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February 10, 2026

Consolidated Financial Results for the Nine Months Ended December 31, 2025 (Under IFRS)

Company name: **Iida Group Holdings Co., Ltd.**
 Listing: Tokyo Stock Exchange
 Securities code: 3291
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Scheduled date to commence dividend payments: –
 Preparation of supplementary material on financial results: Yes
 Holding of financial results briefing: None

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

1. Consolidated financial results for the nine months ended December 31, 2025 (from April 1, 2025 to December 31, 2025)

(1) Consolidated operating results (cumulative) (Percentages indicate y-o-y changes.)

	Revenue		Operating profit		Profit before tax		Profit		Profit attributable to owners of parent		Total comprehensive income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Nine months ended												
December 31, 2025	1,056,683	0.6	65,435	9.1	61,734	10.1	41,673	12.9	42,978	13.0	40,685	0.9
December 31, 2024	1,049,901	3.2	59,950	22.6	56,072	23.6	36,910	22.7	38,036	21.9	40,312	34.9

	Basic earnings per share	Diluted earnings per share
Nine months ended	Yen	Yen
December 31, 2025	155.53	–
December 31, 2024	135.66	–

(2) Consolidated financial positions

	Total assets	Total equity	Equity attributable to owners of parent	Ratio of equity attributable to owners of parent to total assets
As of	Millions of yen	Millions of yen	Millions of yen	%
December 31, 2025	1,922,756	998,321	994,377	51.7
March 31, 2025	1,853,830	981,986	981,488	52.9

2. Cash dividends

	Annual dividends per share				
	1 st quarter-end	2 nd quarter-end	3 rd quarter-end	Fiscal year-end	Total
	Yen	Yen	Yen	Yen	Yen
Fiscal year ended March 31, 2025	–	45.00	–	45.00	90.00
Fiscal year ending March 31, 2026	–	55.00	–		
Fiscal year ending March 31, 2026 (Forecast)				45.00	100.00

(Note) Revisions to the forecast of cash dividends most recently announced: None

Breakdown of the second quarter-end dividend for the fiscal year ending March 31, 2026:

Ordinary dividend: ¥45.00 Commemorative dividend: ¥10.00

3. Forecast of the consolidated financial results for the fiscal year ending March 31, 2026 (from April 1, 2025 to March 31, 2026) (Percentages indicate y-o-y changes.)

	Revenue		Operating profit		Profit before tax		Profit		Profit attributable to owners of parent		Basic earnings per share
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
Full year	1,530,000	4.8	93,000	15.6	85,500	15.0	58,000	18.1	58,000	14.4	209.89

(Note) Revisions to the forecast of the consolidated financial results most recently announced: None

※ Notes

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

Newly included: 19 companies (Company name) Arnest One America, Inc. and other 18 companies

Excluded: None

(2) Changes in accounting policies and changes in accounting estimates

① Changes in accounting policies required by IFRS: Yes

② Changes in accounting policies due to other reasons: None

③ Changes in accounting estimates: None

(Note) For details, please refer to “(3) Notes to Condensed Quarterly Consolidated Financial Statements, Changes in accounting policies” under “2. Condensed Quarterly Consolidated Financial Statements and Significant Notes Thereto” on page 9 of Attached Materials.

(3) Number of issued shares (ordinary shares)

① Total number of issued shares at the end of the period (including treasury stock)

② Number of shares of treasury stock at the end of the period

③ Average number of shares outstanding during the period (cumulative from the beginning of the fiscal year)

As of December 31, 2025	280,379,057 Shares	As of March 31, 2025	280,379,057 Shares
As of December 31, 2025	4,048,801 Shares	As of March 31, 2025	4,048,771 Shares
Nine months ended December 31, 2025	276,330,269 Shares	Nine months ended December 31, 2024	280,378,485 Shares

※ Review of the Japanese-language originals of the attached consolidated quarterly financial statements by certified public accountants or an audit firm: None

※ Proper use of earnings forecast, and other special matters

(Cautionary note on forward-looking statement)

Financial results forecast and other forward-looking statements contained in this report are based on information available to the Company and certain assumptions judged to be reasonable on the date of this report’s announcement, and they do not constitute the Company’s intention to promise the accomplishment of the forecasts. In addition, actual results may differ significantly from the forecast due to various factors. For the preconditions for the earnings forecast and items to exercise caution in the use of the earnings forecast, please refer to “(3) Explanation of Consolidated Earnings Forecast and Other Forward-looking Statements” under “1. Overview of Operating Results and Others” on page 4 of Attached Materials.

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1. Overview of Operating Results and Others

(1) Overview of Operating Results for the Period Under Review

During consolidated cumulative period for the third quarter of the fiscal year ending March 31, 2026 (hereinafter “the nine months ended December 31, 2025”), the Japanese economy showed signs of moderate recovery in an environment of continued improvements in employment and income. Due to the stabilization of the political situation in Japan, expectations toward active fiscal management for sustainable economic growth are increasing. However, as time is needed for various measures to lead to the improvement of households’ real purchasing power, currently, due to the impact of rising prices, there are signs of a standstill in the recovery of personal consumption.

In the real estate industry in which we operate, the number of detached housing starts for sales, which was in a slump during the first quarter of the fiscal year under review, is currently on a recovery trend to levels on par with the previous year. On the other hand, sales prices remain high against the backdrop of soaring construction costs and rising land prices, and there remains a cautious homebuying sentiment among first-time buyers in regional areas. However, the favorable business environment continues as potential housing demand, particularly in the Tokyo metropolitan area, remains robust and the balance between supply and demand is relatively well-maintained.

In this business environment, the Group worked to promote its basic strategies of “Enhance the competitiveness of our core business” and “Expand our business portfolio” as part of its efforts to achieve the management targets for the fiscal year ending March 31, 2030 (organic growth rate of 4.0%, dependence on detached house sales of 70.0%, and ROE of 10.0% or more). In the detached houses business, especially, we continued the maintenance of an appropriate level of inventory and refinement of area strategy, and thoroughly implemented flexible purchasing of land and sales while considering the supply and demand characteristics of each area and the balance of inventory.

As a result, for the nine months ended December 31, 2025, revenue was ¥1,056,683 million (up 0.6% year on year), operating profit was ¥65,435 million (up 9.1% year on year), profit before tax was ¥61,734 million (up 10.1% year on year) and profit attributable to owners of parent was ¥42,978 million (up 13.0% year on year).

The operating results by segment are as follows:

Name of segments		No. of projects	Revenue (Millions of yen)	Y-o-y change (%)
HAJIME CONSTRUCTION Group				
(Category)	Detached houses business	6,268	202,039	(10.7)
	Condominiums business	437	23,936	13.7
	Contract constructions business	685	24,790	4.5
	Other	–	28,027	45.9
	Subtotal	7,390	278,793	(3.9)
Iida Sangyo Group				
(Category)	Detached houses business	4,693	180,122	8.2
	Condominiums business	191	11,025	(10.9)
	Contract constructions business	148	4,731	(5.2)
	Other	–	7,594	2.3
	Subtotal	5,032	203,473	6.4
TOEI HOUSING Group				
(Category)	Detached houses business	3,579	137,583	2.4
	Condominiums business	7	89	–
	Contract constructions business	185	12,255	4.5
	Other	–	2,468	27.9
	Subtotal	3,771	152,396	3.0

Name of segments		No. of projects	Revenue (Millions of yen)	Y-o-y change (%)
TACT HOME Group				
(Category)	Detached houses business	3,885	140,275	15.9
	Condominiums business	30	1,549	–
	Contract constructions business	215	6,644	27.5
	Other	–	1,510	6.9
	Subtotal	4,130	149,980	17.5
ARNEST ONE Group				
(Category)	Detached houses business	6,666	166,355	(5.2)
	Condominiums business	300	14,711	(16.3)
	Contract constructions business	251	10,168	4.9
	Other	–	9,646	1,673.7
	Subtotal	7,217	200,882	(1.2)
ID HOME				
(Category)	Detached houses business	1,247	42,061	(33.7)
	Condominiums business	37	1,646	3,531.6
	Contract constructions business	38	1,735	144.3
	Other	–	543	67.6
	Subtotal	1,322	45,986	(28.8)
Other (Note 4)				
(Category)	Detached houses business	2	82	(85.4)
	Condominiums business	25	622	(8.6)
	Contract constructions business	–	–	(100.0)
	Other	–	24,465	8.1
	Subtotal	27	25,170	0.9
(Category total)	Detached houses business	26,340	868,519	(2.1)
	Condominiums business	1,027	53,581	3.6
	Contract constructions business	1,522	60,326	5.6
	Other	–	74,256	38.8
	Grand total	28,889	1,056,683	0.6

- (Notes) 1. Inter-segment transactions are offset and eliminated.
2. The detached houses business includes residential land, etc. in addition to detached houses. In addition to condominiums for sale (including those held by joint ventures), the condominiums business includes land for condominiums, etc. The contract constructions business includes renovation and optional construction, etc., as well as custom-built houses.
3. Revenue in the contract constructions business is recognized as performance obligations are met over a certain period of time, but for all categories of property, the number of projects stated is that for which assets have been delivered.
4. The Other segment is for operating segments that are not included in reportable segments, and includes the timber manufacturing business of the FIRST WOOD Group and the RFP Group, and businesses pertaining to Home Trade Center and the Company itself.

(2) Overview of Financial Position for the Period Under Review

Total assets as of December 31, 2025 increased by ¥68,925 million from the end of the previous fiscal year to ¥1,922,756 million. This is mainly due to a decrease in cash and deposit of ¥131,523 million and an increase in inventories of ¥171,664 million.

Total liabilities as of December 31, 2025 increased by ¥52,591 million from the end of the previous fiscal year to ¥924,435 million. This is mainly due to an increase in bonds and borrowings of ¥77,754 million, a decrease in trade and other payables of ¥8,003 million, and a decrease in income taxes payables of ¥7,453 million.

Total equity as of December 31, 2025 increased by ¥16,334 million from the end of the previous fiscal year to ¥998,321 million. This is mainly due to profit recorded of ¥41,673 million, which outweighed dividends of surplus of ¥27,633 million.

(3) Explanation of Consolidated Earnings Forecast and Other Forward-looking Statements

Consolidated earnings forecasts for the full year are unchanged from those announced in the “Consolidated Financial Results for the Six Months Ended September 30, 2025” on November 11, 2025.

2. Condensed Quarterly Consolidated Financial Statements and Significant Notes Thereeto

(1) Condensed Quarterly Consolidated Statement of Financial Position

	(Unit: Millions of yen)	
	As of March 31, 2025	As of December 31, 2025
Assets		
Current assets		
Cash and deposit	501,094	369,570
Trade and other receivables	10,829	11,088
Contract assets	4,178	8,213
Inventories	791,372	963,036
Operating loans and operating accounts receivable	9,433	15,166
Income taxes receivable	93	5
Other financial assets	2,291	1,218
Other current assets	23,330	23,978
Total current assets	1,342,622	1,392,278
Non-current assets		
Property, plant, and equipment	130,598	135,839
Right-of-use assets	22,632	21,791
Goodwill	215,952	219,061
Intangible assets	15,210	17,650
Investment property	70,167	71,988
Investments accounted for using equity method	–	700
Other financial assets	34,163	37,755
Deferred tax assets	19,072	22,374
Other non-current assets	3,411	3,316
Total non-current assets	511,208	530,478
Total assets	1,853,830	1,922,756

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Consolidated Financial Results for the Nine Months Ended December 31, 2025

(Unit: Millions of yen)

	As of March 31, 2025	As of December 31, 2025
Liabilities and equity		
Liabilities		
Current liabilities		
Bonds and borrowings	285,716	374,197
Lease liabilities	6,704	6,751
Trade and other payables	117,124	109,121
Other financial liabilities	13,525	8,900
Income taxes payables	18,550	11,097
Contract liabilities	7,205	10,753
Other current liabilities	23,590	15,110
Total current liabilities	472,418	535,932
Non-current liabilities		
Bonds and borrowings	338,504	327,779
Lease liabilities	16,483	15,846
Other financial liabilities	22,845	22,549
Retirement benefit liabilities	13,516	14,364
Provisions	4,486	4,523
Deferred tax liabilities	2,512	2,485
Other non-current liabilities	1,076	953
Total non-current liabilities	399,425	388,502
Total liabilities	871,844	924,435
Equity		
Capital stock	10,000	10,000
Capital surplus	374,634	373,115
Retained earnings	605,464	620,680
Treasury stock	(9,182)	(9,182)
Other components of equity	572	(236)
Total equity attributable to owners of parent	981,488	994,377
Non-controlling interests	498	3,943
Total equity	981,986	998,321
Total liabilities and equity	1,853,830	1,922,756

(2) Condensed Quarterly Consolidated Statement of Profit or Loss and Condensed Quarterly Consolidated Statement of Comprehensive Income

(Condensed Quarterly Consolidated Statement of Profit or Loss)

	(Unit: Millions of yen)	
	Nine months ended December 31, 2024 (From April 1, 2024 to December 31, 2024)	Nine months ended December 31, 2025 (From April 1, 2025 to December 31, 2025)
Revenue	1,049,901	1,056,683
Cost of sales	(881,507)	(868,582)
Gross profit	168,393	188,100
Selling, general and administrative expenses	(109,990)	(123,837)
Other profit	2,811	2,576
Other expenses	(1,264)	(1,404)
Operating profit	59,950	65,435
Financial profit	856	1,876
Financial cost	(4,734)	(5,792)
Share of profit (loss) of investments accounted for using equity method	–	214
Profit before tax	56,072	61,734
Income tax expenses	(19,161)	(20,060)
Profit	36,910	41,673
Attributable to		
Owners of parent	38,036	42,978
Non-controlling interests	(1,125)	(1,305)
Profit	36,910	41,673
Earnings per share		
Basic earnings per share (Unit: Yen)	135.66	155.53
Diluted earnings per share (Unit: Yen)	–	–

(Condensed Quarterly Consolidated Statement of Comprehensive Income)

	(Unit: Millions of yen)	
	Nine months ended December 31, 2024 (From April 1, 2024 to December 31, 2024)	Nine months ended December 31, 2025 (From April 1, 2025 to December 31, 2025)
Profit	36,910	41,673
Other comprehensive income (loss)		
Items that will not be reclassified subsequently to profit or loss		
Financial assets measured at fair value through other comprehensive income	3,483	352
Remeasurements of defined benefit plan	-	16
Total items that will not be reclassified subsequently to profit or loss	3,483	368
Items that may be reclassified subsequently to profit or loss		
Exchange differences on translating foreign operations	(81)	(1,357)
Total items that may be reclassified subsequently to profit or loss	(81)	(1,357)
Other comprehensive income (loss) after income taxes	3,401	(988)
Comprehensive income	40,312	40,685
Attributable to		
Owners of parent	41,438	42,080
Non-controlling interests	(1,125)	(1,395)
Comprehensive income	40,312	40,685

(3) Notes to Condensed Quarterly Consolidated Financial Statements

Notes on premise of going concern

Not applicable.

Changes in accounting policies

The material accounting policies applied in the Group's condensed quarterly consolidated financial statements are the same as the accounting policies applied in the consolidated financial statements for the previous fiscal year, except for the following.

Income tax expenses for the nine months ended December 31, 2025 were calculated based on the estimated annual effective tax rate.

Standard	Title of standard	Overview of new standards and amendments
IAS 21	The Effects of Changes in Foreign Exchange Rates	Clarification of requirements in cases where a currency is not exchangeable into another currency

The application of the above standard will not have significant impacts on the condensed quarterly consolidated financial statements.

Segment information

(1) Overview of reportable segments

The reportable segments of the Group are the business units of the Company for which separate financial information is available that enables the Board of Directors to conduct periodic reviews to determine the distribution of management resources and evaluate the Group's business performance.

The Company recognizes consolidated subsidiaries and the businesses of the Company itself as operating segments, and the reportable segments are HAJIME CONSTRUCTION Group, Iida Sangyo Group, TOEI HOUSING Group, TACT HOME Group, ARNEST ONE Group, and ID HOME. The principal business descriptions by reportable segments are as follows:

Name of reportable segments	Principal business descriptions
HAJIME CONSTRUCTION Group	Detached houses business, condominiums business, contract constructions business, development and sales of investment properties
Iida Sangyo Group	Detached houses business, condominiums business, contract constructions business, real estate rental business, hotel business
TOEI HOUSING Group	Detached houses business, contract constructions business, real estate rental business
TACT HOME Group	Detached houses business, condominiums business, contract constructions business, real estate rental business
ARNEST ONE Group	Detached houses business, condominiums business, contract constructions business
ID HOME	Detached houses business, contract constructions business

(2) Segment revenue and operating results

Revenue and operating results by reportable segments of the Group are as follows:
Intersegment revenues are based on current market prices.

Nine months ended December 31, 2024 (from April 1, 2024 to December 31, 2024)

(Millions of yen)

	Reportable segments						Total
	HAJIME CONSTRUCTION Group	Iida Sangyo Group	TOEI HOUSING Group	TACT HOME Group	ARNEST ONE Group	ID HOME	
Revenue							
Revenue from external customers	290,241	191,313	147,965	127,659	203,237	64,551	1,024,967
Intersegment revenue and transfers	903	1,992	523	1,964	1,326	2,413	9,124
Total	291,144	193,305	148,488	129,623	204,564	66,964	1,034,092
Segment profit (Operating profit)	14,978	13,279	11,251	8,256	13,426	2,007	63,198
Financial profit	–	–	–	–	–	–	–
Financial cost	–	–	–	–	–	–	–
Profit before tax	–	–	–	–	–	–	–

	Other (Note 1)	Total	Reconciling items (Note 2)	Consolidated
Revenue				
Revenue from external customers	24,934	1,049,901	–	1,049,901
Intersegment revenue and transfers	59,723	68,847	(68,847)	–
Total	84,657	1,118,749	(68,847)	1,049,901
Segment profit (Operating profit)	(3,001)	60,197	(246)	59,950
Financial profit	–	–	–	856
Financial cost	–	–	–	(4,734)
Profit before tax	–	–	–	56,072

- (Notes) 1. The Other segment is for operating segments that are not included in reportable segments, and includes the timber manufacturing business of the FIRST WOOD Group and the RFP Group, and businesses pertaining to Home Trade Center and the Company itself.
2. Reconciling items of segment profit of ¥(246) million consists of ¥3,209 million for intersegment elimination, etc. and ¥(3,456) million for corporate (head office) income and expenses not allocated to any reportable segment. Corporate income is income that is not attributable to any reportable segment, while corporate expenses consist mainly of general and administrative expenses of the Company not attributable to any reportable segment.

Nine months ended December 31, 2025 (from April 1, 2025 to December 31, 2025)

(Millions of yen)

	Reportable segments						
	HAJIME CONSTRUC- TION Group	Iida Sangyo Group	TOEI HOUSING Group	TACT HOME Group	ARNEST ONE Group	ID HOME	Total
Revenue							
Revenue from external customers	278,793	203,473	152,396	149,980	200,882	45,986	1,031,513
Intersegment revenue and transfers	354	1,234	752	1,785	748	339	5,214
Total	279,148	204,708	153,149	151,765	201,630	46,325	1,036,727
Segment profit (Operating profit)	19,205	16,432	13,154	11,662	14,056	2,004	76,515
Financial profit	–	–	–	–	–	–	–
Financial cost	–	–	–	–	–	–	–
Share of profit (loss) of investments accounted for using equity method	–	–	–	–	–	–	–
Profit before tax	–	–	–	–	–	–	–

	Other (Note 1)	Total	Reconciling items (Note 2)	Consolidated
Revenue				
Revenue from external customers	25,170	1,056,683	–	1,056,683
Intersegment revenue and transfers	60,295	65,510	(65,510)	–
Total	85,465	1,122,193	(65,510)	1,056,683
Segment profit (Operating profit)	(6,537)	69,977	(4,542)	65,435
Financial profit	–	–	–	1,876
Financial cost	–	–	–	(5,792)
Share of profit (loss) of investments accounted for using equity method	–	–	–	214
Profit before tax	–	–	–	61,734

- (Notes) 1. The Other segment is for operating segments that are not included in reportable segments, and includes the timber manufacturing business of the FIRST WOOD Group and the RFP Group, and businesses pertaining to Home Trade Center and the Company itself.
2. Reconciling items of segment profit of ¥(4,542) million consists of ¥4,406 million for intersegment elimination, etc. and ¥(8,949) million for corporate (head office) income and expenses not allocated to any reportable segment. Corporate income is income that is not attributable to any reportable segment, while corporate expenses consist mainly of general and administrative expenses of the Company not attributable to any reportable segment.

Notes when there are significant changes in amounts of equity attributable to owners of parent

Not applicable.

Notes on condensed quarterly consolidated statement of cash flows

The Company has not prepared condensed quarterly consolidated statement of cash flows for the nine months ended December 31, 2025. In addition, the amounts of depreciation and amortization for the nine months ended December 31, 2024 and 2025 are as stated below.

	(Millions of yen)	
	Nine months ended December 31, 2024 (from April 1, 2024 to December 31, 2024)	Nine months ended December 31, 2025 (from April 1, 2025 to December 31, 2025)
Depreciation and amortization	12,751	13,835