Financial Summary
FY2026 First Quarter (First Three Months)
Ended June 30, 2026

Tokyu Fudosan Holdings Corporation

This report provides information excerpts from Tokyu Fudosan Holdings' original disclosure in Japanese, *"Kessan Tanshin,"* which was released on August 6, 2026 at 15:30 (GMT+9).

1. Overview of the FY2026 First Quarter (First Three Months) Ended June 30, 2026

*All the figures in millions are rounded down and all the figures in billions are rounded off to one decimal place.

(1) Summary of consolidated statement of income

(% indicates year-on-year change.)

	Operating revenue		Operating profit		Ordinary profit		Profit attributable to owners of parent	
First three months	(Millions of yen)	(%)	(Millions of yen)	(%)	(Millions of yen)	(%)	(Millions of yen)	(%)
FY2026	285,774	(0.8)	46,593	12.7	40,725	8.6	25,502	(16.8)
FY2025	287,983	7.8	41,326	30.6	37,509	27.8	30,636	62.1

Note: Comprehensive income: First three months of FY2026 ¥31,514 million [65.9%]
First three months of FY2025 ¥18,994 million [(39.4)%]

	Earnings per share	Fully diluted earnings per share
First three months	(Yen)	(Yen)
FY2026	35.77	–
FY2025	42.83	–

Note: In the fiscal year ended March 31, 2026, the Company finalized the provisional accounting treatment for business combinations. Accordingly, each figure for the first three months of the fiscal year ended March 31, 2026 reflects the finalized content of the provisional accounting treatment.

(2) Summary of consolidated balance sheet

	Total assets	Total net assets	Equity ratio	Net assets per share
	(Millions of yen)	(Millions of yen)	(%)	(Yen)
As of June 30, 2026	3,475,651	929,992	26.2	1,276.89
As of March 31, 2026	3,419,052	916,600	26.3	1,260.05

Reference: Equity: As of June 30, 2026 ¥910,719 million; As of March 31, 2026 ¥898,082 million

2. Dividends

	Annual dividends				
	Q1 (Yen)	Q2 (Yen)	Q3 (Yen)	Year-end (Yen)	Total (Yen)
FY2025 ended March 31, 2026	–	22.00	–	26.00	48.00
FY2026 ending March 31, 2027	–				
FY2026 ending March 31, 2027 (Forecast)		25.00	–	25.00	50.00

Note: Revisions to the forecasts of dividends most recently announced: None

3. Consolidated Financial Results Forecast for Fiscal Year 2026 Ending March 31, 2027

(% indicates year-on-year change.)

	Operating revenue		Operating profit		Ordinary profit		Profit attributable to owners of parent		Earnings per share
	(Millions of yen)	(%)	(Millions of yen)	(%)	(Millions of yen)	(%)	(Millions of yen)	(%)	(Yen)
Full-year forecast	1,400,000	12.4	190,000	13.9	161,000	8.9	100,000	3.4	140.02

Note: Revisions to the consolidated financial results forecasts most recently announced: None

Total number of shares issued (common stock)

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

As of June 30, 2026:	719,830,974 shares
As of March 31, 2026:	719,830,974 shares

(b) Number of treasury shares at end of period

As of June 30, 2026:	6,599,668 shares
As of March 31, 2026:	7,096,777 shares

(c) Average number of shares (cumulative from the beginning of the fiscal year)

Three months ended June 30, 2026:	712,977,796 shares
Three months ended June 30, 2025:	715,287,762 shares

(Note) The Company has a "Director Stock Ownership Plan Trust" for directors, etc. of the Company and its subsidiaries and a "Tokyu Fudosan Holdings Employee Shareholding Incentive Plan Trust." The shares of the Company held by the trust accounts of the trusts are included in the number of treasury shares as a deduction in calculating the number of treasury shares at end of period and the average number of shares.

* Review of the attached quarterly consolidated financial statements by certified public accountants or an audit corporation: Yes (voluntary)

* Proper use of financial results forecasts, and other special matters

(Disclaimer)

The forecasts and other forward-looking statements in this report are based on currently available information and certain assumptions determined as rational. Consequently, any statements herein do not constitute assurances regarding actual results by the Company. Actual performance may significantly differ from these forecasts due to various factors in the future.

Operating Results and Financial Position

1. Overview of Operating Results

For the overview of operating results for the three months ended June 30, 2026, please refer to presentation materials for the financial results, which was posted today (August 6, 2026) on our website.

URL: https://www.tokyu-fudosan-hd.co.jp/english/ir/library/

First Quarter Consolidated Balance Sheet

Tokyu Fudosan Holdings Corporation

(Millions of yen)

	As of March 31, 2026	As of June 30, 2026
Assets		
Current assets		
Cash and deposits	187,813	152,700
Notes and accounts receivable - trade, and contract assets	59,114	48,232
Securities	26,033	41,334
Merchandise	618	622
Real estate for sale	615,453	672,260
Real estate for sale in process	466,932	466,136
Costs on construction contracts in progress	4,513	6,808
Supplies	1,489	1,527
Other	115,030	121,393
Allowance for doubtful accounts	(951)	(967)
Total current assets	1,476,048	1,510,048
Non-current assets		
Property, plant and equipment		
Buildings and structures	627,286	631,321
Accumulated depreciation	(235,706)	(240,839)
Buildings and structures, net	391,579	390,482
Land	623,318	624,298
Construction in progress	54,501	56,320
Other	264,591	268,234
Accumulated depreciation	(88,540)	(91,511)
Other, net	176,051	176,723
Total property, plant and equipment	1,245,450	1,247,824
Intangible assets		
Goodwill	49,269	48,013
Other	49,397	50,981
Total intangible assets	98,666	98,995
Investments and other assets		
Investment securities	398,533	416,382
Leasehold and guarantee deposits	100,532	101,012
Other	100,795	102,636
Allowance for doubtful accounts	(975)	(1,247)
Total investments and other assets	598,886	618,782
Total non-current assets	1,943,004	1,965,602
Total assets	3,419,052	3,475,651

Note: Amounts are in units of millions of yen with fractional units discarded.

Tokyu Fudosan Holdings Corporation

(Millions of yen)

	As of March 31, 2026	As of June 30, 2026
Liabilities		
Current liabilities		
Notes and accounts payable - trade	56,412	45,919
Short-term borrowings	206,142	181,837
Current portion of bonds payable	10,160	10,160
Commercial papers	–	93,000
Income taxes payable	22,167	16,896
Provisions	20,982	11,363
Other	209,646	201,297
Total current liabilities	525,511	560,474
Non-current liabilities		
Bonds payable	331,050	331,050
Long-term borrowings	1,279,592	1,300,874
Long-term leasehold and guarantee deposits received	230,959	232,975
Retirement benefit liability	27,120	26,885
Provisions	3,797	3,597
Other	104,420	89,800
Total non-current liabilities	1,976,939	1,985,183
Total liabilities	2,502,451	2,545,658
Net assets		
Shareholders' equity		
Share capital	77,562	77,562
Capital surplus	158,937	158,937
Retained earnings	560,356	567,144
Treasury shares	(8,432)	(7,827)
Total shareholders' equity	788,423	795,816
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	23,872	23,263
Deferred gains or losses on hedges	9,779	11,029
Revaluation reserve for land	8,642	8,642
Foreign currency translation adjustment	65,356	70,071
Remeasurements of defined benefit plans	2,007	1,897
Total accumulated other comprehensive income	109,658	114,903
Non-controlling interests	18,517	19,273
Total net assets	916,600	929,992
Total liabilities and net assets	3,419,052	3,475,651

Note: Amounts are in units of millions of yen with fractional units discarded.

First Quarter Consolidated Statements of (Comprehensive) Income

(First Quarter Consolidated Statement of Income)

Tokyu Fudosan Holdings Corporation

(Millions of yen)

	First three months FY2025 (from April 1, 2025 to June 30, 2025)	First three months FY2026 (from April 1, 2026 to June 30, 2026)
Operating revenue	287,983	285,774
Operating costs	220,895	209,700
Operating gross profit	67,088	76,074
Selling, general and administrative expenses	25,762	29,481
Operating profit	41,326	46,593
Non-operating income		
Interest income	143	170
Dividend income	278	364
Foreign exchange gains	–	17
Share of profit of entities accounted for using equity method	43	–
Subsidy income	417	692
Other	501	559
Total non-operating income	1,384	1,804
Non-operating expenses		
Interest expenses	4,521	6,135
Foreign exchange losses	11	–
Share of loss of entities accounted for using equity method	–	176
Other	668	1,359
Total non-operating expenses	5,201	7,672
Ordinary profit	37,509	40,725
Extraordinary income		
Gain on sale of shares of subsidiaries and associates	9,466	–
Other	235	–
Total extraordinary income	9,701	–
Extraordinary losses		
Loss on sale of shares of subsidiaries and associates	–	13
Total extraordinary losses	–	13
Profit before income taxes	47,210	40,712
Income taxes	16,470	14,442
Profit	30,739	26,269
Profit attributable to non-controlling interests	103	766
Profit attributable to owners of parent	30,636	25,502

Note: Amounts are in units of millions of yen with fractional units discarded.

(First Quarter Consolidated Statement of Comprehensive Income)

Tokyu Fudosan Holdings Corporation

(Millions of yen)

	First three months FY2025 (from April 1, 2025 to June 30, 2025)	First three months FY2026 (from April 1, 2026 to June 30, 2026)
Profit	30,739	26,269
Other comprehensive income		
Valuation difference on available-for-sale securities	3,423	(609)
Deferred gains or losses on hedges	871	1,218
Foreign currency translation adjustment	(5,942)	1,020
Remeasurements of defined benefit plans, net of tax	(91)	(110)
Share of other comprehensive income of entities accounted for using equity method	(10,006)	3,726
Total other comprehensive income	(11,745)	5,244
Comprehensive income	18,994	31,514
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	18,922	30,746
Comprehensive income attributable to non-controlling interests	71	767

Note: Amounts are in units of millions of yen with fractional units discarded.