OPEN HOUSE GROUP

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Consolidated Financial Highlights for the Third Quarter of FY2026
(2025/10-2026/6)

OPEN HOUSE GROUP CO., LTD.
[3288 TSE]

FY2026 3Q Financial Results Topics

Business Performance 3Q FY2026

◆ Net sales exceeded **1 trillion yen** in 3Q, marking record highs along with profit.

	FY2026 3Q Results	Year on Year
Net sales	¥ 1,023.4 billion	108.9%
Operating profit	¥ 120.9 billion	118.3%
Profit attributable to owners of parents	¥ 81.2 billion	115.1%

Financial Forecasts for FY2026

◆Considering steady progress in the Single-family home related business, range-format earnings forecasts were consolidated to the upside.

	Upside		Downside		Revised Forecast	YoY
Net sales	¥ 1,500.0 billion	～	¥ 1,485.0 billion	→	¥ 1,500.0 billion	112.2%
Operating profit	¥ 180.0 billion	～	¥ 176.5 billion	→	¥ 180.0 billion	123.3%
Profit attributable to owners of parents	¥ 118.5 billion	～	¥ 116.5 billion	→	¥ 118.5 billion	117.7%

Dividend

◆ Upward revision of year-end dividends per share to **105.00** yen and full-year dividends to **205.00** yen (an increase of 27.00 yen).

	Previous Forecast		Revised Forecast
Dividend per Share	100.00 Yen	→	105.00 Yen

Financial Results for FY 2026 3Q

Single-family Home Related	Maintained a high level of sales contracts for four consecutive quarters.
Condominiums	Sales remained solid; handovers concentrated in the 4Q.
Property Resale	Solid demand from domestic and overseas investors continues, backed by a stable financing environment.
U.S. Real Estate	Sales remained solid even amid historic yen depreciation. Number of buildings managed stood at 6,745, with total AUM exceeding 400.0 billion yen.
Financial Position	Maintained a sound financial position, with an equity ratio of 38.4% and a net D/E ratio of 0.7x. Retained a high interest coverage ratio of 16.4x, ensuring sufficient capacity to absorb the impact of rising interest rates.
Shareholder Returns	Maintained the shareholder return policy of a "total return ratio of 40% or more“. Annual dividend per share: 205.00 yen (+27.00 yen YoY), Share buybacks: 25.0 billion yen.

1. FY2026 3Q Consolidated Financial Summary

OPEN HOUSE GROUP

Consolidated Statements of Income (Summary)

■ **Net sales exceeded 1 trillion yen in 3Q, marking record highs along with profit.**

(¥ Million)

	FY2025 3Q (2024/10-2025/6)		FY2026 3Q (2025/10-2026/6)		YoY
	Actual	% of net sales	Actual	% of net sales	
Net sales	939,725	-	**1,023,402**	-	**108.9%**
Operating profit	102,247	10.9%	**120,960**	**11.8%**	**118.3%**
Ordinary profit	98,242	10.5%	**116,068**	**11.3%**	**118.1%**
Profit attributable to owners of parent	70,608	7.5%	**81,260**	**7.9%**	**115.1%**

Performance by Segment (Net Sales/Operating Profit)

- Driven by improvements in operating profit in the condominium and single-family home related businesses.

(¥ Million)

	Net Sales					Operating Profit				
	FY2025 3Q (2024/10-2025/6)		FY2026 3Q (2025/10-2026/6)		YoY	FY2025 3Q (2024/10-2025/6)		FY2026 3Q (2025/10-2026/6)		YoY
	Result	Ratio	Result	Ratio		Result	% of Net sales	Result	% of Net sales	
Total	939,725	100.0%	**1,023,402**	**100.0%**	**108.9%**	102,247	10.9%	**120,960**	**11.8%**	**118.3%**
Single-family home related business	520,845	55.4%	**565,538**	**55.3%**	**108.6%**	55,984	10.7%	**61,840**	**10.9%**	**110.5%**
Condominium business	19,019	2.0%	**42,436**	**4.1%**	**223.1%**	(280)	-	**7,566**	**17.8%**	-
Property resale business	141,996	15.1%	**154,128**	**15.1%**	**108.5%**	14,599	10.3%	**16,370**	**10.6%**	**112.1%**
Others (including U.S. real estate business)	110,486	11.8%	**114,037**	**11.1%**	**103.2%**	13,518	12.2%	**13,380**	**11.7%**	**99.0%**
Pressance*	150,500	16.0%	**150,047**	**14.7%**	**99.7%**	18,249	12.1%	**20,759**	**13.8%**	**113.8%**
Adjustments	(3,122)	-	**(2,785)**	-	-	176	-	**1,042**	-	-

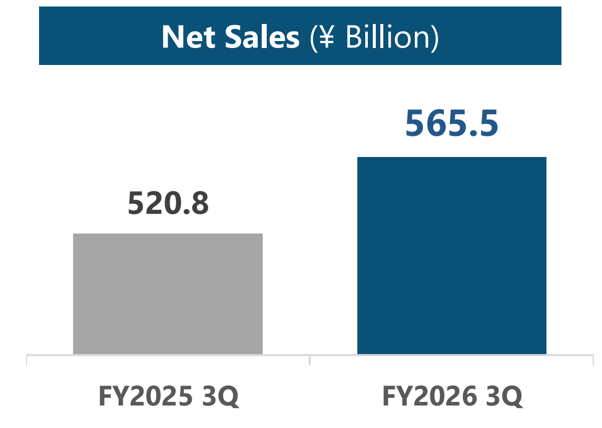
* Following the change of trade name from Pressance Corporation Co., Ltd. to Pressance Co., Ltd. effective April 1, 2026, the Group changed the segment notation.

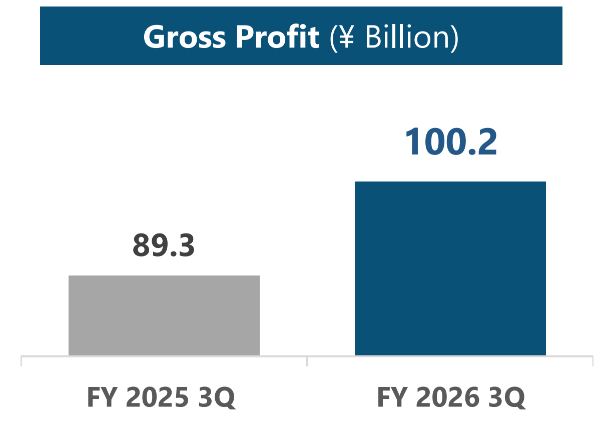
Single-family Home Related Business (Overall)

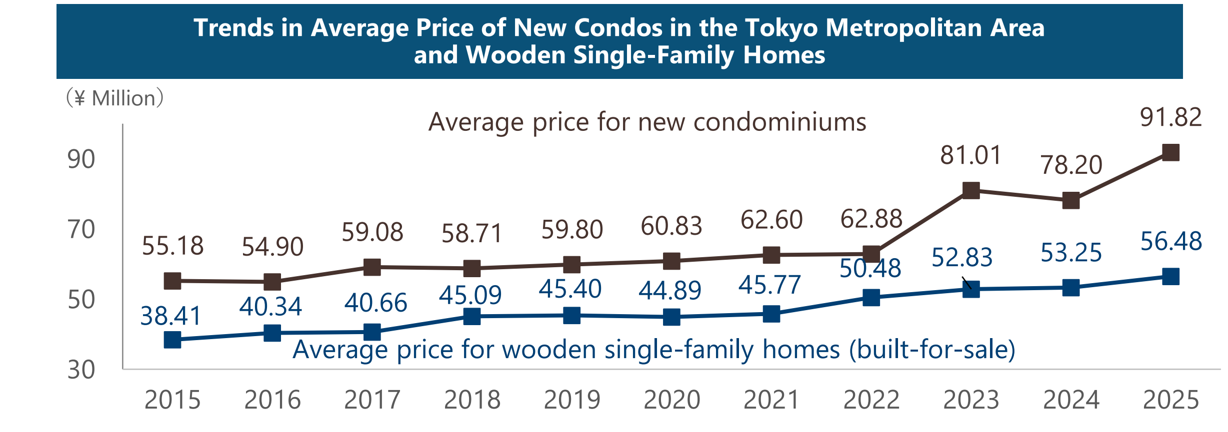
- Sales of affordable single-family homes in urban areas remains strong.
- Operating profit increased by 10.5% year-on-year.

(¥ Million)

	FY2025 3Q (2024/10-2025/6)	FY2026 3Q (2025/10-2026/6)	YoY
Net sales	520,845	565,538	108.6%
Gross profit	89,399	100,228	112.1%
Gross profit margin	17.2%	17.7%	0.6pt
Operating profit	55,984	61,840	110.5%
Operating profit margin	10.7%	10.9%	0.2pt



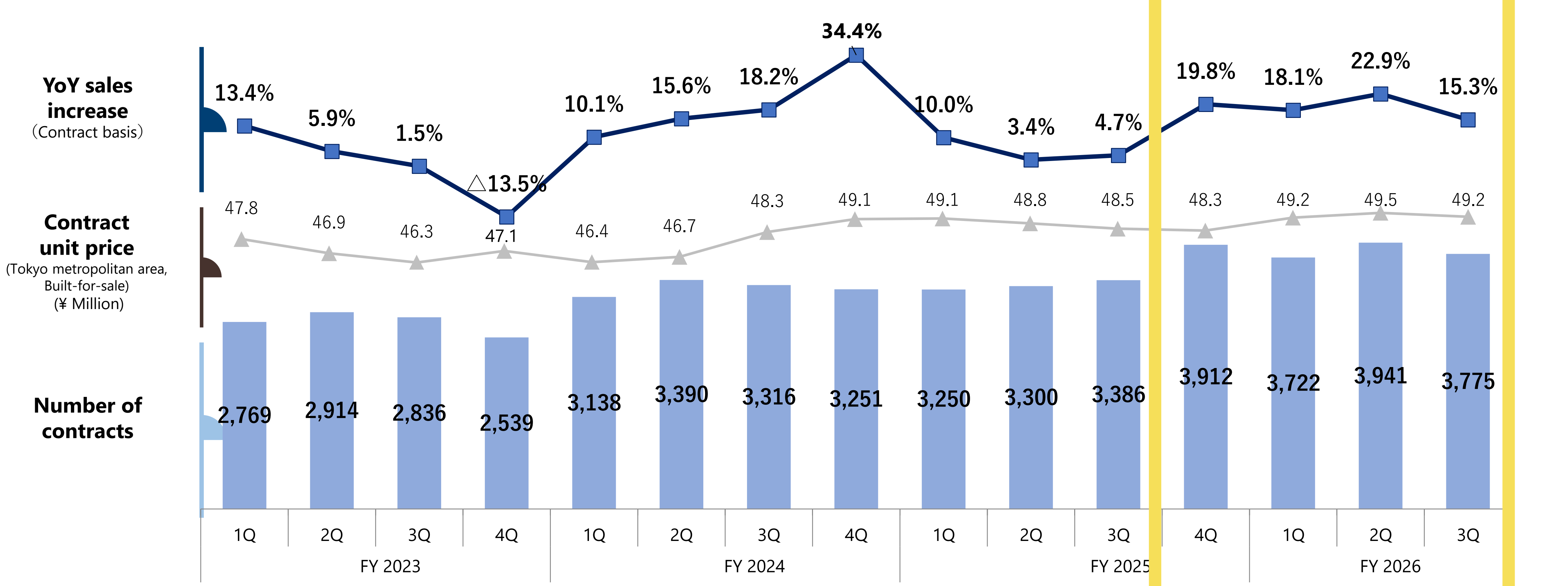




Source: Real Estate Economic Institute "Trends in the Greater Tokyo Condominium Market", Tokyo Kantei "Average Price of Newly Built (Small-Scale) Single-Family Homes", both on a calendar year basis.

Single-family Home Related Business (Trends in Sales Contracts)

- Strong demand in major urban areas sustains high-volume sales contracts.
- Since the previous 4Q, both number of units and net sales outperformed YoY results, continuing the positive trend.



Scope: Open House Development, Hawk One, (from FY2024 1Q) Meldia, and EIDAI (From FY2025 3Q)
Target: ①Year on year sales comparison and ②Number of contracts: Subdivisions (built-for-sale + land excluding contract work), changing the number of land contracts for HO from a contract basis to a lot basis (retroactively applied to FY2025))
③Contract unit price: Built-for sale homes in the Tokyo metropolitan area only

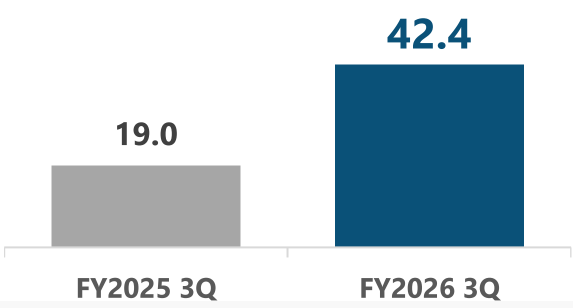
Condominium Business

- **Demand for newly built condominiums in urban areas remained strong, with the contract progress rate progressing steadily at over 98%.**
- **Handovers concentrated in 4Q FY2026.**

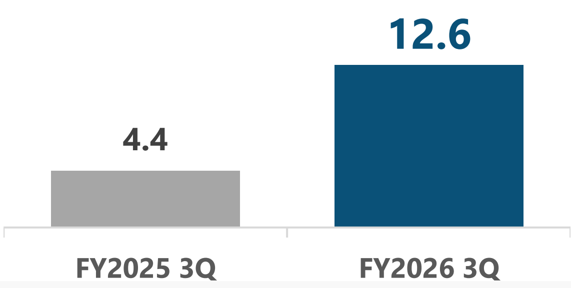
(¥ Million)

	FY2025 3Q (2024/10-2025/6)	FY2026 3Q (2025/10-2026/6)	YoY
Net sales	19,019	42,436	223.1%
Gross profit	4,453	12,647	284.0%
Gross profit margin	23.4%	29.8%	6.4pt
Operating profit	(280)	7,566	-
Operating profit margin	-	17.8%	-
Number delivered	383	720	337
Unit price	48.9	58.2	9.3

Net Sales (¥ Billion)



Gross Profit (¥ Billion)



Major Condominiums to be Delivered in FY2026

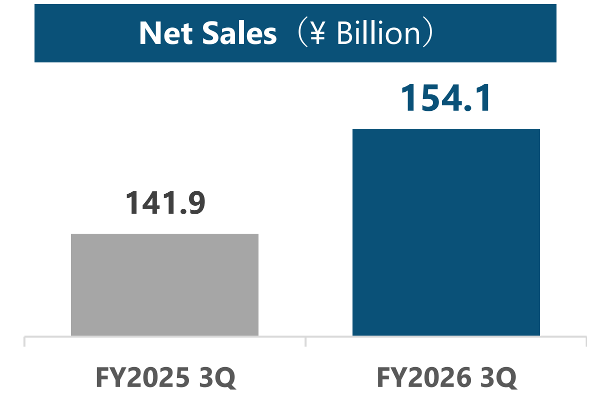
Name	Units	Average Price
INNOVACIA EBISU（Tokyo）	46	23,000 ten thousand yen
INNOVAS FUDOMAE（Tokyo）	156	13,000 〃
INNOVAS MEIEKI CROSS（Nagoya）	52	4,000 〃
INNOVAS OHORI KOEN（Fukuoka）	25	8,000 〃

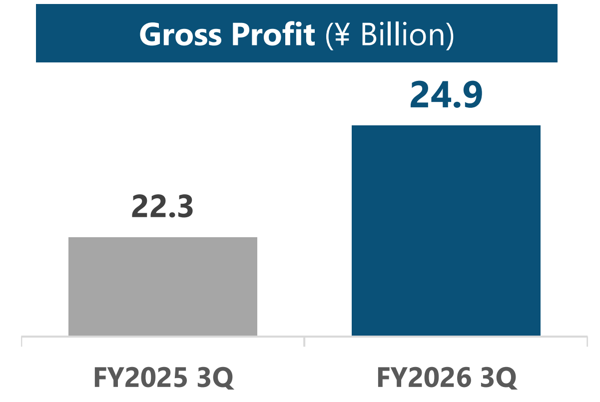
Property Resale Business

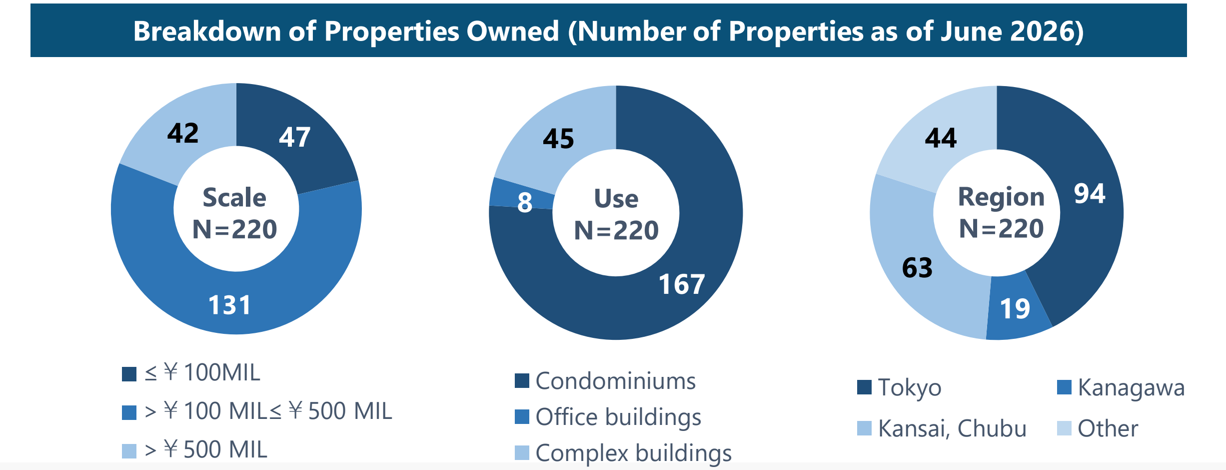
■ **Solid demand from domestic and overseas investors continues, backed by a stable financing environment.**

(¥ Million)

	FY2025 3Q (2024/10-2025/6)	FY2026 3Q (2025/10-2026/6)	YoY
Net sales	141,996	154,128	108.5%
Gross profit	22,362	24,961	111.6%
Gross profit margin	15.7%	16.2%	0.4pt
Operating profit	14,599	16,370	112.1%
Operating profit margin	10.3%	10.6%	0.3pt
Number delivered	387	354	(33)
Unit price	359	426	+67





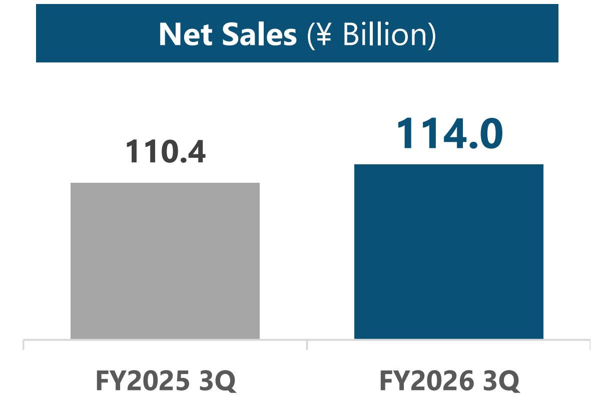


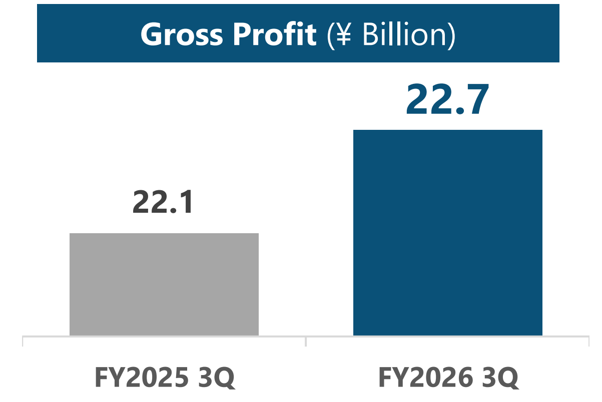
Other (U.S. Real Estate Business etc.)

- Sales remained solid even amid historic yen depreciation.
- Number of buildings managed stood at 6,745, with total AUM exceeding 400.0 billion yen.

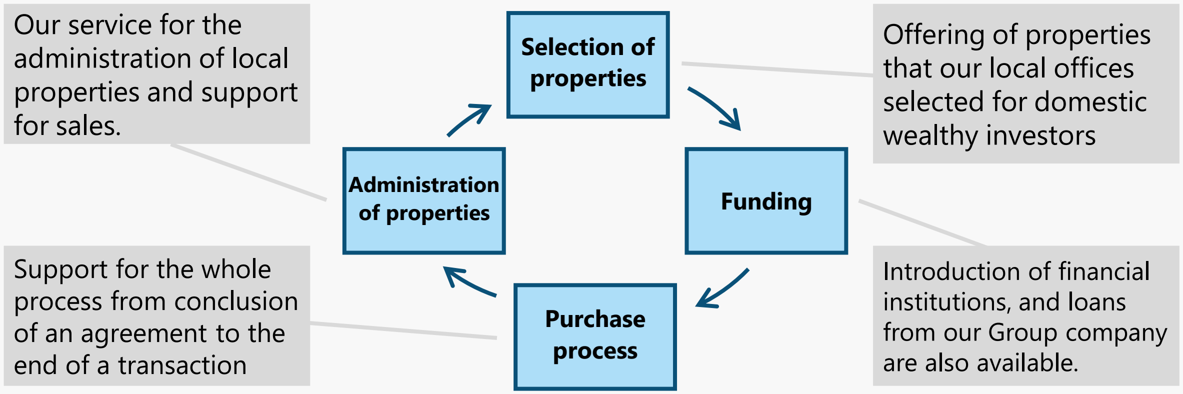
(¥ Million)

	FY2025 3Q (2024/10-2025/6)	FY2026 3Q (2025/10-2026/6)	YoY
Net sales	*1 110,486	114,037	103.2%
Gross profit	22,176	22,760	102.6%
Gross profit margin	20.1%	20.0%	(0.1pt)
Operating profit	*1 13,518	13,380	99.0%
Operating profit margin	12.2%	11.7%	(0.5pt)
Number delivered *2	1,017	1,052	35
No. of buildings managed *2	5,828	6,745	917





Business Model (One-Stop Service)



*1 FY2025 2Q includes one-time revenue resulting from the sale of "NOT A HOTEL Minakami."
*2 Figures for U.S. Real Estate Business are shown.

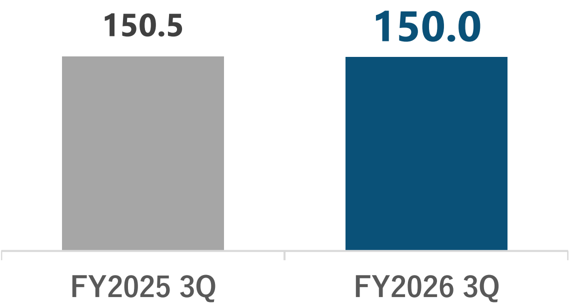
Pressance

- Condominium sales remain steady in the Kansai region as well.
- Ranked No. 1 alone in the 2025 ranking for the number of condominium units supplied.

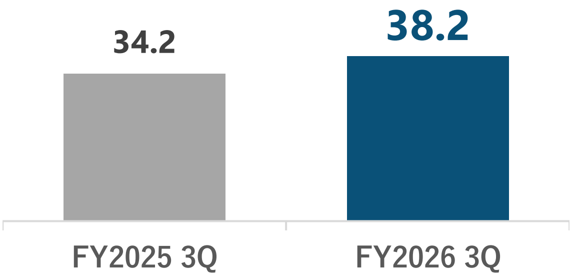
(¥ Million)

	FY2025 3Q (2024/10-2025/6)	FY2026 3Q (2025/10-2026/6)	YoY
Net sales	150,500	150,047	99.7%
Gross profit	34,253	38,226	111.6%
Gross profit margin	22.8%	25.5%	2.7pt
Operating profit	18,249	20,759	113.8%
Operating profit margin	12.1%	13.8%	1.7pt
Number of condominium units delivered	3,633	3,804	171
Studio-type/Compact condominiums	2,549	3,012	463
Family-type condominiums	1,084	792	(292)

Net Sales (¥ Billion)



Gross Profit (¥ Billion)



Nationwide 2025 Condominium Supply Ranking (Units)

rank	Company Name	Units	rank	Company Name	Units
1	Pressance	4,524	6	Takara Leben	1,702
2	Nomura Real Estate Development	3,190	7	ANABUKI KOSAN	1,698
3	Sumitomo Realty & Development	2,414	8	ESLEAD	1,646
4	Mitsui Fudosan Residential	2,350	9	TOKYU LAND CORPORATION	1,579
5	Open House Development	1,968	10	MITSUBISHI ESTATE RESIDENCE	1,549

Source: Real Estate Economic Institute, Number of Units Sold by Seller/Developer

Breakdown of SG&A Expenses, Non-Operating Profit/Expenses

(¥ Million)

SG&A Expenses

	FY2025 3Q (2024/10-2025/6) Result	FY2025 3Q % of net sales	FY2026 3Q (2025/10-2026/6) Actual	FY2026 3Q % of net sales	Inc. (Dec.)
SG&A expenses	70,770	7.5%	**78,510**	7.7%	**7,739**
Personnel expenses	25,971	2.8%	**27,730**	2.7%	**1,759**
Sales commissions	6,744	0.7%	**7,402**	0.7%	**657**
Office maintenance cost	6,452	0.7%	**6,592**	0.6%	**139**
Advertising expenses	4,360	0.5%	**7,037**	0.7%	**2,676***
Promotion expenses	1,578	0.2%	**1,518**	0.1%	**(59)**
Others	25,662	2.7%	**28,228**	2.8%	**2,565**

Non-Operating Income / Expenses

	FY2025 3Q (2024/10-2025/6) Result	FY2025 3Q % of net sales	FY2026 3Q (2025/10-2026/6) Actual	FY2026 3Q % of net sales	Inc. (Dec.)
Non-Operating income	3,300	0.4%	**3,856**	0.4%	**555**
Interest income	1,545	0.2%	**2,149**	0.2%	**603**
Dividend income	106	0.0%	**18**	0.0%	**(88)**
Foreign exchange gains	572	0.1%	**540**	0.1%	**(31)**
Other	1,076	0.1%	**1,147**	0.1%	**71**
Non-operating expenses	7,305	0.8%	**8,747**	0.9%	**1,441**
Interest expenses	5,486	0.6%	**7,506**	0.7%	**2,019**
Commission expenses	1,268	0.1%	**448**	0.0%	**(820)**
Other	549	0.1%	**792**	0.1%	**242**

* Effective from FY2025 4Q, a review of the allocation method for advertising expenses led to a reclassification of the relevant costs from Cost of Sales to SG&A. As a result, advertising expenses for FY2026 3Q increased by 1,823 million yen compared with the same period of the previous fiscal year.

Consolidated Balance Sheet

- **Maintained a sound financial position, with an equity ratio of 38.4% and a net D/E ratio of 0.7x.**
- **Retained a high interest coverage ratio of 16.4x, ensuring sufficient capacity to absorb the impact of rising interest rates.**

(¥ Million)

Consolidated balance sheet

	FY2025	FY2026 3Q	Inc. (Dec.)
Current assets	1,312,814	**1,405,155**	**92,340**
Cash and deposits	421,898	**366,406**	**(55,492)**
Inventories	769,996	**907,967**	**137,970**
Others	120,919	**130,781**	**9,861**
Non-current assets	99,186	**124,753**	**25,566**
Property, plant and equipment	30,617	**40,745**	**10,127**
Intangible assets	2,277	**2,417**	**140**
Investments and other assets	66,291	**81,590**	**15,298**
Total asset	1,412,001	**1,529,908**	**117,906**

	FY 2025	FY2026 3Q	Inc. (Dec.)
Liabilities	873,167	**941,357**	**68,189**
Current liabilities	412,916	**446,648**	**33,732**
Non-current liabilities	460,250	**494,708**	**34,457**
Net assets	538,834	**588,551**	**49,716**
Shareholders' equity	523,033	**563,237**	**40,204**
Valuation and translation adjustments	15,591	**25,213**	**9,622**
Non-controlling interests	209	**99**	**(109)**
Total liabilities and net assets	1,412,001	**1,529,908**	**117,906**

Safety index

	FY2025 3Q	FY2026 3Q	Inc. (Dec.)
* **Interest coverage ratio**	18.9	**16.4**	(2.5)

* Business profit ÷ Financial expenses =
(Operating profit + Interest received + Dividend income) ÷ Interest expenses

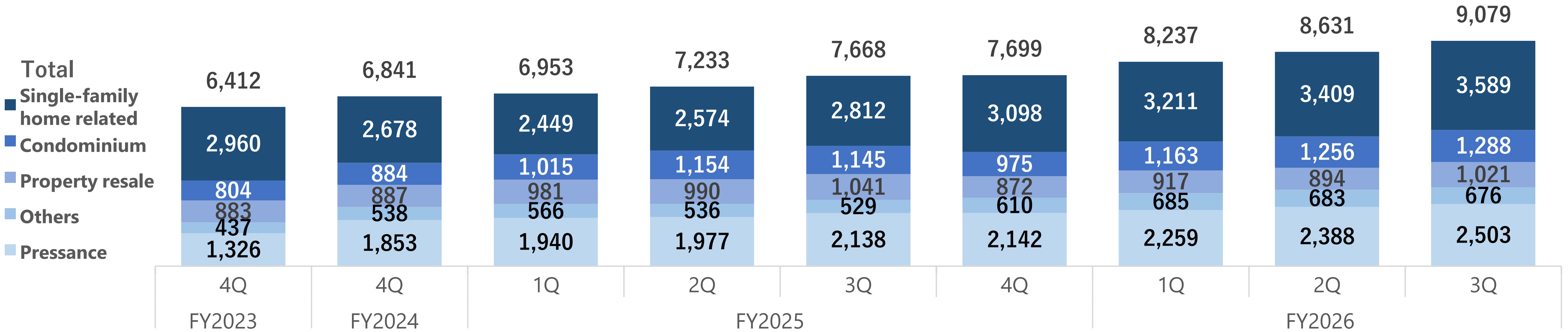
	FY2025	FY2026 3Q	Inc. (Dec.)
Equity ratio	38.1%	**38.4%**	0.3pt
Net D/E ratio	0.6	**0.7**	0.2

Inventory Details

(¥ Million)

	FY2023	FY2024	FY2025	FY2026 3Q	Ratio	Inc. (Dec.)
Inventory	641,256	684,179	769,996	**907,967**	**100.0%**	**137,970**
Single–family home related	296,015	267,819	309,847	**358,912**	**39.5%**	**49,064**
Condominium	80,443	88,411	97,587	**128,811**	**14.2%**	**31,224**
Property resale	88,326	88,759	87,290	**102,181**	**11.3%**	**14,891**
Other (US real estate business)	43,798	53,887	61,019	**67,680**	**7.5%**	**6,661**
Pressance Corporation	132,672	185,300	214,252	**250,380**	**27.6%**	**36,128**

(¥ billion)



Note: Change in segment classification
From the fiscal year ending September 2025, the "Meldia" segment will be abolished and consolidated into the “Single-family homes related," “Property resale," and "Other" segments.
The fiscal year ending September 2024 will also be prepared according to the new classification method.

2. Consolidated Business Performance Forecasts for FY2026

OPEN HOUSE GROUP

Consolidated Business Performance Forecasts

■ **Considering steady progress in the Single-family home related business, range-format earnings forecasts were consolidated to the upside.**

FY2026 Consolidated Business Performance Forecasts Forecasts (2025/10-2026/9)

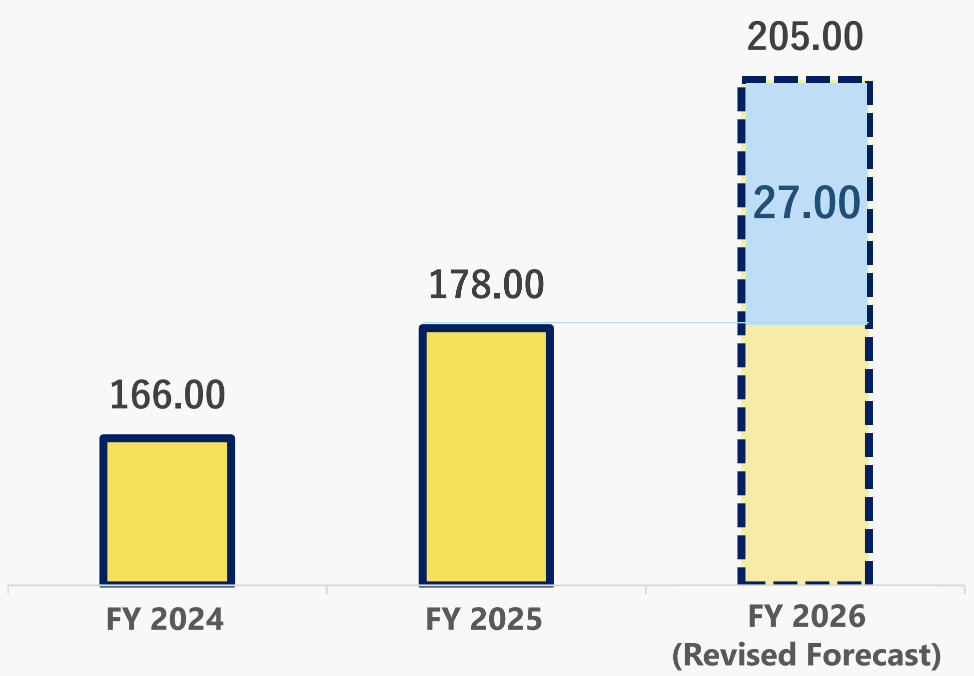
(¥ Million)

	Previous Forecasts: Upside Forecasts		Previous Forecasts: Downside Forecasts	Revised Forecasts: Forecasts	Revised Forecasts: YoY
Net sales	1,500,000	～	1,485,000	1,500,000	112.2%
Operating profit	180,000	～	176,500	180,000	123.3%
Ordinary profit	170,000	～	167,000	170,000	121.9%
Profit attributable to owners of parent	118,500	～	116,500	118,500	117.7%

Shareholder Returns

- Implemented the acquisition and cancellation of treasury stock, in addition to increasing dividends, in line with the shareholder return policy of a "total return ratio of 40% or more“.
- Upward revision of year-end dividends per share to 105.00 yen and full-year dividends to 205.00 yen.

Dividend per Share (Yen)



Acquisition of Treasury Stock

	Total	Shares (000)	Ratio *1
FY2025 Actuals	¥25.0 billion	4,002 shares	3.44%
FY2026 Plan	¥25.0 billion	5,000 shares	4.44%

*1 Ratio to total issued shares (exclude treasury stock)

Cancellation of Treasury Stock

	Shares (000)	Ratio *2
FY2025 Actuals	4,002 shares	3.32%
FY2026 Plan	All shares of treasury stock acquired during FY 2026	

*2 Ratio to total issued shares

Consolidated Business Forecasts (By Segment)

(¥ Million)

	FY2025 (2024/10-2025/9)		FY2026 Forecast (2025/10-2026/9)	
	Sales	Operating Profit	Sales	Operating Profit
Total	1,336,468	145,933	**1,500,000**	**180,000**
Single-family home related business	676,371	69,507	**756,900**	**82,000**
Condominium business	73,222	8,047	**100,000**	**25,100**
Property resale business	218,630	23,196	**235,300**	**23,500**
Other (including U.S. real estate business)	151,261	15,743	**165,700**	**17,700**
Pressance	227,316	28,720	**245,300**	**31,000**
Adjustments	(10,334)	719	**(3,200)**	**700**

3. Business Performance Supplement

Consolidated Financial Results Trend

*Following a review of the allocation method for advertising expenses, the relevant portion was reclassified from the cost of sales of the brokerage business (Open House Co., Ltd., not shown in the table below) to the SG&A of OHD and others. As a result, while gross profit and SG&A for the single-family home related business increased, there was no impact on operating profit.

(¥ Million)

			FY2025 1Q	FY2025 2Q	FY2025 3Q	FY2025 4Q	FY2026 1Q	FY2026 2Q	FY2026 3Q	FY2025 Actual	FY2026 Plan
Single-family homes related	Net sales		203,816	159,212	157,816	155,526	199,297	183,491	182,748	676,371	756,900
	Gross profit		34,663	27,809	26,926	26,592	35,924	32,366	31,937	115,992	133,300
	Gross Profit margin		17.0%	17.5%	17.1%	17.1%	18.0%	17.6%	17.5%	17.1%	17.6%
	Operating Profit		23,201	17,758	15,024	13,522	23,040	20,078	18,721	69,507	82,000
	Operating Profit margin		11.4%	11.2%	9.5%	8.7%	11.6%	10.9%	10.2%	10.3%	10.8%
Open House Development	Net sales		112,793	84,903	84,993	84,867	106,088	104,059	108,084	367,558	420,000
	Gross profit		19,033	15,670	14,823	12,867	18,950	18,043	18,978	62,395	73,600
	Gross Profit margin		16.9%	18.5%	17.4%	15.2%	17.9%	17.3%	17.6%	17.0%	17.5%
	Number delivered *1	Built-for-sale houses	1,637	849	876	1,054	1,120	1,121	1,209	4,416	4,997
		Lands	1,170	970	988	754	1,230	1,111	1,081	3,882	4,188
		Built-to order houses	304	335	307	324	406	416	371	1,270	1,383
	Unit price*1	Built-for-sale houses	39.5	41.7	42.8	43.7	42.6	43.7	42.8	41.6	42.8
		Lands	40.0	40.1	42.0	43.0	41.1	41.7	44.8	41.1	43.1
Hawk One	Net sales		52,171	41,472	36,988	33,350	48,725	40,209	34,846	163,982	167,000
	Gross profit		7,948	6,396	6,246	5,432	8,172	6,729	6,068	26,024	26,400
	Gross Profit margin		15.2%	15.4%	16.9%	16.3%	16.8%	16.7%	17.4%	15.9%	15.8%
	Number delivered	Built-for-sale houses	796	617	503	477	638	471	413	2,393	2,244
		Lands	179	187	232	175	316	275	237	773	939
		Built-to order houses	27	88	53	71	86	79	109	239	327
	Unit price	Sales	52.4	50.3	49.0	49.3	49.6	52.1	50.8	50.4	52.3
*2 **Meldia**	Net sales		25,214	18,866	22,500	20,996	33,034	25,908	26,551	87,577	106,100
	Gross profit		3,666	3,224	3,751	3,178	5,391	4,058	4,845	13,821	17,500
	Gross Profit margin		14.5%	17.1%	16.7%	15.1%	16.3%	15.7%	18.2%	15.8%	16.5%
	Number	buildings etc.	505	378	393	405	713	548	558	1,681	2,188
Open House Architect	Net sales		16,141	16,136	15,152	21,192	12,807	17,334	17,352	68,623	81,000
	Gross profit		2,327	2,292	2,116	2,809	1,651	1,909	2,000	9,545	10,900
	Gross Profit margin		14.4%	14.2%	14.0%	13.3%	12.9%	11.0%	11.5%	13.9%	13.5%
	Number delivered	to ouside customers	524	604	551	694	395	445	494	2,373	2,610
		to OHD	488	408	377	661	387	608	568	1,934	2,400

*1 For OHD and HO's land sales, the method of aggregating the number of units and unit price has been changed from a contract basis to a lot basis.
*2 Due to the abolition of the "Meldia" segment in FY2025, the above only shows the single-family homes business portion.

Consolidated Financial Results Trend

(¥ Million)

		FY2025 1Q	FY2025 2Q	FY2025 3Q	FY2025 4Q	FY2026 1Q	FY2026 2Q	FY2026 3Q	FY2025 Actual	FY2026 Plan
Condominiums	Net sales	3,615	2,446	12,958	54,202	8,265	17,801	16,368	73,222	100,000
	Gross profit	376	598	3,478	10,601	2,119	5,564	4,964	15,055	32,200
	Gross Profit margin	10.4%	24.5%	26.8%	19.6%	25.6%	31.3%	30.3%	20.6%	32.2%
	Operating Profit	(965)	(842)	1,527	8,328	572	3,878	3,115	8,047	25,100
	Operating Profit margin	-	-	11.8%	15.4%	6.9%	21.8%	19.0%	11.0%	25.1%
	Number delivered	66	68	249	1,067	160	320	240	1,450	1,435
	Unit price	53.6	34.7	51.6	50.6	50.8	55.1	67.4	50.1	69.1
Property resales	Net sales	30,839	65,145	46,010	76,634	50,711	62,689	40,727	218,630	235,300
	Gross profit	5,924	10,197	6,240	11,028	9,919	9,463	5,578	33,391	35,000
	Gross Profit margin	19.2%	15.7%	13.6%	14.4%	19.6%	15.1%	13.7%	15.3%	14.9%
	Operating Profit	3,557	7,388	3,652	8,596	7,133	6,118	3,118	23,196	23,500
	Operating Profit margin	11.5%	11.3%	7.9%	11.2%	14.1%	9.8%	7.7%	10.6%	10.0%
	Number delivered	117	134	136	202	110	149	95	589	597
	Unit price	259	474	331	371	452	412	418	363	386
U.S. real estate business	Net sales	27,819	23,413	26,361	27,803	24,980	27,338	32,491	105,398	115,900
	Gross profit	5,662	5,188	5,669	4,193	5,430	5,597	6,409	20,713	23,300
Note: Changed from "Other" segment to standalone reporting of U.S. real estate business	Gross Profit margin	20.4%	22.2%	21.5%	*3 15.1%	21.7%	20.5%	19.7%	19.7%	20.1%
	Operating Profit	3,338	2,727	3,416	1,755	3,048	3,081	3,912	11,237	12,300
	Operating Profit margin	12.0%	11.6%	13.0%	6.3%	12.2%	11.3%	12.0%	10.7%	10.6%
	Number delivered	346	309	362	394	311	315	426	1,411	1,565
Pressance	Net sales	42,989	64,237	43,272	76,816	37,644	59,907	52,496	227,316	245,300
	Gross profit	8,930	15,367	9,955	16,690	9,716	15,570	12,940	50,944	55,700
	Gross Profit margin	20.8%	23.9%	23.0%	21.7%	25.8%	26.0%	24.6%	22.4%	22.7%
	Operating Profit	4,155	10,023	4,069	10,471	5,231	8,990	6,537	28,720	31,000
	Operating Profit margin	9.7%	15.6%	9.4%	13.6%	13.9%	15.0%	12.5%	12.6%	12.6%
	Number delivered: Studio-type/Compact condominiums	786	918	845	1,695	930	1,236	846	4,244	4,400
	Number delivered: Family-type condominiums	162	678	244	541	124	334	334	1,625	1,649
	Number delivered: Total	948	1,596	1,089	2,236	1,054	1,570	1,180	5,869	6,049

*3 The temporary decline in the gross profit margin was due to the recognition of a valuation loss regarding apartments in Los Angeles.

4. Three-Year Financial, Investment, and Returns Policy

(Sept. 2024 - Sept. 2026)

OPEN HOUSE GROUP

Profit Assumptions and Policies for Three Years (Sep. 2024 – Sep. 2026)

Profit Assumptions

Cumulative Net Profit (3-year cumulative total)

Upward revision from initial 250 billion to ¥ 312 billion

Policies

(1) Financial Policy

Equity Ratio: 35%

Net D/E Ratio: Within 1.0 times

(2) Growth Investment Policy

Total Investment Amount: (Cumulative for Three Years)

¥500 billion

(3) Shareholder Return Policy

- Total Shareholder Return Ratio of 40% or more*

Shareholder return amount (3-year cumulative total)
Upward revision from initial 100 billion to

¥130 billion

*For more details, please see the release dated March 31, 2025.
https://openhouse-group.co.jp/ir/en/upload_file/m000/20250331_returnpolicy_dividend_treasuryshare_e.pdf

5. Sustainability

OPEN HOUSE GROUP

Contribution to a Decarbonized Society

- "Ouchi Link Denki" renewable energy service: Cumulative contracts exceeded 10,000.
- Started providing renewable energy in the Fukuoka area, expanding beyond the Tokyo metropolitan area.

"Ouchi Link Denki" renewable energy service: Cumulative contracts exceeded 10,000

The Group provides electricity with zero CO_2 emissions to customers who have purchased its single-family homes or condos.
Cumulative contracts: 10,120 (*As of the end of June 2026)

Started providing renewable energy in the Fukuoka area

Expanded the provision of renewable energy, previously limited to the Tokyo metropolitan area, to Fukuoka.
Started providing "Sasutena Denki," electricity with zero CO_2 emissions utilizing eco-friendly power sources from Tokyo Gas, from July 2026.

Human Capital

- **Raised the company matching rate for the employee stock ownership association to 20%.**
- **Aim to further improve employee engagement through the enhancement of employee benefit programs.**

<Overview of the Revisions to the Employee Stock Ownership Association>

	Before Revision	After Revision
Company Matching Rate	10%	**20%**
Company Matching Amount	100 yen per 1,000-yen unit	200 yen per 1,000-yen unit
Maximum Monthly Contribution	100,000 yen	200,000 yen
Maximum Bonus Contribution	500,000 yen	1,000,000 yen

*Applies to payroll from July 2026 onwards

<Examples of Employee Benefits and Compensation>

Support for Child-rearing and Promotion of Women's Empowerment

- Egg freezing cost subsidy: Up to 400,000 yen
- Childbirth bonus: 200,000 yen for the 1st child, 300,000 yen for the 2nd child, and 1,000,000 yen for the 3rd child onwards
- Babysitter allowance: Up to 300,000 yen per month
- Single-parent allowance: Flat monthly rate of 50,000 yen
- LDH leave: A paid special leave program allowing employees to take leave once a month when working is exceptionally difficult due to menstruation

Nursing Care Support

- Nursing care support allowance: Up to 50,000 yen per month
- Nursing care start leave: Paid special leave of up to 20 days
- Ongoing nursing care leave: Paid special leave of up to 10 days per year

Other

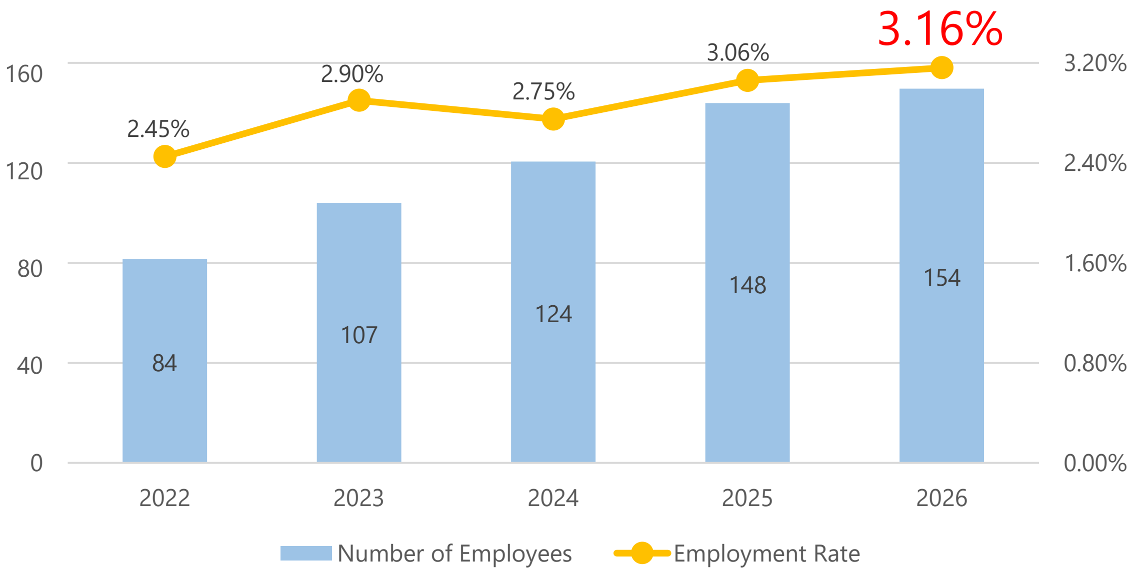
- Starting salary for sales positions: 400,000 yen for new graduates in 2027
- Qualification acquisition incentive: Up to 500,000 yen for obtaining designated qualifications
- Relocation allowance: 300,000 yen for new graduates starting to live alone
- Housing support program: Bonus of up to 2,000,000 yen when purchasing a home developed or sold by the Group

*Subject to certain conditions

Promoting Diversity

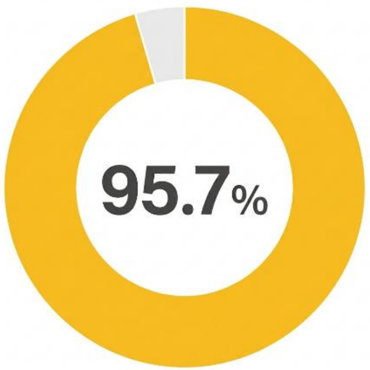
- Achieved an employment rate of 3.16% for persons with disabilities as of June 2026, exceeding the statutory rate of 2.7% and maintaining a level in the 3% range for two consecutive years.
- Open House Group registered as a Tokyo Metropolitan "Kokoro no Barrier-Free" (Mind Barrier-Free) Support Enterprise.

Trends in the Number of Employees with Disabilities and Employment Rate



The number of employees with disabilities across the Group stood at 154. Through collaboration among departments within the Group, we are working to create a work environment where diverse employees can leverage their individual capabilities while we provide necessary accommodations.

Disability Employment Retention Rate (FY2025 Actuals)



*Retention rate during the first year of employment for persons with disabilities hired over the past three years

Tokyo Metropolitan "Kokoro no Barrier-Free" (Mind Barrier-Free) Support Enterprise

A system established by the Tokyo Metropolitan Government to register companies that promote employee awareness and other initiatives to build momentum for a "Mind Barrier-Free" society.

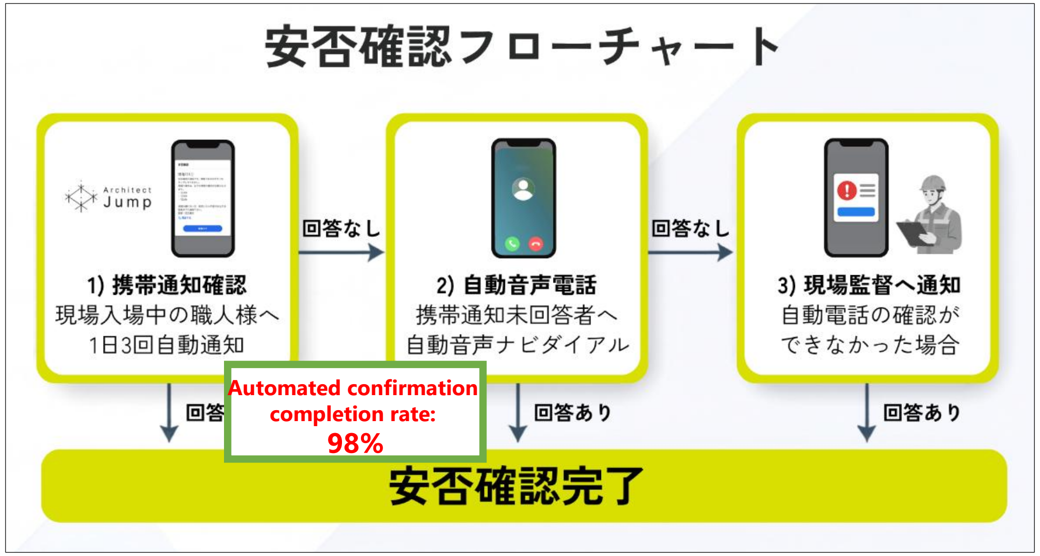
Promoting DX

- Open House Architect released "TATETA," an app that delivers construction progress updates to homeowners.
- Initiated on-site heatstroke countermeasures utilizing the construction management app "Architect Jump".

"TATETA": Custom-Built Home Construction Process Visualization App

The app reflects construction status in real time, allowing homeowners to enjoy viewing the construction process through SNS-style animations. Without visiting the site, homeowners can remotely check the latest progress updates at any time.

"Architect Jump": Construction Management App



In response to delayed detection of heatstroke at single-family home construction sites becoming a serious industry-wide challenge, a new feature was added to the construction management app. Introduced a system that automatically conducts safety checks on site workers three times a day.

Regional Co-creation

- **Opened "UDC Minakami," a public-private-academic collaboration hub for urban development, in Minakami Town, Gunma Prefecture, in April 2026.**
- **Launched as a hub for nature-positive urban development.**

UDC Minakami Opening Ceremony

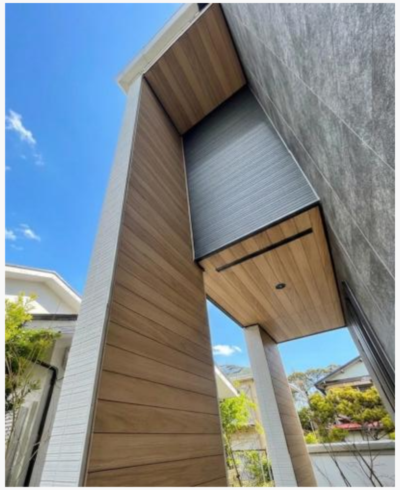
"UDC Minakami" hub in front of Jomo-Kogen Station

Minakami Town, registered as a UNESCO Eco-Park (Biosphere Reserve), where people coexist with a rich natural environment

"Urban Design Center (UDC) Minakami" was launched in April 2026 in front of JR Jomo-Kogen Station in Minakami Town—located at the headwaters of the Tone River, which boasts Japan's largest basin area and serves as the water reservoir for the Tokyo metropolitan area—as a hub where the public, private, and academic sectors collaborate to maximize local nature, culture, and resources to promote sustainable urban development. This marks the first establishment of a UDC in the northern Kanto region. Members from the Company have been appointed as Vice Center Director and Director. Through public-private-academic collaboration, we are working to formulate the "Jomo-Kogen Station Area Mirai Vision" aimed at sustainable urban development.

UDC Minakami Website: https://udc-minakami.com/

Development Story



Sales Company	Open House Development Co., Ltd.
Overview	Newly built single-family home, 4LDK, parking space available
Location	Yokohama City, Kanagawa Prefecture; within walking distance of a major JR line station
Features	In a quiet residential area, the Group leverages its architectural planning and design expertise to transform a flag-shaped lot with a 2-meter road frontage leading to an expansive site into attractive, value-added built-for-sale housing. Through architectural designs that maximize site potential, the Group enhances real estate value of the site.
Award	1st Place, In-House Design Award

Architect's Comment (Female Architect, Joined April 2024)

"The site is a flag-lot exceeding 200 sq.m. The building is laid out to surround the garden and approach, creating an integrated plan for the entire plot. Indoors, a vaulted ceiling and strategic window placement bring in the outdoor environment to create a sense of openness. I designed the spaces with a focus on allowing residents to feel pleasant light and breezes."

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https://openhouse-group.co.jp/ir/en/