Aug 7, 2026

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

Company name:	Open House Group Co., Ltd.
Listing:	Tokyo Stock Exchange
Securities code:	3288
URL:	https://openhouse-group.co.jp/ir/en/
Representative:	Ryosuke Fukuoka, President and CEO
Inquiries:	Kotaro Wakatabi, Senior Managing Director and CFO
Scheduled start date of dividend payment	-
Preparation of supplementary material on financial results:	Yes
Holding of financial results briefing:	None

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

Consolidated financial results for the nine months ended June 30, 2026 (October 1, 2025 to June 30, 2026)

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

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
3Q FY 2026	1,023,402	8.9	120,959	18.3	116,068	18.1	81,260	15.1
3Q FY 2025	939,725	5.0	102,247	26.6	98,242	16.9	70,608	3.0

Note: Comprehensive income: For the nine months ended June 30, 2026: 90,652 million yen (20.0%)
For the nine months ended June 30, 2025: 75,530 million yen (-6.6%)

	Basic earnings per share	Diluted earnings per share
	Yen	Yen
3Q FY 2026	727.21	724.83
3Q FY 2025	610.44	609.44

(2) Consolidated financial position

	Total assets	Net assets	Equity-to-asset ratio
As of	Millions of yen	Millions of yen	%
3Q FY 2026	1,529,908	588,551	38.4
FY 2025	1,412,001	538,834	38.1

Reference: Equity: As of June 30, 2026: ¥ 587,203 million
As of September 30, 2025: ¥ 537,625 million

2. Cash dividends

	Annual dividends per share				
	1Q-end	2Q-end	3Q-end	Year-end	Total
	Yen	Yen	Yen	Yen	Yen
FY 2025	-	84.00	-	94.00	178.00
FY 2026	-	100.00	-		
FY 2026 (Forecast)				105.00	205.00

Note: Revisions to the forecast of cash dividends most recently announced: Yes

3. Forecast of consolidated operating results for FY 2026 (October 1, 2025 to September 30, 2026)

(Percentages indicate year-on-year changes)

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent		Basic earnings per share
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
Full year	1,500,000	12.2	180,000	23.3	170,000	21.9	118,500	17.7	1,062.61

Note: Revision to the forecast of consolidated results most recently announced: Yes

*** Notes**

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

None

(2) Adoption of accounting treatment specific to the preparation of quarterly consolidated financial statements:

Yes

(Note) For details, please refer to "2. Consolidated Quarterly Financial Statements and Major Notes (3) Notes Regarding Consolidated Quarterly Financial Statements (Application of Accounting Procedures Specific to Preparation of Consolidated Quarterly Financial Statements)" on page 8 of the attached document.

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

(i) Changes in accounting policies due to revisions to accounting standards and other regulations: None

(ii) Changes in accounting policies due to other reasons: None

(iii) Changes in accounting estimates: None

(iv) Restatement: None

(4) Number of issued shares (common shares)

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

As of June 30, 2026	116,735,700 shares
As of September 30, 2025	120,709,700 shares

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

As of June 30, 2026	6,285,877 shares
As of September 30, 2025	8,174,834 shares

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

For the nine months ended June 30, 2026	111,743,880 shares
For the nine months ended June 30, 2025	115,669,596 shares

* The quarterly financial results summary is not subject to quarterly review by certified public accountants or audit firms.

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

The forecasts and other forward-looking statements contained in this summary are based on assumptions from information available to the Company at the time of disclosure and those deemed to be reasonable. They do not imply a commitment by the Company to achieve them. Furthermore, actual performance may vary significantly due to various factors. For conditions underlying performance forecasts and cautionary notes on the use of performance forecasts, please refer to "1. Qualitative Information Regarding Current Quarterly Results (3) Overview of Future Forecast Information such as Consolidated Performance Forecasts" on page 3 of the attached document.

Contents

1. Qualitative Information Regarding Current Quarterly Results

(1) Overview of Business Performance

The Group (the Company, consolidated subsidiaries, and equity method affiliates) is working towards achieving the management goals set forth in the "Three-Year Management Policy (FY2024-FY2026)" formulated in November 2023.

The performance for the third quarter of the consolidated fiscal year showed sales of 1,023,402 million yen (increase of 8.9% year on year), operating profit of 120,959 million yen (increase of 18.3%), ordinary profit of 116,068 million yen (increase of 18.1%), and quarterly net profit attributable to owners of the parent was 81,260 million yen (increase of 15.1%).

Overview by segment is as follows.

Effective April 1, 2026, "Pressance Corporation" changed its trade name to "Pressance". Accordingly, the name of the reporting segment has been changed from "Pressance Corporation" to "Pressance" starting from the current interim consolidated accounting period. For other details on segment information, please refer to "2. Consolidated Quarterly Financial Statements and Major Notes (3) Notes Regarding Consolidated Quarterly Financial Statements (Segment Information, etc.)".

(Single-Family Homes Related Business)

In the Single-family homes related business, demand for single-family homes has remained high in urban areas where the Group operates. Additionally, sales contracts leading to future deliveries remained strong.

As a result, sales were 563,006 million yen (increase of 8.7% year on year), and operating profit was 61,840 million yen (increase of 10.5%).

(Condominium Business)

In the condominium business, although there were not many properties delivered in this quarterly consolidated accounting period due to deliveries being concentrated in the fourth quarter, sales contracts are progressing steadily.

As a result, sales were 42,415 million yen (increase of 123.3% year on year), and operating profit was 7,566 million yen (compared to an operating loss of 280 million yen year on year).

(Property Resale Business)

In the property resale business, there continues to be high demand for rental apartments and office buildings that are investment targets for our group’s customers, including business corporations and high-net worth individuals, and the business performance has expanded.

As a result, net sales were 154,057 million yen (increase of 8.6% year on year), and operating profit was 16,370 million yen (increase of 12.1%).

(Others)

In other segment, there is high investment demand for U.S. real estate for the purpose of asset diversification among the affluent in Japan, and sales have been progressing smoothly.

As a result, net sales were 113,862 million yen (increase of 3.2% year on year), and operating profit was 13,380 million yen (decrease of 1.0%).

(PRESSANCE)

PRESSANCE focused on the sale of investment condominiums and condominiums for families in prime locations in its main sales areas of Kinki and Tokai-Chukyo regions.

As a result, net sales were 150,047 million yen (decrease of 0.3% year on year), and operating profit was 20,759 million yen (increase of 13.8%).

(2) Overview of Financial Condition

As of the end of the third quarter of the consolidated fiscal period, total assets were 1,529,908 million yen, an increase of 117,906 million yen year on year. This is mainly due to an increase of 137,970 million yen in real estate for sale and real estate for sale in progress combined, and 15,298 million yen in investments and other assets, while there was a decrease of 55,492 million yen in cash and deposits.

Total liabilities were 941,357 million yen, an increase of 68,189 million yen year on year. This is mainly due to an increase of 82,867 million yen in short-term borrowings and long-term borrowings (including current portion of long-term borrowings) combined, while there was a decrease of 12,318 million yen in income tax payable.

Total net assets were 588,551 million yen, an increase of 49,716 million yen year on year. This is mainly due to the recording of 81,260 million yen in quarterly profit attributable to owners of parent, while there were dividends of surplus of 21,730 million yen.

For details on the cancellation and acquisition of treasury stock carried out during the cumulative third quarter of the consolidated fiscal period, please refer to "2. Consolidated Quarterly Financial Statements and Major Notes (3) Notes Regarding Consolidated Quarterly Financial Statements (Notes on Significant Changes in the Amount of Shareholders' Equity) (Cancellation of Treasury Stock) (Acquisition of Treasury Stock)."

(3) Overview of Future Forecast Information such as Consolidated Performance Forecast

The Company has revised its consolidated financial forecasts for the fiscal year ending September 2026 in light of recent business performance trends and other factors. In addition, the Company has also revised its year-end dividend forecast for the fiscal year ending September 2026 based on recent business performance trends and its shareholder return policy.

For details, please refer to the "Notice Regarding Revision of Consolidated Financial Forecasts and Dividend Forecast" announced today (August 7, 2026).

2. Consolidated Quarterly Financial Statements and Major Notes

(1) Consolidated Quarterly Balance Sheets

(Millions of yen)

	End of FY 2025 (as of September 30, 2025)	End of FY 2026 3Q (as of June 30, 2026)
Assets		
Current assets		
Cash and deposits	421,898	366,406
Trade accounts receivable and contract assets	21,210	22,975
Real estate for sale	167,551	173,769
Real estate for sale in process	602,444	734,198
Operating loans	71,536	73,912
Other	28,755	34,611
Allowance for doubtful accounts	(582)	(718)
Total current assets	1,312,814	1,405,155
Non-current assets		
Property, plant and equipment	30,617	40,745
Intangible assets	2,277	2,417
Investments and other assets	66,291	81,590
Total non-current assets	99,186	124,753
Total assets	1,412,001	1,529,908
Liabilities		
Current liabilities		
Notes payable – trade	357	—
Trade accounts payable	43,785	47,107
Electronically recorded obligations - operating	6,482	4,525
Short-term borrowings	191,226	215,035
Current portion of bonds payable	110	100
Current portion of long-term borrowings	70,292	94,581
Income taxes payable	25,729	13,411
Provisions	8,691	4,957
Other	66,241	66,930
Total current liabilities	412,916	446,648
Non-current liabilities		
Bonds payable	14,685	14,661
Long-term borrowings	443,748	478,517
Provisions	231	208
Retirement benefit liability	103	100
Asset retirement obligations	307	310
Other	1,173	910
Total non-current liabilities	460,250	494,708
Total liabilities	873,167	941,357

(Millions of yen)

	End of FY 2025 (as of September 30, 2025)	End of FY 2026 3Q (as of June 30, 2026)
Net assets		
Shareholder’s equity		
Share capital	20,235	20,320
Capital surplus	32,821	32,889
Retained earnings	514,871	552,415
Treasury shares	(44,895)	(42,388)
Total shareholders' equity	523,033	563,237
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	34	70
Foreign currency translation adjustment	14,557	23,895
Total accumulated other comprehensive income	14,592	23,966
Share acquisition rights	998	1,247
Non-controlling interests	209	99
Total net assets	538,834	588,551
Total liabilities and net assets	1,412,001	1,529,908

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

Consolidated Quarterly Statements of Income

(Millions of yen)

	Nine months ended June 30, 2025 (from October 1, 2024 to June 30, 2025)	Nine months ended June 30, 2026 (from October 1, 2025 to June 30, 2026)
Net sales	939,725	1,023,402
Cost of sales	766,707	823,932
Gross profit	173,018	199,470
Selling, general and administrative expenses	70,770	78,510
Operating profit	102,247	120,959
Non-operating income		
Interest income	1,545	2,149
Dividend income	106	18
Rental income from buildings	143	257
Foreign exchange gains/loss	572	540
Gain on sale of investment securities	181	-
Other	750	890
Total non-operating income	3,300	3,856
Non-operating expenses		
Interest expenses	5,486	7,506
Commission expenses	1,268	448
Share of loss of entities accounted for using equity method	21	30
Other	528	761
Total non-operating expenses	7,305	8,747
Ordinary profit	98,242	116,068
Extraordinary profit		
Gain on sale of shares in affiliated companies	549	-
Gain on negative goodwill	5,147	-
Total Extraordinary profit	5,696	-
Profit before income taxes	103,939	116,068
Income taxes	29,759	34,804
Profit	74,180	81,263
Profit attributable to non-controlling interests	3,571	2
Profit attributable to owners of parent	70,608	81,260

Consolidated Quarterly Statements of Comprehensive Income

(Millions of yen)

	Nine months ended June 30, 2025 (from October 1, 2024 to June 30, 2025)	Nine months ended June 30, 2026 (from October 1, 2025 to June 30, 2026)
Profit	74,180	81,263
Other comprehensive income		
Valuation difference on available-for-sale securities	39	35
Foreign currency translation adjustment	1,310	9,348
Share of other comprehensive income of entities accounted for using equity method	0	5
Total other comprehensive income	1,350	9,389
Comprehensive income	75,530	90,652
(Breakdown)		
Comprehensive income attributable to owners of parent	71,961	90,634
Comprehensive income attributable to non-controlling interests	3,569	18

(3) Notes Regarding Consolidated Quarterly Financial Statements

(Notes Regarding On-Going Concern Assumptions)

Not applicable.

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

(Cancellation of treasury stock)

The Company cancelled treasury stock based on the resolution of the Board of Directors meeting held on October 16, 2025.As a result, retained earnings and treasury stock decreased by 21,980 million yen during the cumulative third quarter of the consolidated fiscal period.

(Acquisition of treasury stock)

The Company acquired treasury stock based on the resolution of the Board of Directors meeting held on November 14, 2025. As a result, treasury stock increased by 19,473 million yen during the cumulative third quarter of the consolidated fiscal period.

(Application of Accounting Procedures Specific to Preparation of Consolidated Quarterly Financial Statements)

(Calculation of tax expenses)

Tax expenses are calculated by reasonably estimating the effective tax rate after applying tax effect accounting to profit before income taxes for the consolidated fiscal year, including the third quarter of the consolidated fiscal period, and multiplying quarterly profit before income taxes by this estimated effective tax rate.

(Segment Information, etc.)

【Segment Information】

I. Nine months ended June 30, 2025 (October 1, 2024 to June 30, 2025)

1. Information on Net sales, profit or loss, and other items by reportable segments

(Millions of yen)

	Reportable Segment						Adjustment (Note1)	Amount recorded in consolidated quarterly statements of income (Note2)
	Single-family homes related	Condos	Property resale	Others	PRESSANCE	Total		
Net sales								
Net sales from contracts with customers	512,276	17,088	119,846	105,969	143,575	898,757	14	898,771
Other income	5,781	1,902	21,999	4,415	6,855	40,954	-	40,954
Net sales from outside customers	518,058	18,991	141,846	110,384	150,430	939,711	14	939,725
Intersegment net sales and transfers	2,787	28	149	101	69	3,136	(3,136)	-
Total	520,845	19,019	141,996	110,486	150,500	942,847	(3,122)	939,725
Segment profit (Loss)	55,984	(280)	14,599	13,518	18,249	102,070	176	102,247

(NOTE)

1. The adjustment amount of segment profit, 176 million yen, includes intersegment elimination of 3,559 million yen and unallocated corporate expenses of (3,382) million yen. Corporate expenses primarily consist of general administrative expenses not allocated to reporting segments.
2. Segment profit (loss) has been adjusted to match the operating profit in consolidated quarterly statements of income.

II. Nine months ended June 30, 2026 (October 1, 2025 to June 30, 2026)

1. Information on Net sales, profit or loss, and other items by reportable segments

(Millions of yen)

	Reportable Segment						Adjustment (Note1)	Amount recorded in consolidated quarterly statements of income (Note2)
	Single-family homes related	Condos	Property resale	Others	PRESSANCE	Total		
Net sales								
Net sales from contracts with customers	558,642	42,415	150,499	108,493	144,681	1,004,732	12	1,004,744
Other income	4,364	-	3,558	5,368	5,366	18,658	-	18,658
Net sales from outside customers	563,006	42,415	154,057	113,862	150,047	1,023,390	12	1,023,402
Intersegment net sales and transfers	2,531	20	70	175	0	2,798	(2,798)	-
Total	565,538	42,436	154,128	114,037	150,047	1,026,188	(2,785)	1,023,402
Segment profit	61,840	7,566	16,370	13,380	20,759	119,917	1,042	120,959

(NOTE)

1. The adjustment amount of segment profit, 1,042 million yen, includes intersegment elimination of 4,576 million yen and unallocated corporate expenses of (3,534) million yen. Corporate expenses primarily consist of general administrative expenses not allocated to reporting segments.
2. Segment profit has been adjusted to match the operating profit in consolidated quarterly statements of income.

2. Matters concerning changes in reporting segments

Effective April 1, 2026, consolidated subsidiary "Pressance Corporation" changed its trade name to "Pressance". Consequently, to better reflect actual business operations, the name of the reporting segment previously referred to as "Pressance Corporation" has been changed to "Pressance" starting from the current interim consolidated accounting period. This change is limited to the segment name only and has no impact on segment information.

The segment information for the cumulative third quarter of the previous consolidated fiscal period is also presented using the new name.

(Cash Flow Statement Notes)

The quarterly consolidated cash flow statement for the cumulative third quarter of the consolidated fiscal period has not been prepared.

Depreciation (including amortization of intangible assets excluding goodwill) and amortization of goodwill for the cumulative third quarter of the consolidated fiscal period are as follows.:

(Millions of yen)

	Nine months ended June 30, 2025	Nine months ended June 30, 2026
Depreciation and Amortization (other than goodwill)	1,524	1,713
Amortization of goodwill	366	199

(Significant Subsequent Events)

Not applicable.