	17.1%	17.7%
	Condominiums	17.5	23.0	5.4	31.2%	14.3%	20.7%	22.7%	31.1%
	Urban redevelopment	48.1	15.0	(33.1)	(68.8)%	26.7%	16.1%	31.1%	25.3%
	Subtotal	94.0	70.0	(24.0)	(25.6)%	13.5%	11.0%	21.7%	21.1%
Overseas business		38.3	56.5	18.1	47.3%	3.0%	4.0%	17.3%	17.7%
Other		0.5	1.0	0.4	68.1%	10.0%	14.3%	60.2%	64.3%
Eliminations and back office		(31.9)	(26.0)	5.9	-	-	-	-	-
Total		341.4	350.0	8.5	2.5%	8.1%	8.0%	20.0%	20.0%

* Following partial revision of the segment structure in FY2026, figures for the previous fiscal year are presented on a revised basis.

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