

June 12, 2026



FY2026 2Q Financial Results Presentation

November 1, 2025 - April 30, 2026

Goodcom Asset Co., Ltd.



FY2026 2Q Financial Results Presentation	P.3
I. FY2026 2Q Financial Results Summary	
II. Full-Year Business Outlook	
1. Real Estate Fund Business Status	
2. Procurement Status	
3. Livenup Group Status	
4. M&A Status	
5. Shareholder Benefits and Shareholder Returns Status	
Medium-Term Management Plan (FY2026-FY2030)	P.33
Appendix	P.44

*Unless otherwise noted, figures are consolidated figures.

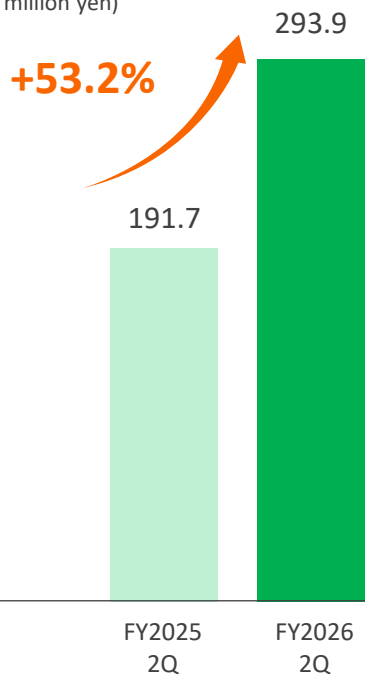
I. FY2026 2Q Financial Results Summary



2Q achieved significant revenue and profit growth as planned
Steady progress toward full-year plan

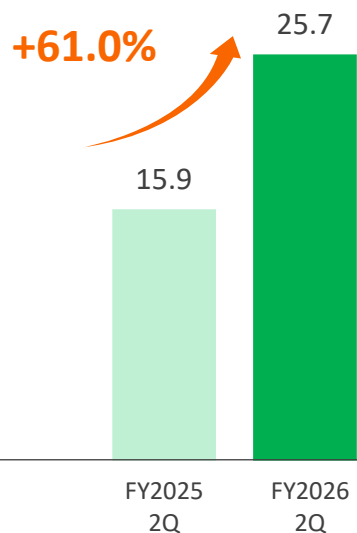
Net sales

(100 million yen)



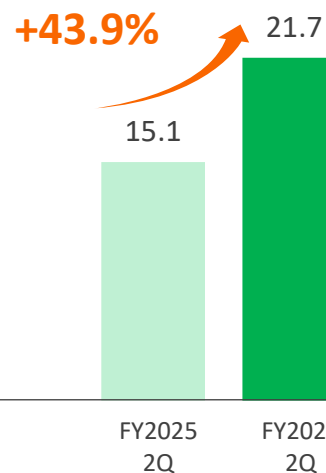
Operating income

(100 million yen)



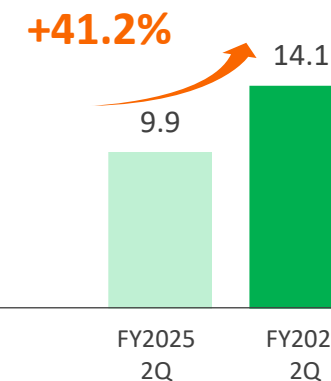
Ordinary income

(100 million yen)



Attributable to owners of parent net income

(100 million yen)



increase in revenue
Profit Increase Factors

- Formation of Fund No. 5 with approximately 18 billion yen in assets
- Livenup Group, which became a subsidiary in the previous fiscal year, contributed approximately 4.2 billion yen in sales

Significant revenue and profit growth due to sales to funds and consolidation of Livenup Group

unit:billion yen	FY2025 2Q	FY2026 2Q	YoY
NET SALES	19.17 billion	29.39 billion	53.2% increase
gross profit	3.30 billion	5.45 billion	65.4% increase
Selling and General and Administrative Expenses	1.70 billion	2.88 billion	69.5% increase
Operating income	1.59 billion	2.57 billion	61.0% increase
Ordinary income	1.51 billion	2.17 billion	43.9% increase
Interim net income attributable to owners of parent	0.99 billion	1.41 billion	41.2% increase

Good Com Asset

Sales of 20 buildings with 793 units

(Sales of 15 buildings with 579 units in the same period of the previous year)

Livenup Group

3 income-generating properties, 13 detached houses, Sales of 7 land parcels

➔ Main factors for significant revenue increase

- Formation of Fund No. 5, sold a total of 584 units (Fund No. 3 formed in the same period of the previous year sold 332 units)
- Handling of detached house properties through consolidation of Livenup Group

⇨ Main factors for SG&A expenses

- Livenup Group SG&A expenses: approximately 700 million yen
- Anniversary shareholder benefit expenses: approximately 300 million yen

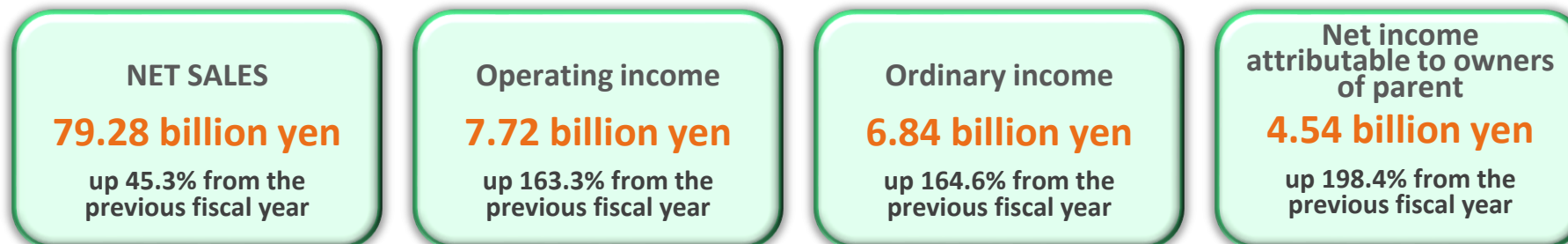
Cash and deposits increased due to fund Interest-bearing debt decreased due to loan repayment

unit:billion yen	FY2025	FY2026 1Q	FY2026 2Q	Change (vs. FY2026 1Q)	
current assets	42.57 billion	57.94 billion	54.02 billion	-3.92 billion	
Cash and deposits	9.54 billion	5.60 billion	8.95 billion	3.34 billion	<p>➔ Cash and deposits</p> <ul style="list-style-type: none"> ▪ Sold 10 properties to Fund No. 5 (total of approximately 18 billion yen)
Advance payment	1.75 billion	1.55 billion	1.55 billion	0.0 billion	
Inventories	29.52 billion	48.13 billion	41.56 billion	-6.57 billion	<p>➔ Inventories</p> <ul style="list-style-type: none"> ▪ Decreased due to property sales to fund
Fixed Assets	3.70 billion	3.62 billion	4.55 billion	+0.93 billion	<p>➔ Fixed Assets</p> <ul style="list-style-type: none"> ▪ Investment securities: approximately 3.3 billion yen ▪ Increased due to investment in Fund No. 5
Total assets	46.28 billion	61.57 billion	58.58 billion	-2.99 billion	
Liabilities	32.10 billion	49.05 billion	44.19 billion	-4.86 billion	
Interest-Bearing Debt	27.79 billion	45.36 billion	38.84 billion	-6.52 billion	<p>➔ Interest-bearing debt and equity ratio</p> <ul style="list-style-type: none"> ▪ Decreased due to loan repayment from property sales ▪ Equity ratio increased
Net assets	14.18 billion	12.51 billion	14.38 billion	+1.87 billion	
Total liabilities and net assets	46.28 billion	61.57 billion	58.58 billion	-2.99 billion	
Equity ratio	29.9%	19.8%	23.9%	+4.1pt	
Interest-bearing debt ratio	60.1%	73.7%	66.3%	-7.4pt	

II. Full-Year Business Outlook

Significant expansion of both sales and profits due to active real estate fund operations and full-year consolidation of Livenup Group

FY2026 Full-Year Business Forecast



Description of business

- Plans to form Fund No. 6 and Fund No. 7 in 4Q
 - Sell approximately 40 billion yen of properties to funds
 - Information gathering with listed REIT in view
- Active property procurement
 - Early acquisition of properties available for sale from next fiscal year onward
 - Procurement of 19 buildings with 1,462 units *Good Com Asset as of June 12, 2026 (27 buildings with 1,599 units in the same period of the previous year)
- Reduced retail sales personnel by 40% and strengthened personnel in wealth management, wholesale, and real estate management
 - Implementing effective sales targeting affluent customers with a small elite team
 - No new graduate recruitment for retail sales in FY2027
- Livenup Group's performance contributes for the full year
 - Sales forecast of 9 billion yen
 - Sales are strong and profit margin is higher than expected

M&A

- Abundant deal flow due to M&A track record
 - Multiple deals under consideration, carefully evaluating
 - Conducting due diligence and evaluating candidates with high synergy potential

Advertising and Promotion

- Suspended TV commercials due to changes in customer base
 - Appropriate cost allocation to focus areas
 - Sponsorship of Tokyo Verdy, implementing effective targeted advertising

Shareholder Returns

- 10th anniversary of listing shareholder benefits, dividends, and share buybacks
 - Anniversary benefits include digital gifts worth 100,000 yen annually for shareholders with 1,000 or more shares
 - Dividends expected to increase for the 9th consecutive fiscal year
 - Continuously considering shareholder return policies

1. Real Estate Fund Business Status

Overview of Fund No. 5

Name	Tokyo Area Residential 5 GK
Assets Included	10 properties of our brand ""GENOVIA""
number of units	584 units
Total assets	18 billion
Operation Start Date	April 30, 2026
Fund Investors	Multiple companies including our company

[Overview of Included Properties]



GENOVIA Bunkyo Sendagi

Location	Bunkyo-ku, Tokyo
Site area	203.86m ² (61.66 tsubo)
Total floor area	996.87m ² (301.55 tsubo)
Structure / Total Units	RC structure, 12 stories above ground, 22 units
Completion Date	March 2025



GENOVIA Kita-Ikebukuro

Location	Kita-ku, Tokyo
Site area	576.85m ² (174.49 tsubo)
Total floor area	1,641.40m ² (496.52 tsubo)
Structure / Total Units	RC structure, 6 stories above ground, 39 units
Completion Date	September 2025



GENOVIA Higashi-Mukojima IV

Location	Sumida-ku, Tokyo
Site area	331.08m ² (100.15 tsubo)
Total floor area	832.91m ² (251.95 tsubo)
Structure / Total Units	RC structure, 7 stories above ground, 23 units
Completion Date	December 2025



GENOVIA Keisei-Tateishi V

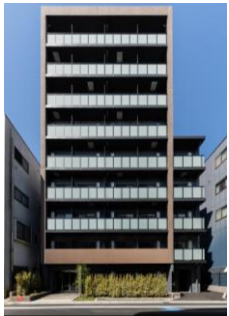
Location	Katsushika-ku, Tokyo
Site area	396.68m ² (119.99 tsubo)
Total floor area	859.37m ² (259.95 tsubo)
Structure / Total Units	RC structure, 5 stories above ground, 29 units
Completion Date	September 2025



GENOVIA Machida	
Location	Machida City, Tokyo
Site area	535.17m ² (161.88 tsubo)
Total floor area	1,289.41m ² (390.04 tsubo)
Structure / Total Units	RC structure, 4 stories above ground, 48 units
Completion Date	September 2025



GENOVIA Futako-Shinchi	
Location	Kawasaki City, Kanagawa
Site area	1,762.18m ² (533.05 tsubo)
Total floor area	3,309.27m ² (1,001.05 tsubo)
Structure / Total Units	RC structure, 5 stories above ground, 107 units
Completion Date	October 2025



GENOVIA Daishi-Bashi	
Location	Kawasaki City, Kanagawa
Site area	406.51m ² (122.96 tsubo)
Total floor area	1,457.80m ² (440.98 tsubo)
Structure / Total Units	RC structure, 9 stories above ground, 47 units
Completion Date	August 2025



GENOVIA Hiratsuka III	
Location	Hiratsuka-shi, Kanagawa
Site area	379.91m ² (114.92 tsubo)
Total floor area	1,907.43m ² (576.99 tsubo)
Structure / Total Units	RC structure, 11 stories above ground, 62 units
Completion Date	October 2025



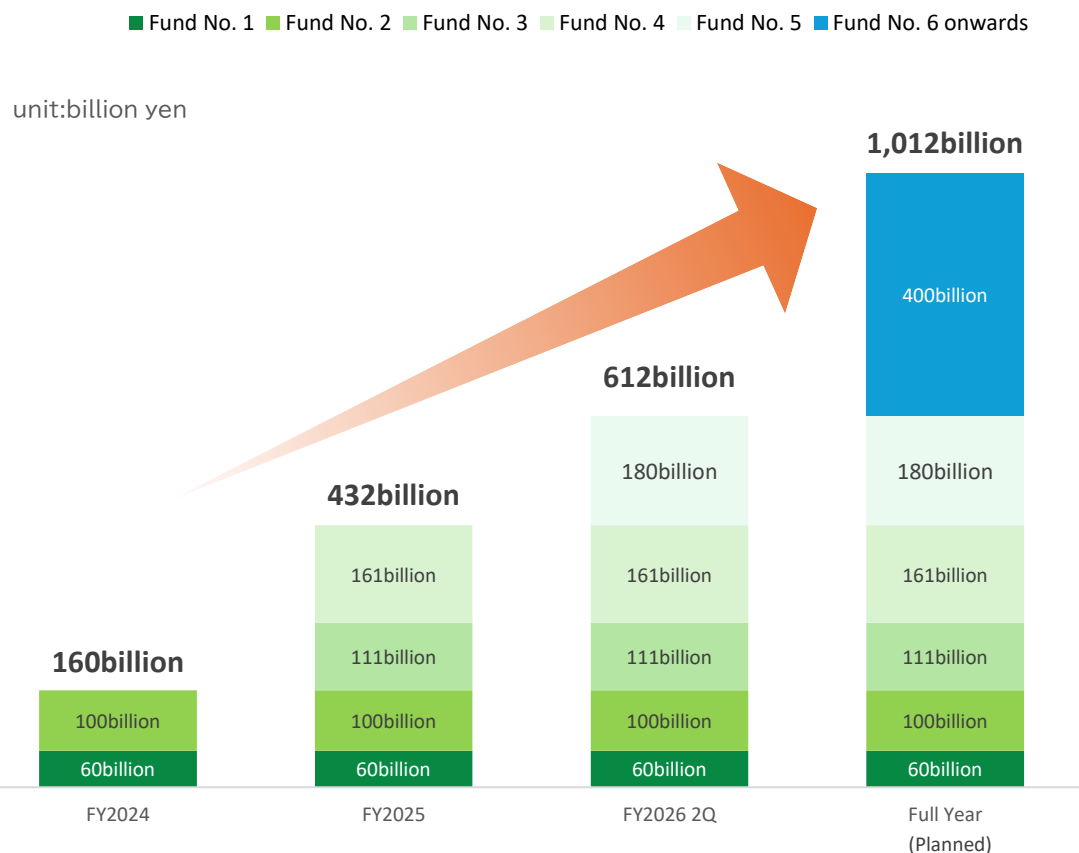
GENOVIA Baraki-Nakayama II	
Location	Funabashi-shi, Chiba
Site area	1,003.11m ² (303.44 tsubo)
Total floor area	2,467.87m ² (746.53 tsubo)
Structure / Total Units	RC structure, 7 stories above ground, 96 units
Completion Date	November 2025



GENOVIA Nishi-Kawaguchi III	
Location	Kawaguchi-shi, Saitama
Site area	694.44m ² (210.06 tsubo)
Total floor area	2,777.69m ² (840.25 tsubo)
Structure / Total Units	RC structure, 12 stories above ground, 111 units
Completion Date	September 2025

Incorporating high-quality proprietary properties to expand fund size

Trends in Asset Size of Private Real Estate Funds



Properties Included in Each Fund

Fund	Commencement of operations	Number of properties	number of units	Average Building age*	Total assets*	Area
Fund No. 7	Planning total assets of approximately 40 billion yen for funds formed in Q4 of this fiscal year					
Fund No. 6	Planning total assets of approximately 40 billion yen for funds formed in Q4 of this fiscal year					
Fund No. 5	April 2026	10 buildings	584 units	0.6 years	18 billion	Tokyo, Kanagawa, Saitama, Chiba
Fund No. 4	September 2025	12 buildings	604 units	0.6 years	16.1 billion	Tokyo, Kanagawa, Saitama, Chiba
Fund No. 3	April 2025	4 buildings	332 units	0.7 years	11.1 billion	Tokyo, Kanagawa
Fund No. 2	October 2024	11 buildings	331 units	3.8 years	10 billion	Tokyo, Kanagawa, Saitama, Chiba
Fund No. 1	July 2024	6 buildings	190 units	2.8 years	6 billion	Tokyo, Kanagawa, Saitama

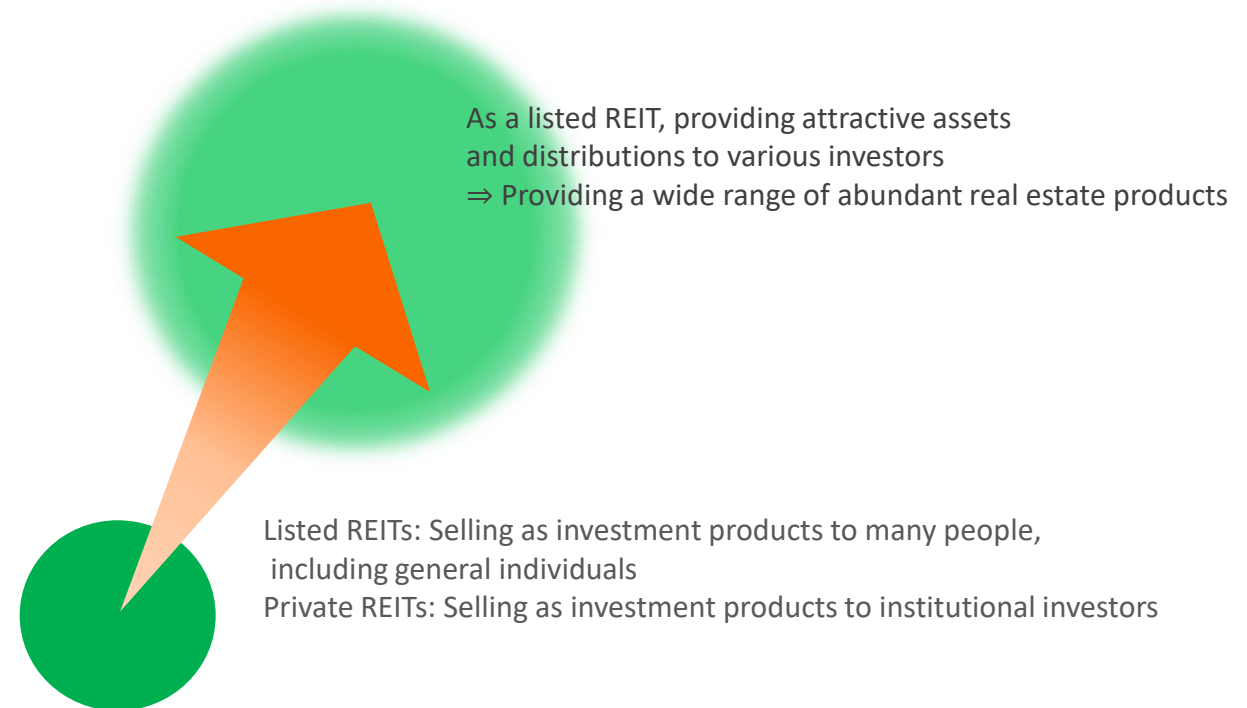
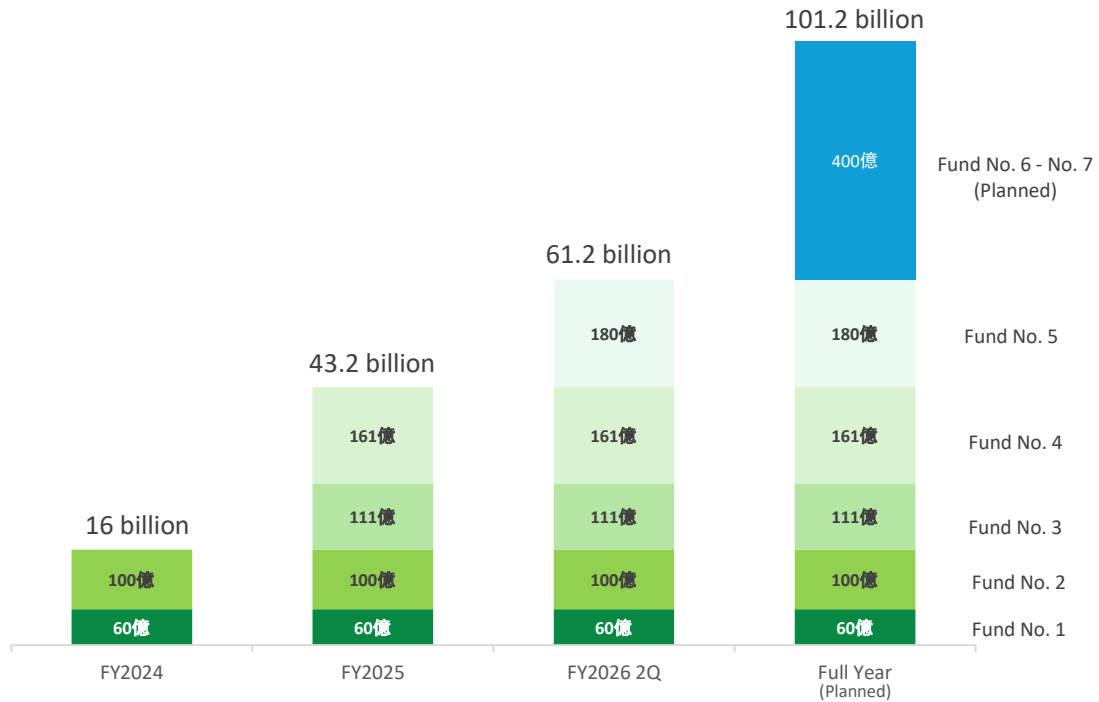
- Leveraging the characteristics of proprietary properties for operations and management, maintaining a high occupancy rate of over 90%
- Revising rents while assessing the surrounding market conditions of each property, also improving profitability

*As of fund formation

Looking toward Listed REITs / Private REITs

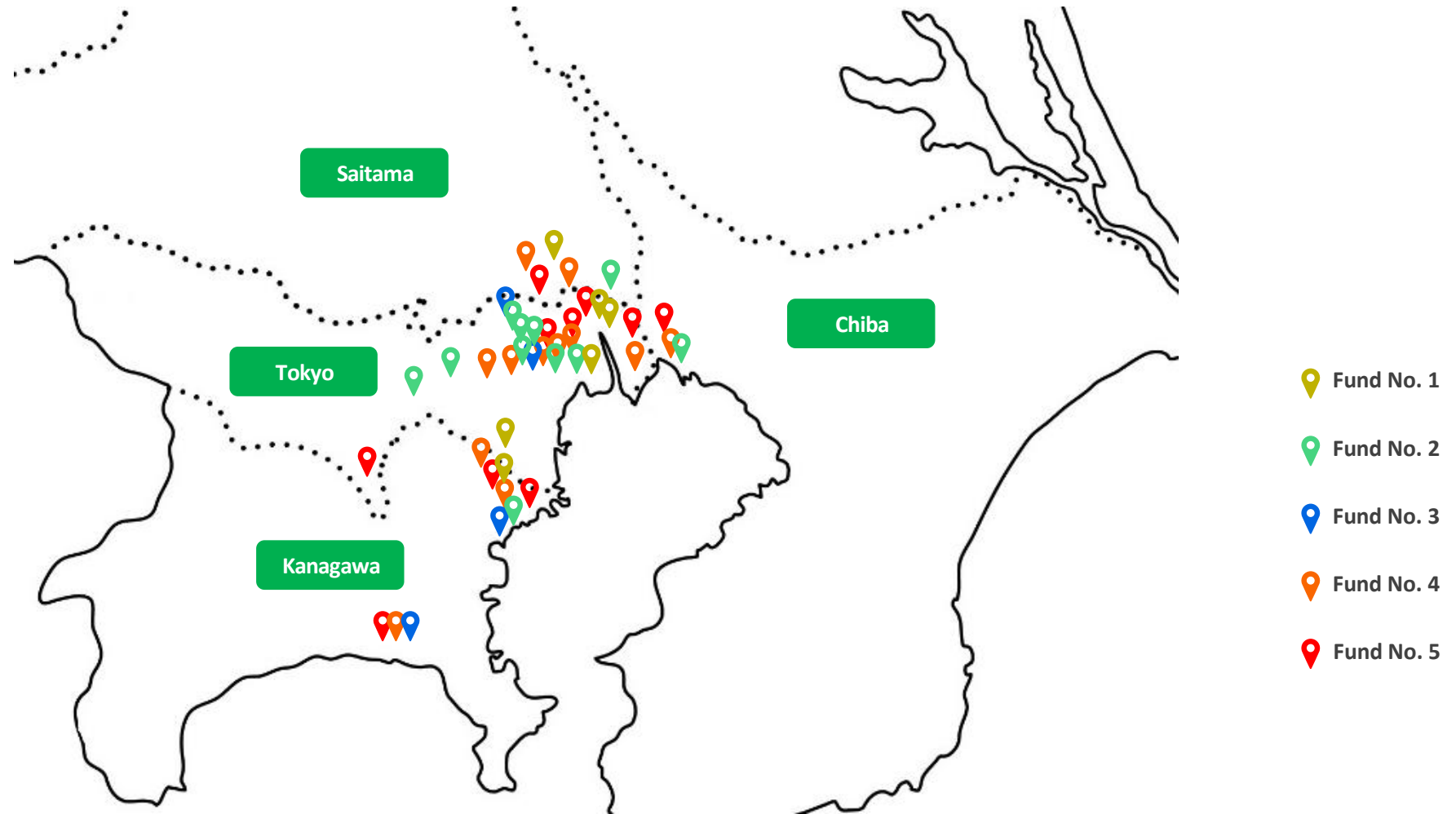


unit:billion yen



* Depending on the target, parallel operations with listed REITs, private REITs, and real estate funds may also be considered.

Locations of Properties Included in Fund No. 1 through No. 5



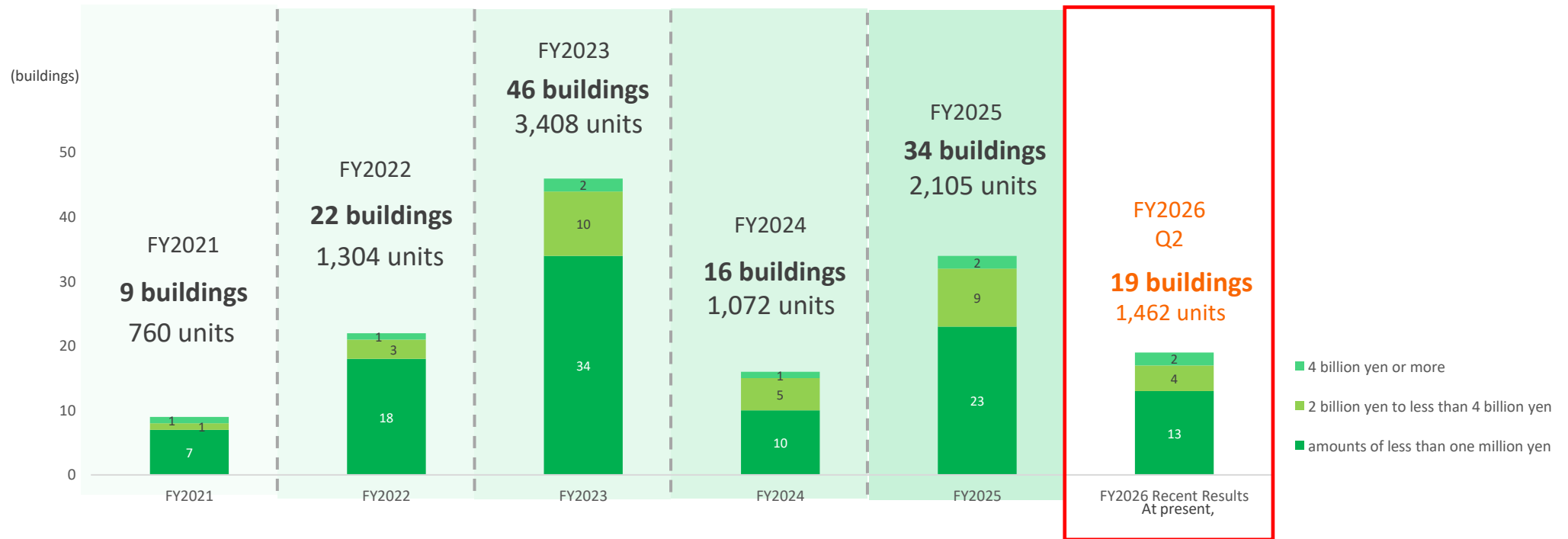
2. Procurement Status

Cost compression through economies of scale from large properties amid soaring material prices

Achieved procurement as planned in Q2 of this fiscal year

Trends in Procurement Scale per Building and Number of Procured Properties

Procurement of 2 billion yen or more is increasing



While 1 building with 100 units and 5 buildings with 20 units each have the same number of units, labor costs for on-site management can be reduced

Costs are also reduced by bulk procurement of equipment such as bathtubs and toilets

*Development properties are calculated based on projected business scale
 *Excluding detached houses and other properties from Livenup Group

Due to recording only earnest money deposits, the total procurement amount of properties actually secured is not recorded on the balance sheet

balance sheet amount (Unit: 100 million yen)		Procurement status contributing to future results (Unit: 100 million yen)	
FY2026 2Q		FY2026 2Q	
Advance payment	15.5	Total procurement amount (tax included)	768.0
real estate for sale	289.0	real estate for sale	289.0
Real estate for sale in progress	126.5	Real estate for sale in progress	126.5
Total	431.1	Total	1,183.6
Interest-Bearing Debt	388.4		

Approximately 49 times

*Advance payment: Mainly earnest money deposits at the time of procurement contract execution

Secured properties approximately 3.0 times the interest-bearing debt

*Total procurement amount: Total amount of properties with executed procurement contracts or agreements

If all were development properties, interest-bearing debt equivalent to secured properties would be required

Properties worth 118.3 billion yen have been secured

Good Com Asset Pipeline Status *As of June 12, 2026



No.	Property name	Location	number of units	Scheduled delivery
1	Koenji PJ	Nakano-ku, Tokyo	—	—
2	Meguro Minami PJ	Meguro-ku, Tokyo	—	—
3	Kameido Suijin PJ	Sumida-ku, Tokyo	—	—
4	Sangen-jaya PJ	Setagaya-ku, Tokyo	—	—
5	Kameido Suijin II PJ	Sumida-ku, Tokyo	—	—
6	Komagome Station PJ	Kita-ku, Tokyo	—	—
7	Komagome Station II PJ	Bunkyo-ku, Tokyo	—	—
8	Higashi-Mukojima PJ	Sumida-ku, Tokyo	—	—
9	Tabata III PJ	Kita-ku, Tokyo	—	—
10	Ueno III PJ	Taito-ku, Tokyo	—	—
11	Itabashi Higashiyama-cho PJ	Itabashi-ku, Tokyo	—	—
12	Nishi-Takashimadaira II PJ	Itabashi-ku, Tokyo	—	—
13	Kanegafuchi PJ	Sumida-ku, Tokyo	—	—
14	Higashi-Mukojima III PJ	Sumida-ku, Tokyo	—	—
15	Seiseki-Sakuragaoka PJ	Tama-shi, Tokyo	—	—
16	Kuji PJ	Kawasaki City, Kanagawa	—	—
17	Bunkyo Sendagi PJ	Bunkyo-ku, Tokyo	22 units	Fund No. 5 Formation
18	Kita-Ikebukuro PJ	Kita-ku, Tokyo	39 units	
19	Higashi-Mukojima IV PJ	Sumida-ku, Tokyo	23 units	
20	Keisei-Tateishi V PJ	Katsushika-ku, Tokyo	29 units	
21	Machida PJ	Machida City, Tokyo	48 units	

No.	Property name	Location	number of units	Scheduled delivery
22	Futako-Shinchi PJ	Kawasaki City, Kanagawa	107 units	Fund No. 5 Formation
23	Daishibashi PJ	Kawasaki City, Kanagawa	47 units	
24	Hiratsuka III PJ	Hiratsuka-shi, Kanagawa	62 units	
25	Baraki-Nakayama II PJ	Funabashi-shi, Chiba	96 units	
26	Nishi-Kawaguchi III PJ	Kawaguchi-shi, Saitama	111 units	
27	Omurai PJ	Sumida-ku, Tokyo	73 units	June 2025
28	Yotsugi PJ	Katsushika-ku, Tokyo	54 units	September 2025
29	Kobe Minatogawa Park PJ	Kobe-shi, Hyogo	179 units	October 2025
30	Setagaya Kinuta II PJ	Setagaya-ku, Tokyo	41 units	October 2025
31	Minowa III PJ	Taito-ku, Tokyo	49 units	October 2025
32	Tennodai PJ	Abiko-shi, Chiba	194 units	November 2025
33	Hiratsuka IV PJ	Hiratsuka-shi, Kanagawa	38 units	November 2025
34	Nishi-Kawaguchi IV PJ	Kawaguchi-shi, Saitama	59 units	November 2025
35	Aoto II PJ	Katsushika-ku, Tokyo	65 units	December 2025
36	Nishiarai PJ	Adachi-ku, Tokyo	46 units	December 2025
37	Kobe Shinkaichi Station PJ	Kobe-shi, Hyogo	56 units	December 2025
38	Oyama PJ	Itabashi-ku, Tokyo	21 units	January 2026
39	Setagaya Sakura PJ	Setagaya-ku, Tokyo	41 units	January 2026
40	Kita-Ikebukuro II PJ	Toshima-ku, Tokyo	46 units	February 2026
41	Rokuchō PJ	Adachi-ku, Tokyo	37 units	March 2026
42	Myoden II PJ	Ichikawa-shi, Chiba	60 units	March 2026

Good Com Asset Pipeline Status *As of June 12, 2026



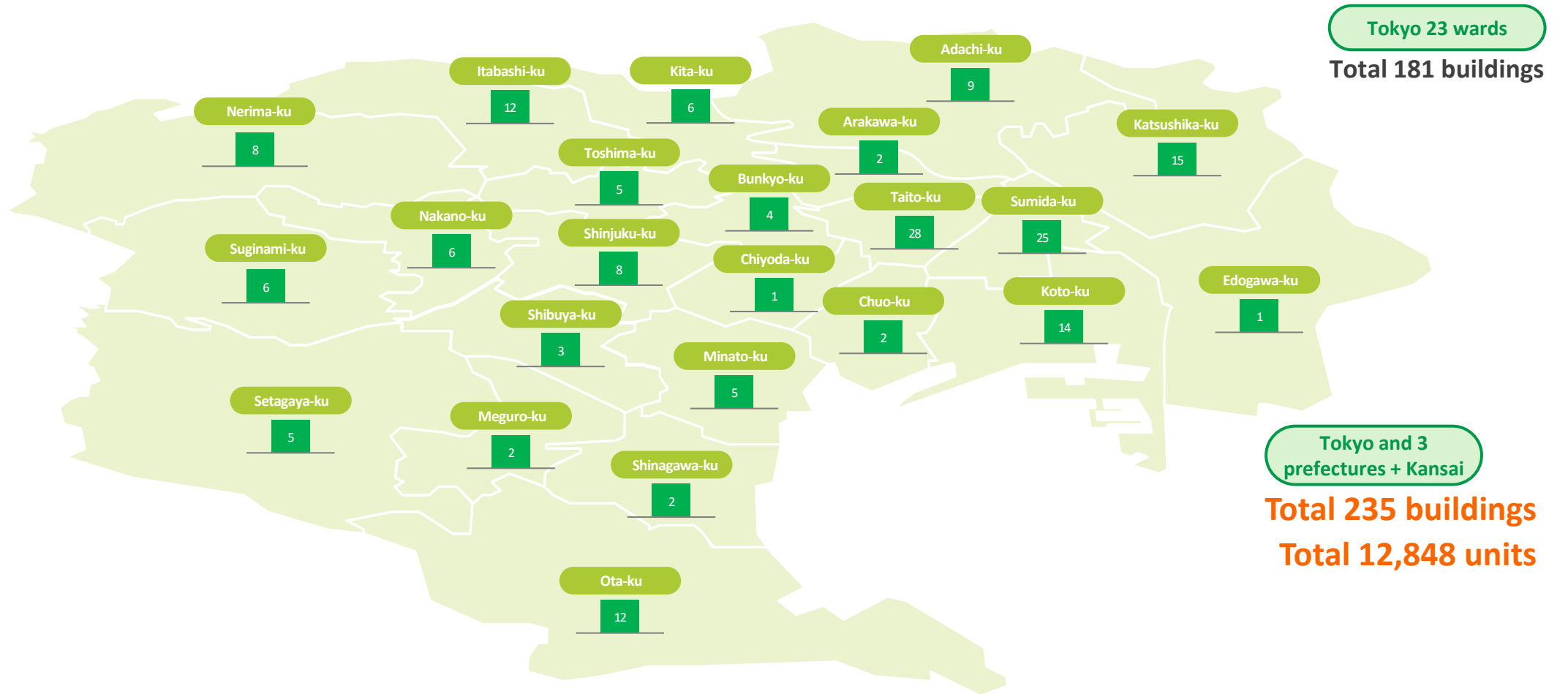
No.	Property name	Location	number of units	Scheduled delivery
43	Soka PJ	Soka-shi, Saitama	90 units	March 2026
44	Nishi-Kawaguchi V PJ	Kawaguchi-shi, Saitama	80 units	March 2026
45	Yokohama Yoshino-cho PJ	Yokohama-shi, Kanagawa	40 units	May 2026
46	Kita-Senju PJ	Adachi-ku, Tokyo	33 units	May 2026
47	Oji PJ	Kita-ku, Tokyo	43 units	May 2026
48	Umejima PJ	Adachi-ku, Tokyo	85 units	May 2026
49	Nishi-Chiba PJ	Chiba-shi, Chiba	118 units	June 2026
50	Nishi-Chiba II PJ	Chiba-shi, Chiba	116 units	June 2026
51	Minami-Hatogaya PJ	Kawaguchi-shi, Saitama	127 units	June 2026
52	Nakanosakaue PJ	Nakano-ku, Tokyo	31 units	June 2026
53	Takenotsuka PJ	Adachi-ku, Tokyo	87 units	June 2026
54	Asakusa VIII PJ	Taito-ku, Tokyo	24 units	June 2026
55	Aoto III PJ	Katsushika-ku, Tokyo	60 units	August 2026
56	Koenji II PJ	Suginami-ku, Tokyo	30 units	September 2026
57	Kita-Akabane II PJ	Kita-ku, Tokyo	82 units	October 2026
58	Murakami PJ	Yachiyo-shi, Chiba	318 units	November 2026
59	Kita-Ayase PJ	Adachi-ku, Tokyo	58 units	November 2026
60	Ogibashi PJ	Adachi-ku, Tokyo	51 units	January 2027
61	Musashi-Nakahara PJ	Kawasaki City, Kanagawa	47 units	February 2027
62	Toneri PJ	Adachi-ku, Tokyo	103 units	February 2027
63	Asaka PJ	Asaka-shi, Saitama	90 units	February 2027

No.	Property name	Location	number of units	Scheduled delivery
64	Nishi-Yokohama II PJ	Yokohama-shi, Kanagawa	44 units	March 2027
65	Gyotoku PJ	Ichikawa-shi, Chiba	90 units	July 2027
66	Minowa IV PJ	Taito-ku, Tokyo	59 units	September 2027
67	Minami-Senju IX PJ	Taito-ku, Tokyo	69 units	November 2027
68	Hatogaya PJ	Kawaguchi-shi, Saitama	154 units	January 2028
69	Hatogaya II PJ	Kawaguchi-shi, Saitama	99 units	January 2028
70	Tsurugamine PJ	Yokohama-shi, Kanagawa	90 units	February 2028
71	Minowa V PJ	Taito-ku, Tokyo	49 units	March 2028
72	Nishi-Kawaguchi VI PJ	Warabi-shi, Saitama	196 units	April 2028
73	Toda PJ	Warabi-shi, Saitama	186 units	July 2028
74	Minami-Hatogaya II PJ	Kawaguchi-shi, Saitama	133 units	September 2028
75	Makuhari PJ	Chiba-shi, Chiba	212 units	November 2028
76	Ontakesan PJ *	Ota-ku, Tokyo	57 units	November 2028
77	Asakusa VIII PJ *	Taito-ku, Tokyo	48 units	February 2029
78	Kita-Akabane PJ *	Kita-ku, Tokyo	41 units	June 2029
79	Kita-Shinjuku PJ *	Shinjuku-ku, Tokyo	55 units	June 2029

Total 79 buildings, 4,938 units

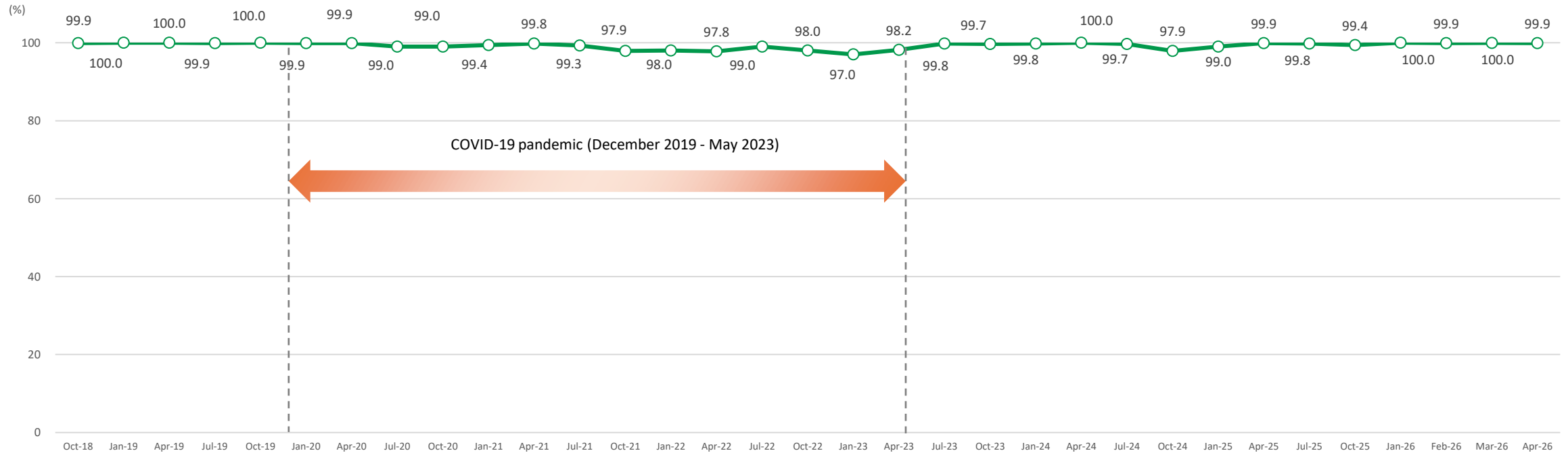
*Ontakesan PJ, Asakusa VII PJ, Kita-Akabane PJ, and Kita-Shinjuku PJ are the new brand condominium G-classt series

The supply area is centered on Tokyo's 23 wards, with expansion into the Tokyo metropolitan area and Kansai region where population growth is expected



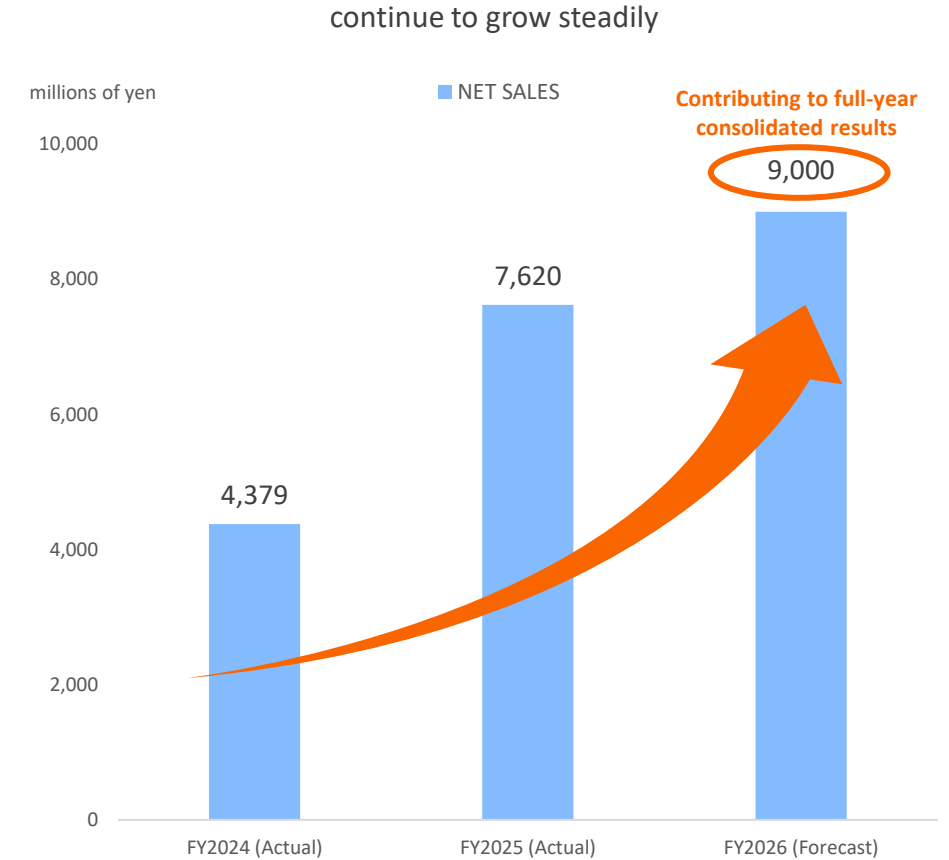
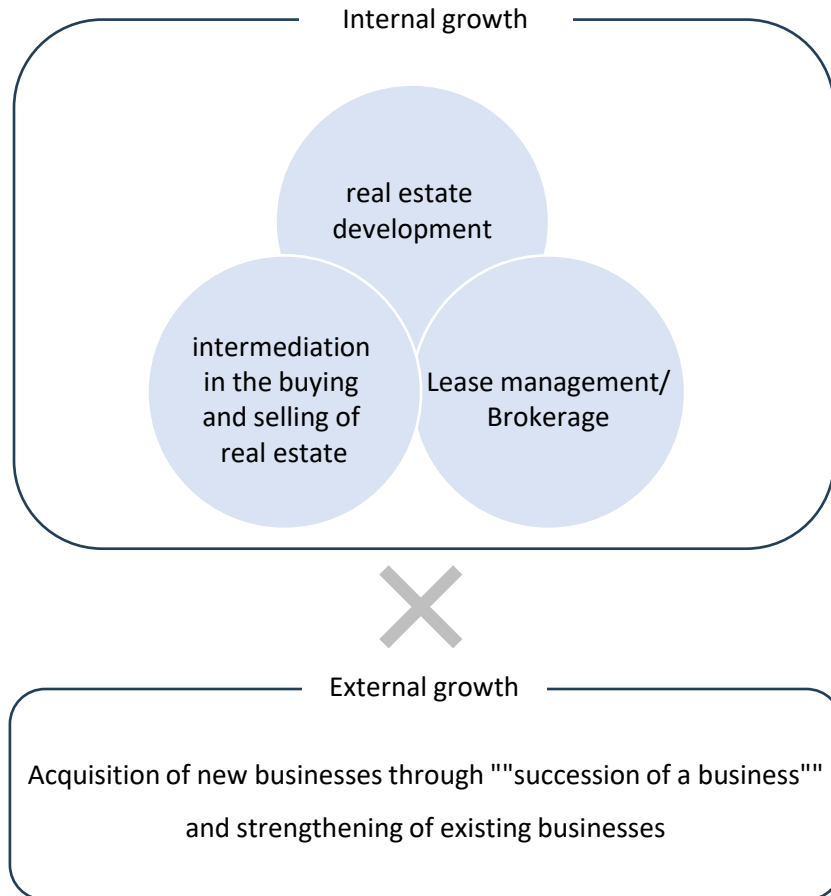
Supplying high value-added properties under our own brand with strong economic resilience to popular areas, maintaining high occupancy rates

Month-end occupancy rate track record



3. Livenup Group Status

**Business expansion centered on detached house sales in high-demand areas
Contributing to full-year consolidated results this fiscal year through M&A**



Supplying properties mainly in central Tokyo and the Jonan area,
Sales are strong due to high demand

*Livenup Group's fiscal year ends in September, and the above net sales figures are for the September fiscal year.

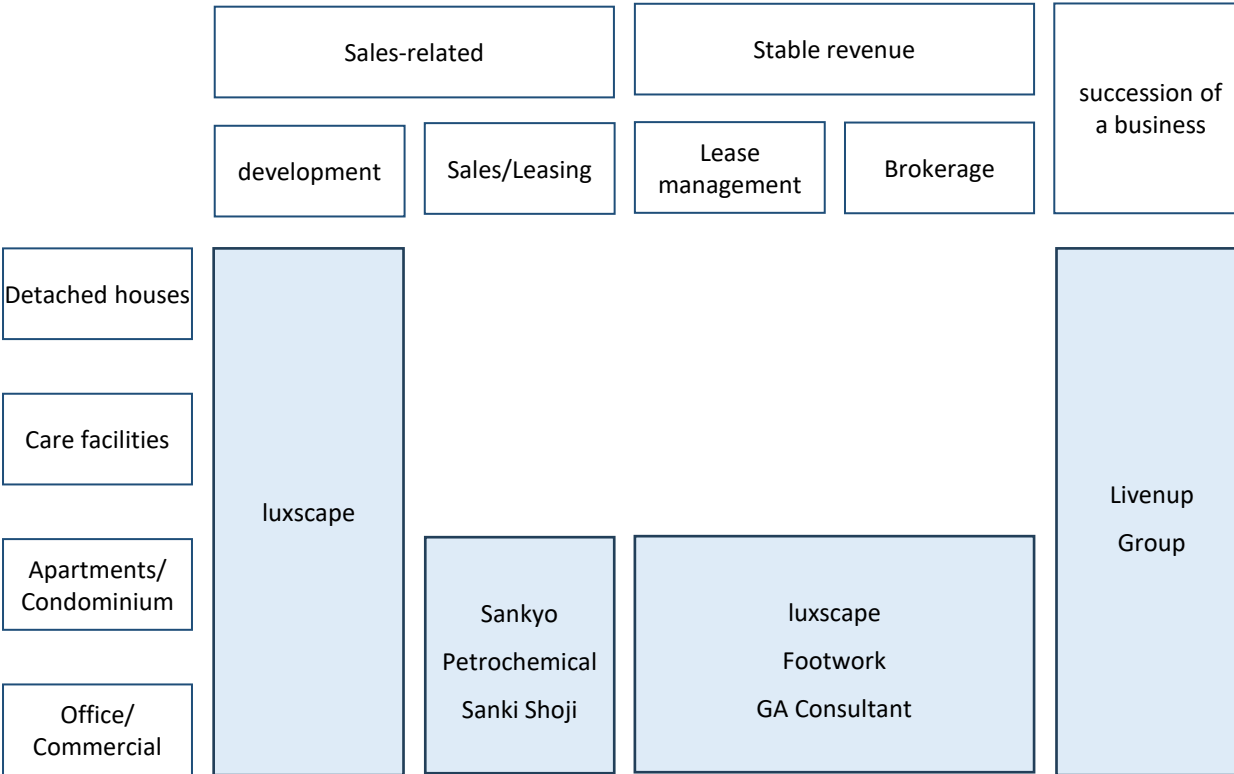
Business Expansion Strategy through M&A



Expansion of Business Domains

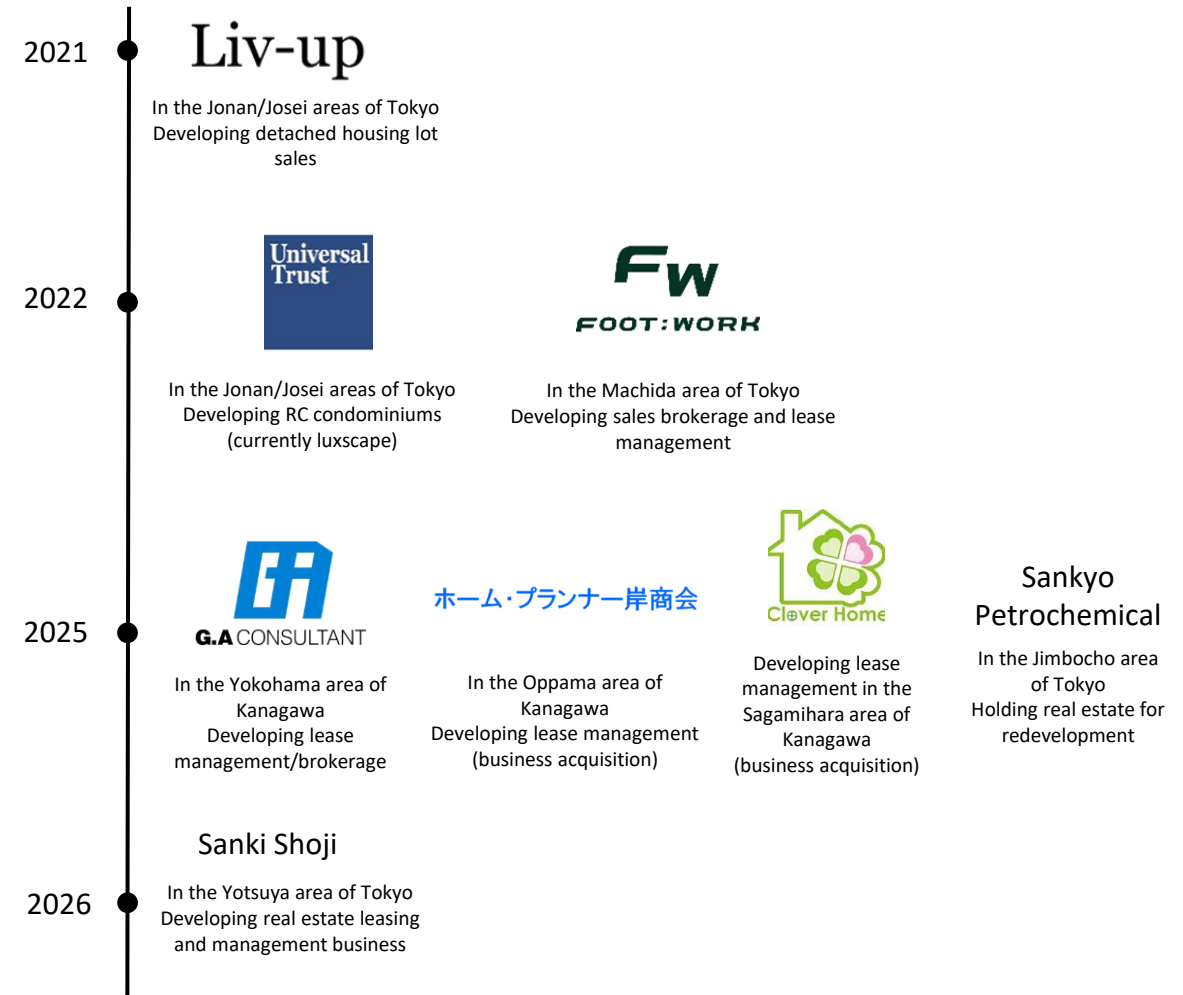
Business domains are broadly classified into three categories: "Sales-related," "Stable revenue," and "Business succession"

Expanding business domains through "business succession" while achieving internal growth in each business



M&A Track Record

Positioning business expansion as a growth driver, having completed M&A of 7 companies
Actively pursuing further M&A through improved creditworthiness



No.	Location	Year built	Units	Type
1	Yotsuya Saneicho, Shinjuku-ku, Tokyo	1990	6 units	Building
2	Kanda Jimbocho, Chiyoda-ku, Tokyo	1989	8 units	Building
3	Yotsuya, Shinjuku-ku, Tokyo	1971	4 units	Building
4	Kanda Jimbocho, Chiyoda-ku, Tokyo	1960	7 units	Building
5	Shimouma, Setagaya-ku, Tokyo	2026	11 units	Condominium
6	Nakano, Nakano-ku, Tokyo	2027	10 units	Condominium
7	Yoga, Setagaya-ku, Tokyo	2027	12 units	Condominium
8	Tsurumaki, Setagaya-ku, Tokyo	2027	10 units	Condominium
9	Nibancho, Chiyoda-ku, Tokyo	1972	4 units	Classification
10	Shinjuku, Shinjuku-ku, Tokyo	1981	1 units	Classification
11	Kanda Surugadai, Chiyoda-ku, Tokyo	1984	6 units	Classification
12	Iidabashi, Chiyoda-ku, Tokyo	1983	1 unit	Classification
13	Motomachi, Naka-ku, Yokohama-shi, Kanagawa	1993	1 unit	Classification
14	Edogawa, Edogawa-ku, Tokyo	2026	40 units	Medical care
15	Minoridai, Matsudo-shi, Chiba	2026	30 units	Medical care
16	Ookayama, Meguro-ku, Tokyo	2026	1 unit	Land
17	Ebara, Shinagawa-ku, Tokyo	2027	1 unit	Land
18	Tsurusenishi, Fujimi-shi, Saitama	1973	1 unit	Detached houses
19	Todoroki, Setagaya-ku, Tokyo	2026	1 unit	Detached houses
20	Jiyugaoka, Meguro-ku, Tokyo	2026	1 unit	Detached houses

No.	Location	Year built	Units	Type
21	Nakamachi, Setagaya-ku, Tokyo	2026	1 unit	Detached houses
22	Nakano, Nakano-ku, Tokyo	2026	1 unit	Detached houses
23	Nakano, Nakano-ku, Tokyo	2026	1 unit	Detached houses
24	Chuo, Nakano-ku, Tokyo	2026	1 unit	Detached houses
25	Koishikawa, Bunkyo-ku, Tokyo	2026	1 unit	Detached houses
26	Ohashi, Meguro-ku, Tokyo	2026	1 unit	Detached houses
27	Nishioi, Shinagawa-ku, Tokyo	2026	1 unit	Detached houses
28	Shinsencho, Shibuya-ku, Tokyo	2026	1 unit	Detached houses
29	Mita, Meguro-ku, Tokyo	2026	1 unit	Detached houses
30	Setagaya, Setagaya-ku, Tokyo	2026	1 unit	Detached houses
31	Setagaya, Setagaya-ku, Tokyo	2026	1 unit	Detached houses
32	Sakuragaoka, Setagaya-ku, Tokyo	2026	1 unit	Detached houses
33	Sakuragaoka, Setagaya-ku, Tokyo	2026	1 unit	Detached houses
34	Sakuragaoka, Setagaya-ku, Tokyo	2026	1 unit	Detached houses
35	Kamiuma, Setagaya-ku, Tokyo	2026	1 unit	Detached houses
36	Nakamagome, Ota-ku, Tokyo	2026	1 unit	Detached houses
37	Sanno, Ota-ku, Tokyo	2026	1 unit	Detached houses
38	Sanno, Ota-ku, Tokyo	2026	1 unit	Detached houses
39	Sanno, Ota-ku, Tokyo	2026	1 unit	Detached houses
40	Nishioi, Shinagawa-ku, Tokyo	2026	1 unit	Detached houses

No.	Location	Year built	Units	Type
41	Nishishinagawa, Shinagawa-ku, Tokyo	2026	1 unit	Detached houses
42	Nishishinagawa, Shinagawa-ku, Tokyo	2026	1 unit	Detached houses
43	Nishinakanobe, Shinagawa-ku, Tokyo	2026	1 unit	Detached houses
44	Nishinakanobe, Shinagawa-ku, Tokyo	2026	1 unit	Detached houses
45	Nozawa, Setagaya-ku, Tokyo	2026	1 unit	Detached houses
46	Megurohoncho, Meguro-ku, Tokyo	2026	1 unit	Detached houses
47	Sugacho, Shinjuku-ku, Tokyo	2027	1 unit	Detached houses
48	Sugacho, Shinjuku-ku, Tokyo	2027	1 unit	Detached houses
49	Sugacho, Shinjuku-ku, Tokyo	2027	1 unit	Detached houses
50	Sugacho, Shinjuku-ku, Tokyo	2027	1 unit	Detached houses
51	Minamisenzoku, Ota-ku, Tokyo	2027	1 unit	Detached houses
52	Minamisenzoku, Ota-ku, Tokyo	2027	1 unit	Detached houses
53	Tsurumaki, Setagaya-ku, Tokyo	2027	1 unit	Detached houses
54	Tsurumaki, Setagaya-ku, Tokyo	2027	1 unit	Detached houses
55	Nishiwaseda, Shinjuku-ku, Tokyo	2027	1 unit	Detached houses
56	Hamadayama, Suginami-ku, Tokyo	2027	1 unit	Detached houses
57	Hamadayama, Suginami-ku, Tokyo	2027	1 unit	Detached houses
58	Wakabayashi, Setagaya-ku, Tokyo	2027	1 unit	Detached houses
59	Midorigaoka, Meguro-ku, Tokyo	2027	1 unit	Detached houses
60	Ebara, Shinagawa-ku, Tokyo	2027	1 unit	Detached houses

No.	Location	Year built	Units	Type
61	Ebara, Shinagawa-ku, Tokyo	2027	1 unit	Detached houses
62	Ebara, Shinagawa-ku, Tokyo	2027	1 unit	Detached houses
63	Sakuragaoka, Setagaya-ku, Tokyo	2027	1 unit	Detached houses
64	Yochomachi, Shinjuku-ku, Tokyo	2027	1 unit	Detached houses
65	Osaki, Shinagawa-ku, Tokyo	2027	1 unit	Detached houses
66	Osaki, Shinagawa-ku, Tokyo	2027	1 unit	Detached houses
67	Osaki, Shinagawa-ku, Tokyo	2027	1 unit	Detached houses
68	Koenjikita, Suginami-ku, Tokyo	2027	1 unit	Detached houses
69	Tsurumaki, Setagaya-ku, Tokyo	2027	1 unit	Detached houses
70	Nishioi, Shinagawa-ku, Tokyo	2027	1 unit	Detached houses
71	Koenji-Minami, Suginami-Ku, Tokyo	2027	1 unit	Detached houses
72	Sanno, Ota-ku, Tokyo	2027	1 unit	Detached houses

**Total: 151 units of income-generating properties,
57 detached houses/land**

4. M&A Status

The two companies acquired through M&A in FY2025 are contributing steadily
We will actively pursue M&A opportunities in FY2026 as well

M&A Timing	M&A Target	Contribution to Our Company Group in 2Q	Future Development
FY2025	Livenup Group (Detached House Sales)	<ul style="list-style-type: none"> ✓Sales of their detached house properties are strong, contributing approximately 4.2 billion yen to our consolidated 2Q sales ✓One company became a subsidiary through M&A aimed at expanding managed properties 	<ul style="list-style-type: none"> ✓Actual demand for detached house properties remains strong, with an expected contribution of approximately 9.0 billion yen to our consolidated full-year sales ✓Development of diverse properties including medical care facilities ✓Continuous implementation of M&A
	Nissei Advance (Kansai Developer)	<ul style="list-style-type: none"> ✓Procured quality properties in Kansai (3 buildings, 271 units) through their channels, sold under our ""GENOVIA"" brand series ✓Full-scale IPO preparation commenced (contracts with audit firms, etc.) 	<ul style="list-style-type: none"> ✓Continuing to incorporate Kansai properties and considering inclusion in REITs ✓Selecting lead underwriters to accelerate IPO preparations
FY2026	Company A (Construction Company)	<ul style="list-style-type: none"> ✓Screening companies with certain business synergies and profit contribution from numerous M&A candidates ✓Conducting due diligence and carefully selecting with input from outside directors 	<ul style="list-style-type: none"> ✓Deepening scrutiny of deals currently under consideration ✓Actively pursuing information on other new M&A opportunities
	Company A (Formwork Company)		

※The above lists only companies for which due diligence has been conducted from among numerous M&A candidates.

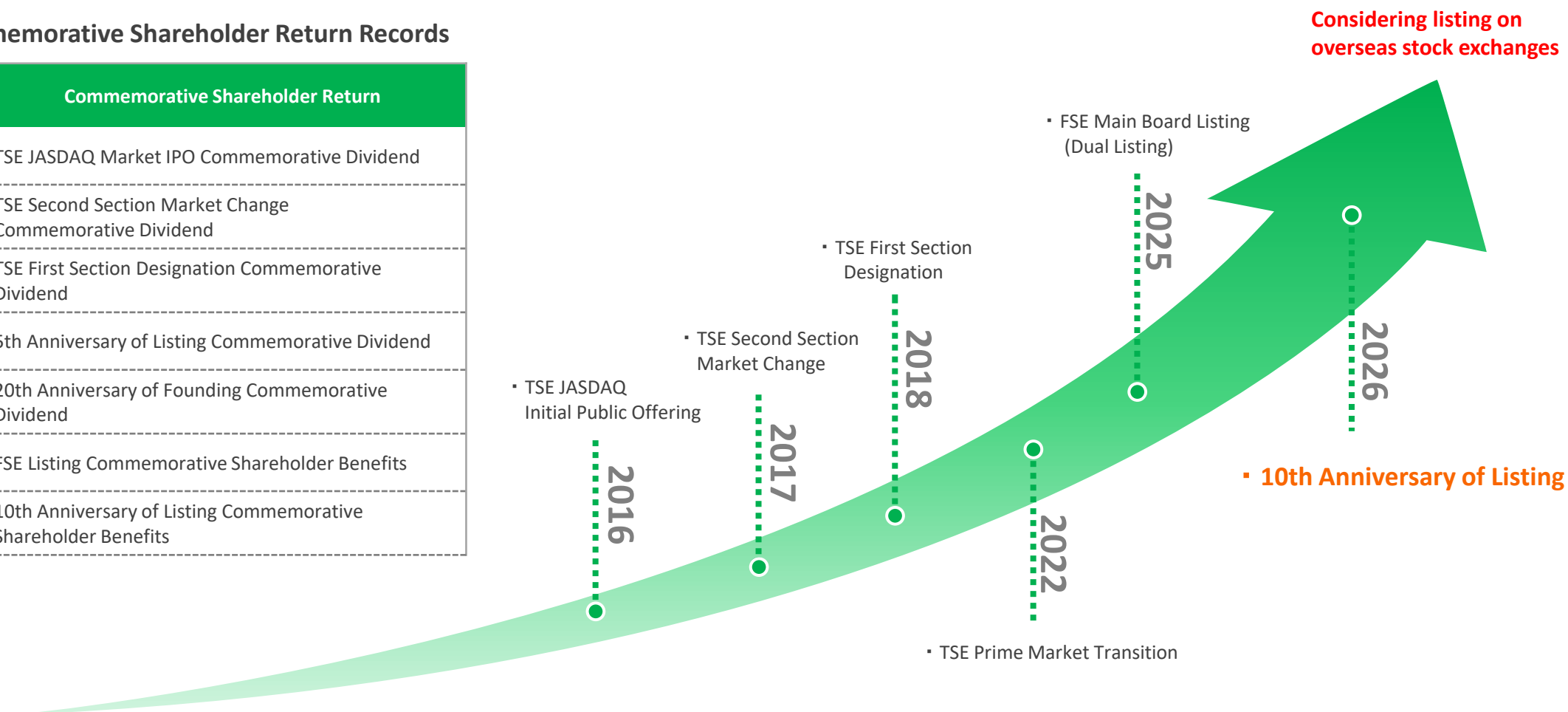
5. Shareholder Benefits and Shareholder Returns Status



2026 marks the 10th anniversary of the initial public offering

Past Commemorative Shareholder Return Records

Fiscal Year	Commemorative Shareholder Return
FY2017	TSE JASDAQ Market IPO Commemorative Dividend
FY2017	TSE Second Section Market Change Commemorative Dividend
FY2018	TSE First Section Designation Commemorative Dividend
FY2022	5th Anniversary of Listing Commemorative Dividend
FY2024	20th Anniversary of Founding Commemorative Dividend
FY2025	FSE Listing Commemorative Shareholder Benefits
FY2026	10th Anniversary of Listing Commemorative Shareholder Benefits



Commemorative benefits will be provided to celebrate the 10th anniversary of listing

Digital gifts will be presented to shareholders of record on the end of April, 2026 and the end of October, 2026, according to the number of shares held

Record Date	Details of Commemorative Shareholder Benefits Digital Gift
	1000 shares or more
End of April, 2026	50,000 yen worth
End of October, 2026	50,000 yen worth
Reference Annual	100,000 yen worth
Benefits Yield (When holding 1,000 shares)	Approximately 7.2%
Dividend + Benefits Yield (When holding 1,000 shares)	Approximately 10.5%

Example of the target replacement (which may be changed).

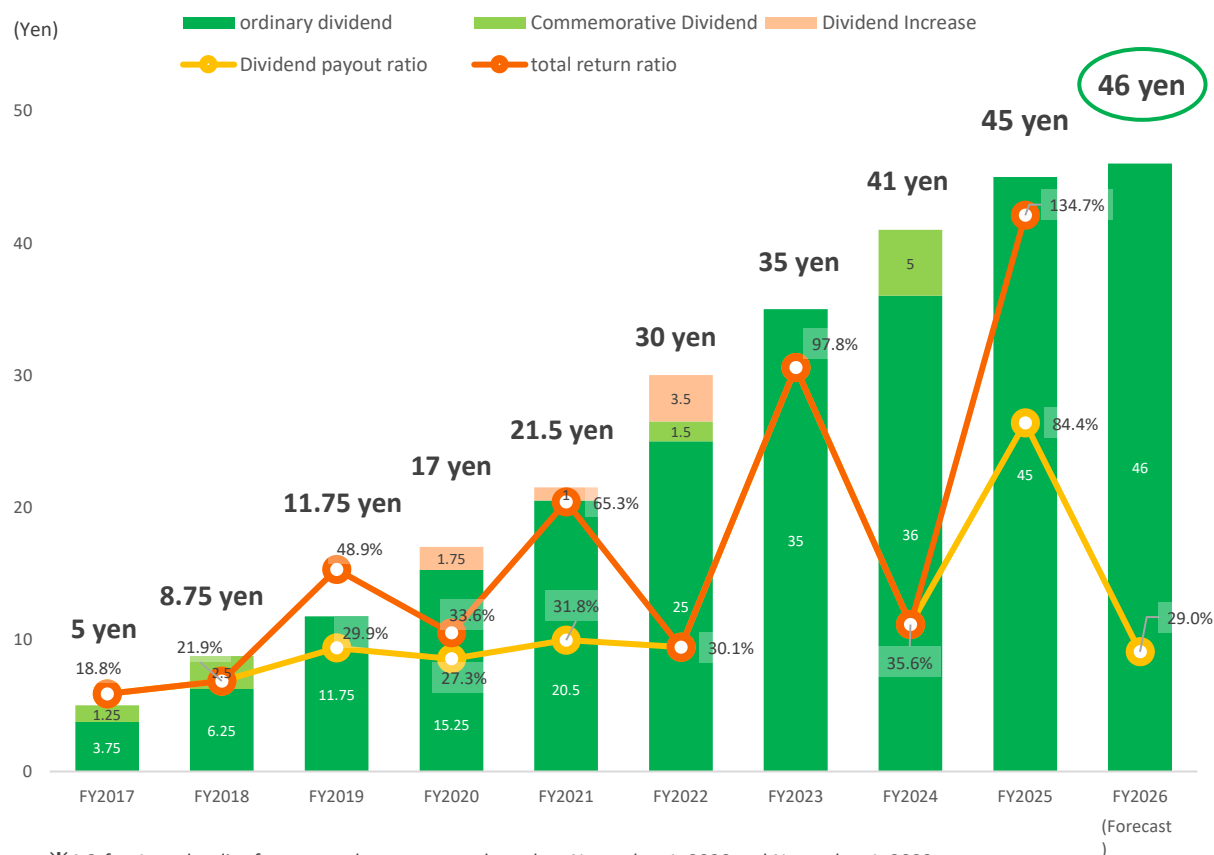
Amazon gift cards, QUO card Pay, PayPay money lite, d points, auPAY gift cards, and other gifts that can be choosed what to exchange the gifts for by stockholders.

※Benefits yield and dividend + benefits yield are annual yields, calculated from the closing stock price on June 11, 2026 (Tokyo Stock Exchange)



Dividend policy targets a dividend payout ratio of 35% with dividends every period Emphasis on TSR (Total Shareholder Return) through stock price appreciation including treasury shares

Dividends have increased for 9 consecutive periods since listing (9-fold increase)



※A 2-for-1 stock split of common shares was conducted on November 1, 2020 and November 1, 2022, and the above graph has been retroactively adjusted for these splits.

Actively implementing acquisition of treasury stock

Status of Treasury Stock Acquisition

	Number of Shares Acquired	Acquisition Ratio to Outstanding Shares (Excluding Treasury Shares)
1st FY2019	600,000 shares	2.06%
2st FY2020	280,000 shares	0.97%
3st FY2021	900,000 shares	3.11%
4st FY2025	820,000 shares	2.86%
Total	2,610,000 shares	

- ※Acquired treasury shares may be utilized for stock compensation or M&A transactions.
- ※The number of treasury shares as of the end of FY2026 2Q, due to M&A share exchanges and stock compensation, is 1,836,382 shares (representing 6.012% of issued shares).
- ※The number of shares acquired takes into account stock splits.



Medium-Term Management Plan

FY2026-FY2030

Vision of the Medium-Term Management Plan

**By the FY2030 Earnings
Announcement**

Real Estate Company

Market Capitalization Ranking

Rank Among the Top

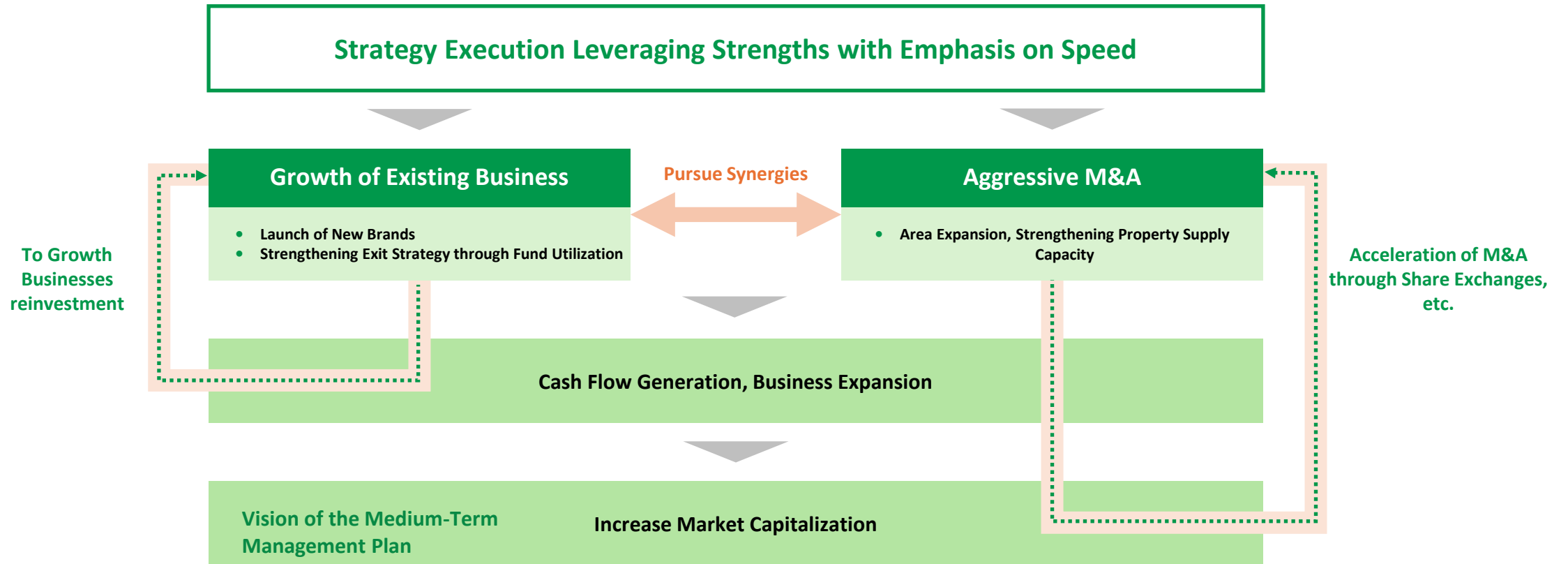
VISION

Creating a Leading Real Estate Company of the 21st Century

The Japanese real estate industry has many excellent companies with large market capitalizations. Our company has a grand vision to catch up with and surpass such companies.

Our company aims to become a company that leads industry revitalization by creating new business models that are not bound by the conventional framework of the real estate industry.

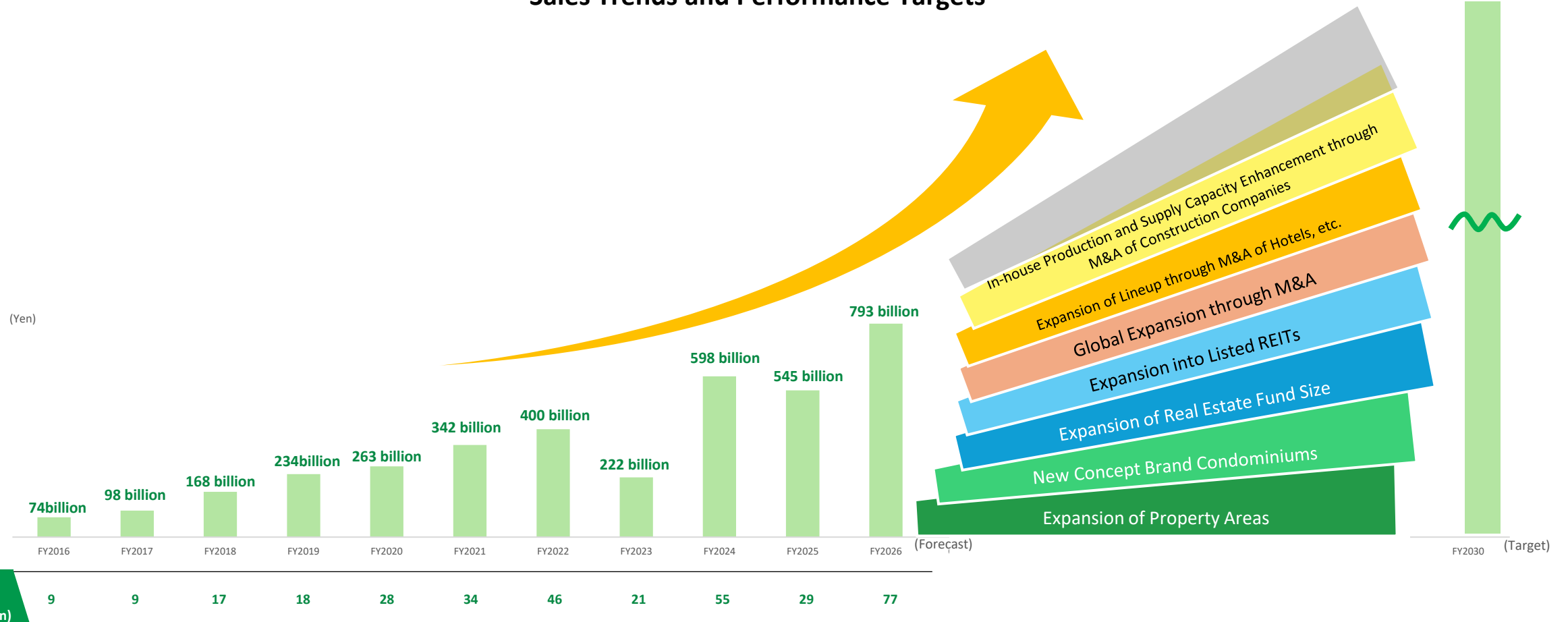
Expanding performance through strategy execution leveraging strengths with emphasis on speed, aiming to increase market capitalization



By accurately identifying market needs and implementing measures in rapid succession,
Aiming to achieve FY2030 sales of 600 billion yen

FY2030
Sales Target
600 billion yen

Sales Trends and Performance Targets



M&A has been conducted to expand business areas including rent guarantee and detached house sales, and to expand supply areas for real estate sales

Nissei Advance

Capital and business tie-up in 2025

Purpose of M&A

- Strengthening supply and sales of own properties in the Kansai area



What is Nissei Advance?

Sales of new investment condominiums under the in-house brand "Advance" series in the Kansai area, mainly in Osaka Prefecture

Livenup Group

Became a consolidated subsidiary in 2025

Purpose of M&A

- Enter the detached house business and used housing business to expand business areas
- Increase in number of properties managed in Tokyo and Kanagawa, strengthening stock income
- Leverage extensive M&A track record and expertise for M&A-driven growth strategy

Livenup Group

What is Livenup Group?

Develops and sells detached houses and income-generating properties mainly in Tokyo

Roombank Insure

Became a wholly-owned subsidiary in 2020

Purpose of M&A

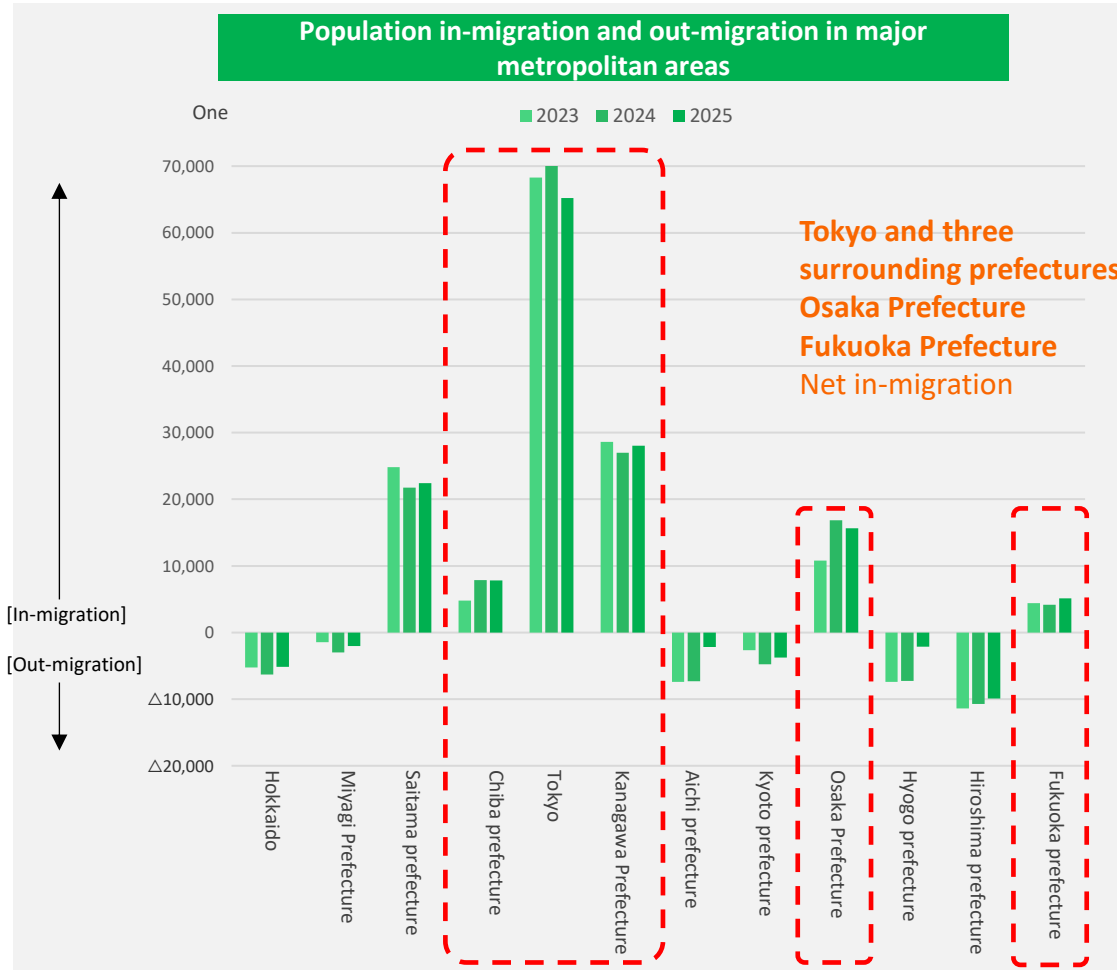
- By having Roombank Insure serve as a joint guarantor for tenants, the risk of uncollected rent is eliminated
- Revenue expansion through tenant retention in real estate management business is possible



What is Roombank Insure?

Operates real estate rental guarantee services, providing services that guarantee rent in place of joint guarantors

Expanding procurement area from Tokyo and three surrounding prefectures centered on Tokyo's 23 wards to Osaka Prefecture

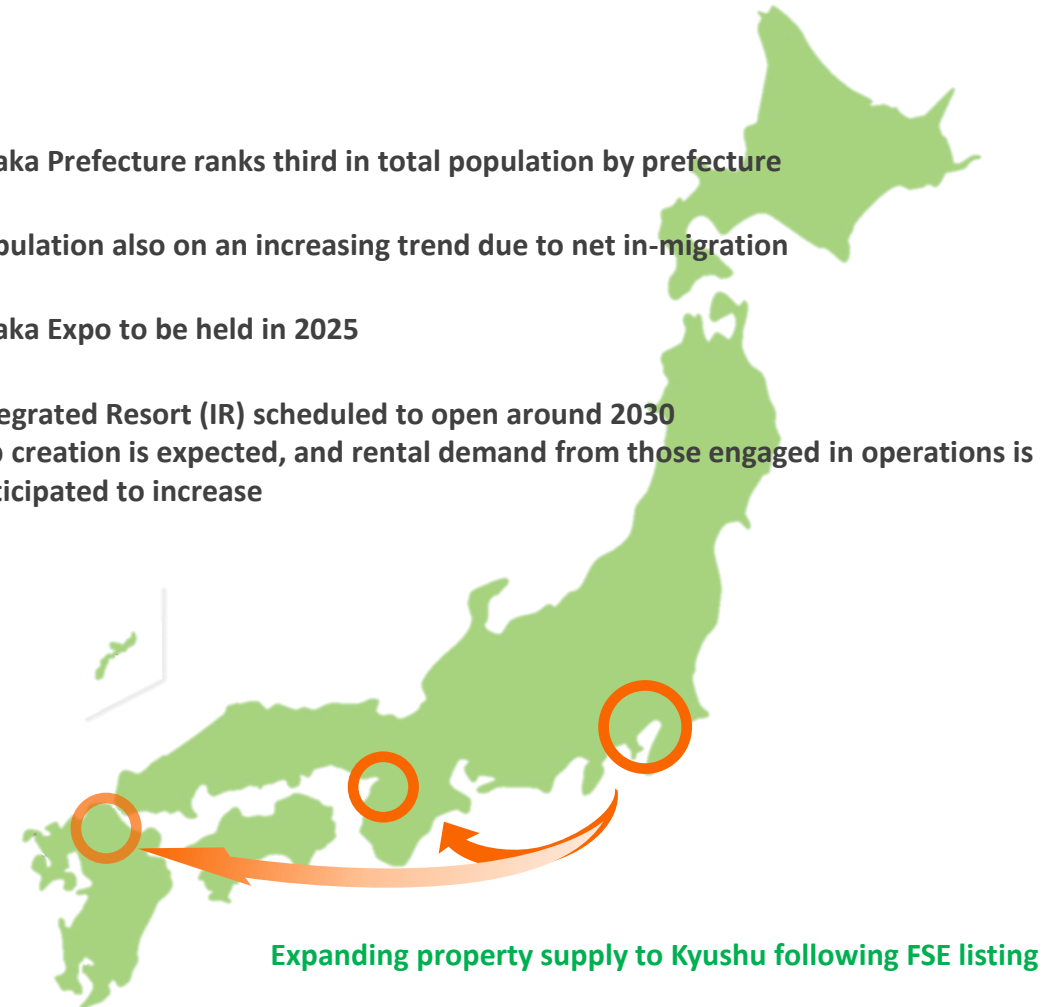


Osaka Prefecture ranks third in total population by prefecture

Population also on an increasing trend due to net in-migration

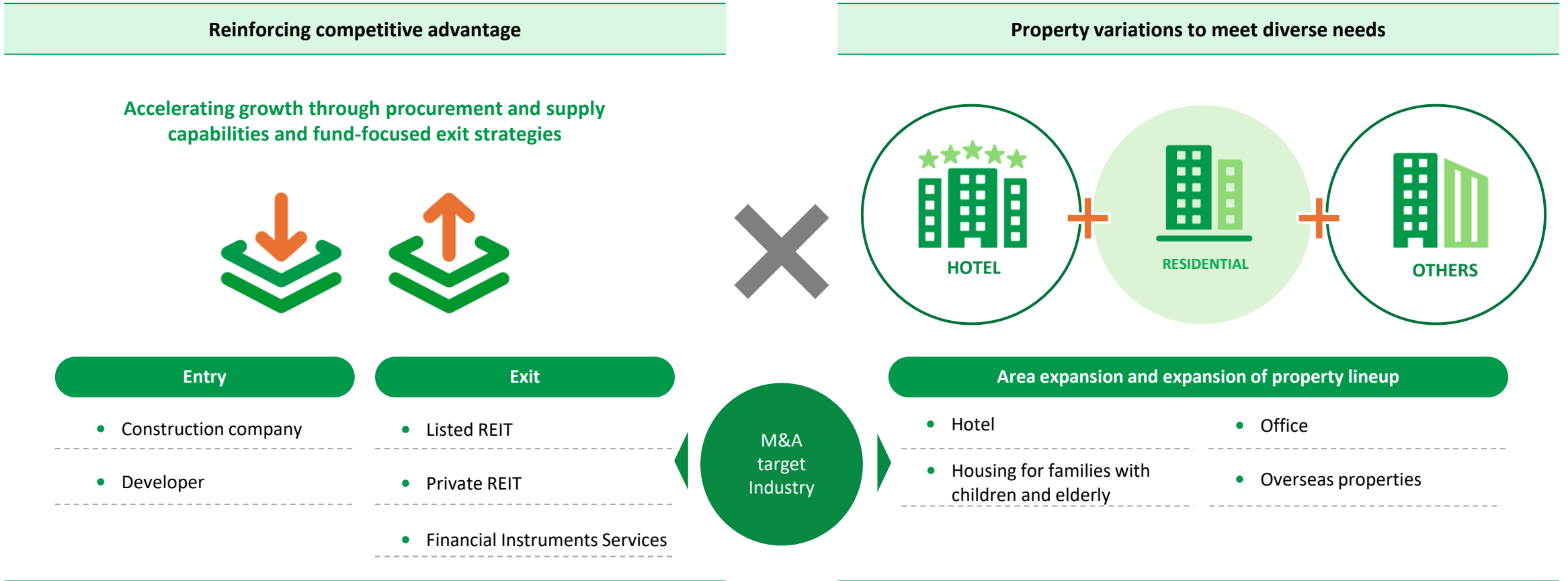
Osaka Expo to be held in 2025

Integrated Resort (IR) scheduled to open around 2030
 Job creation is expected, and rental demand from those engaged in operations is anticipated to increase



(Source) Prepared by the Company based on the "Report on Internal Migration in Japan Derived from the Basic Resident Registration" by the Statistics Bureau, Ministry of Internal Affairs and Communications

Combining M&A to strengthen our procurement and supply capabilities and efficient exit strategies, with M&A to evolve into a comprehensive real estate business, aiming for significant growth

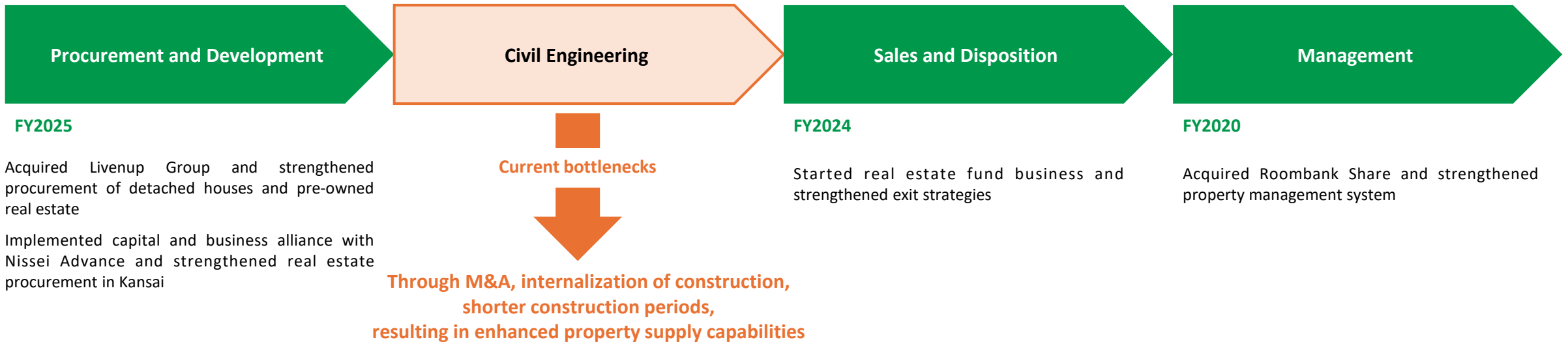




Through M&A of construction companies, by internalizing and speeding up construction processes, building an integrated value chain system that enhances property supply capabilities

Construction industry situation	<ul style="list-style-type: none"> • Construction workforce has decreased by approximately 30% from peak (1997), causing serious labor shortages • Many veteran craftsmen expected to retire in the next 10 years, raising concerns about skill succession • Rising material prices and labor costs have worsened profitability, causing frequent construction plan revisions and delays
--	---

Building a consistent and robust value chain through M&A of construction companies



Pursuing quality, design, and comfort to provide safe, secure, and high-quality living through in-house brand condominiums

""GENOVIA"" series



Characteristics

- For singles to DINKS households
- Mainly rooms of 25m² to 40m²
- Designed for use as company housing, with many whole-building leases and high occupancy rates

New brand

""G-classt"" series



Characteristics

- Open rooftop, glass-walled design, childcare support floors on 1st and 2nd floors including nurseries, tutoring schools, clinics, etc., and mechanical parking for large vehicles in basement
- Targeting dual-income households who do not purchase homes and high-end clientele
- Mainly rooms of 40m² to 70m²
- Also accommodating demand for upgrading from studio apartments
- Addressing the hesitation to purchase condominiums of 70m² or more due to soaring condominium prices in Tokyo

""G-classt"" Photo Gallery (Example of completed image)



"G-classt" Photo Gallery

Construction progress



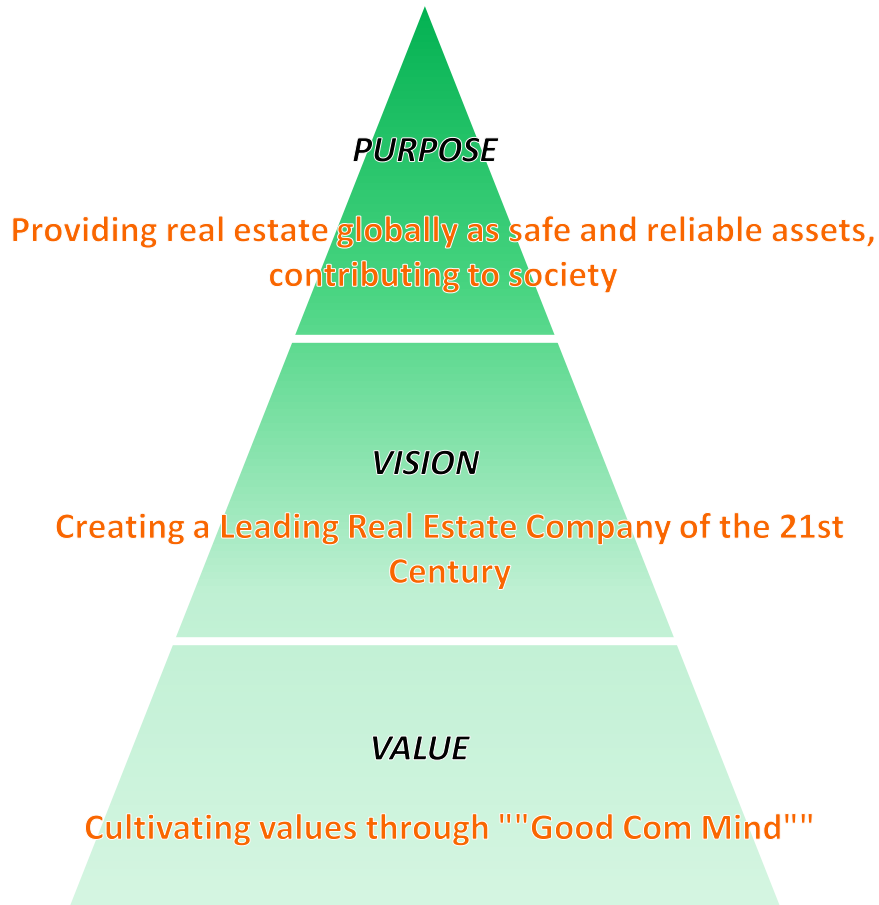
Safety prayer ceremony



Appendix

company name	Goodcom Asset Co., Ltd.
Founded	November 28, 2005
common stock	3.1 billion yen (including capital reserve) *As of April 30, 2026
Representative	Yoshikazu Nagashima, President and CEO
Head Office	Sumitomo Fudosan Nishi-Shinjuku Building, 7-20-1 Nishi-Shinjuku, Shinjuku-ku, Tokyo
Description of Businesses	Planning, development, sales, and management of new investment condominiums under the in-house brand ""GENOVIA"" series in Tokyo and three surrounding prefectures, centered on Tokyo's 23 wards
Segments	<ul style="list-style-type: none"> wholesale club (sales to corporations) Retail Sales (sales to individual investors) Livenup Group (detached house sales, renovation and resale of pre-owned housing) Real Estate Management (building management, rental management, rent guarantee) Others (IPO/IR consulting, real estate fractional sales)
Group Companies	<ul style="list-style-type: none"> Goodcom Co., Ltd. (real estate management) Livenup Group Co., Ltd. (detached house sales, renovation and resale of pre-owned housing) Roombank Insure Co., Ltd. (rent guarantee) Good Com Asset Investment Advisory Co., Ltd. (asset management) Capital Support Consulting Co., Ltd. (IPO/IR consulting)
Number of Employees	276 (consolidated) *As of April 30, 2026
Market	Tokyo Stock Exchange Prime Market, Fukuoka Stock Exchange Main Market [Securities code: 3475]
number of shareholders	17,334 *As of April 30, 2026
FISCAL YEAR-END	October

Good Com Asset's Philosophy

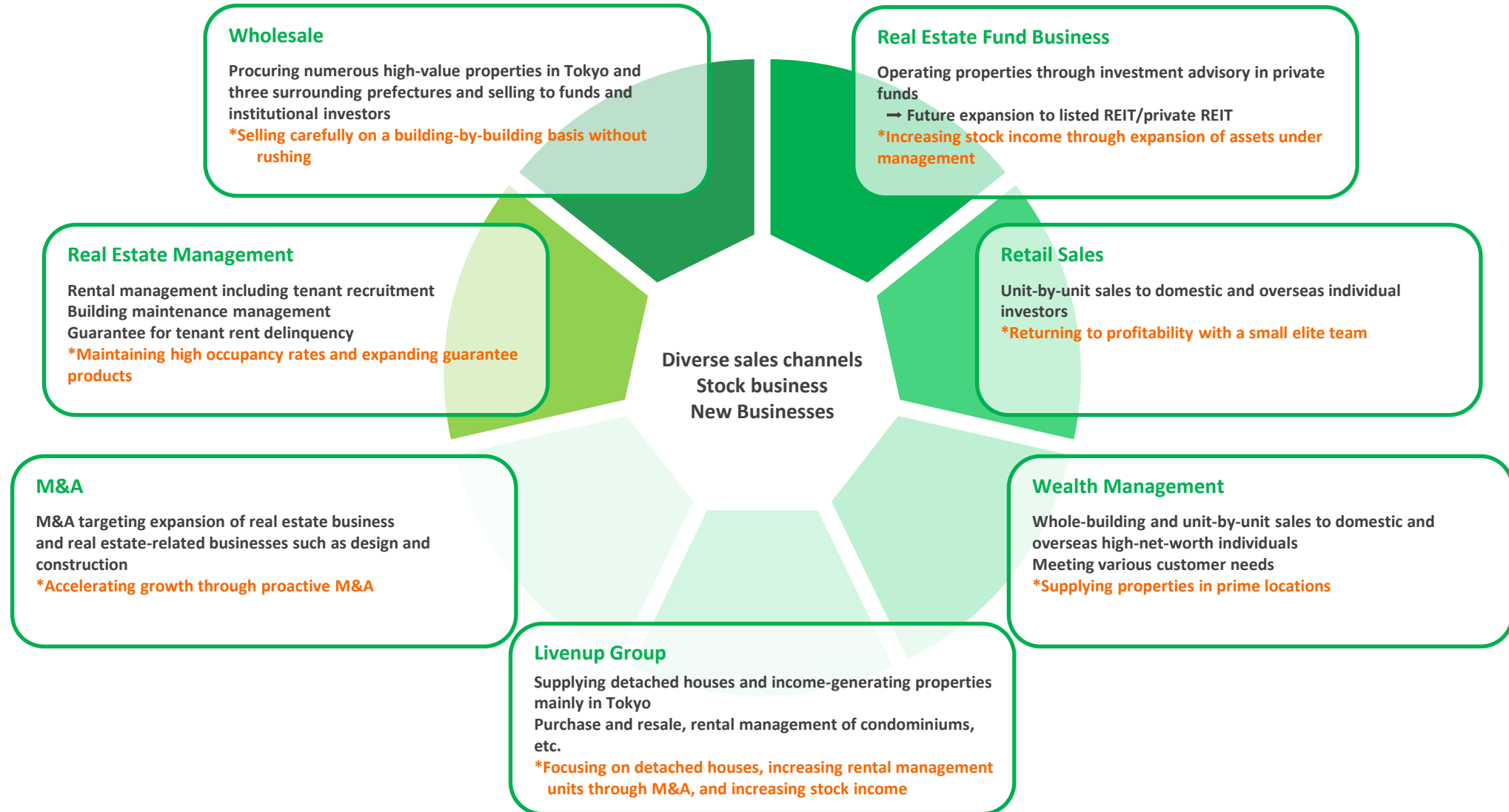


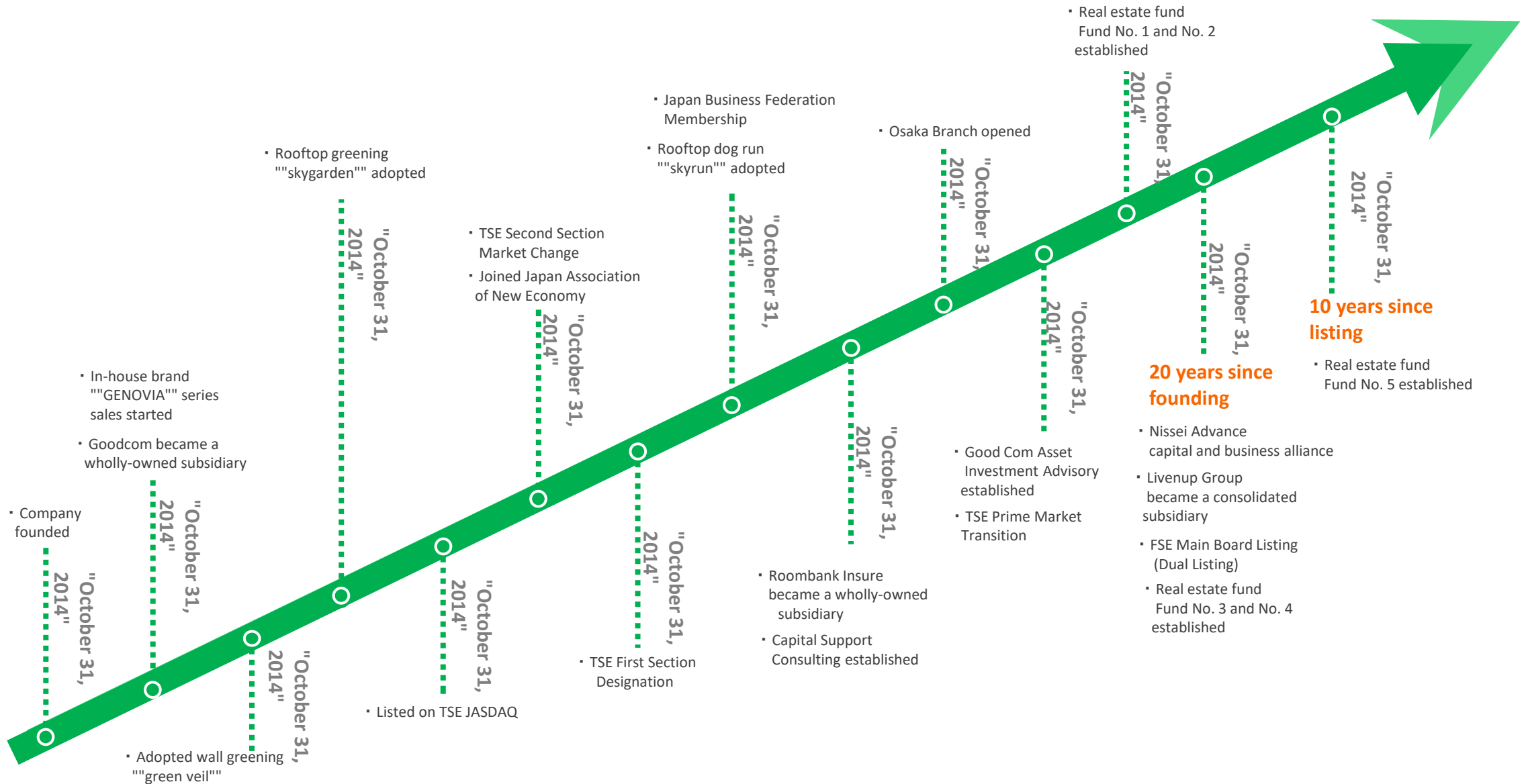
Origin of Company Name

Good Company Asset → Good Com Asset

We aspire to be a company that actively promotes social contribution and charitable activities while being an excellent company (in the real estate industry).
The notation "COM" with part of COMPANY missing represents "an incomplete self" and serves as a reminder to always strive for perfection.

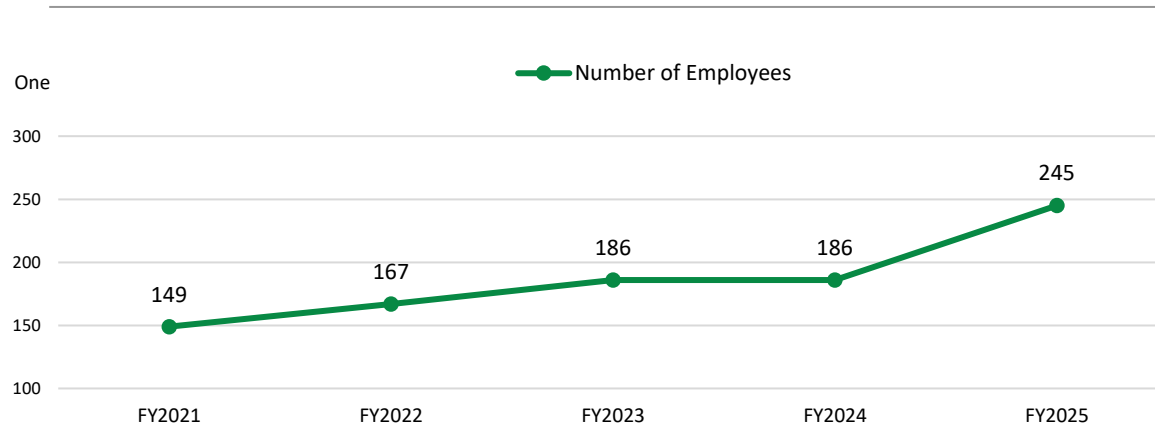
Building sales balance according to the business environment and expanding business operations





Emphasizing human capital, ensuring diversity and improving employee engagement

Trends in Key Indicators



	FY2021	FY2022	FY2023	FY2024	FY2025
Ratio of female employees	34.2%	35.5%	32.8%	32.3%	33.3%
Ratio of female managers	9.4%	17.4%	16.0%	11.8%	9.0%
Mid-career recruitment Ratio of managers	59.4%	69.6%	66.0%	58.8%	73.1%
Rate of paid leave taken	62.2%	67.2%	68.5%	84.6%	73.5%

*Each indicator above is the value at fiscal year-end

*The aggregation period for paid leave utilization rate is from November of each fiscal year to October of the following year

Initiatives to create a comfortable work environment

Work style and workplace environment

- Introduction of diverse leave systems including paid refreshment leave and menstrual leave
- Improvement of paid leave usage rate
- Introduction of complete two-day weekend system
- Establishment of in-house store
- Installation of AEDs and development of disaster response systems

Improvement of compensation and reform of personnel evaluation system

- Implementation of base salary increase (approximately 4% increase)
- Introduction of multi-rater evaluation system

employee benefits and welfare

- Payment of 15% incentive on monthly contributions to the employee stock ownership plan
- Partial subsidy for re-examination costs of periodical medical examinations
- Expansion of housing allowance eligibility
- Introduction of lunch subsidy program

Human resource development

- Introduction of comeback program

Selected for JPX-Nikkei Mid and Small Cap Index for 6 consecutive years



What is the JPX-Nikkei Mid and Small Cap Index?

The concept of the "JPX-Nikkei Index 400," which comprises "companies with high investment appeal for investors," is applied to mid and small cap stocks to select companies that efficiently utilize capital and practice investor-conscious management.

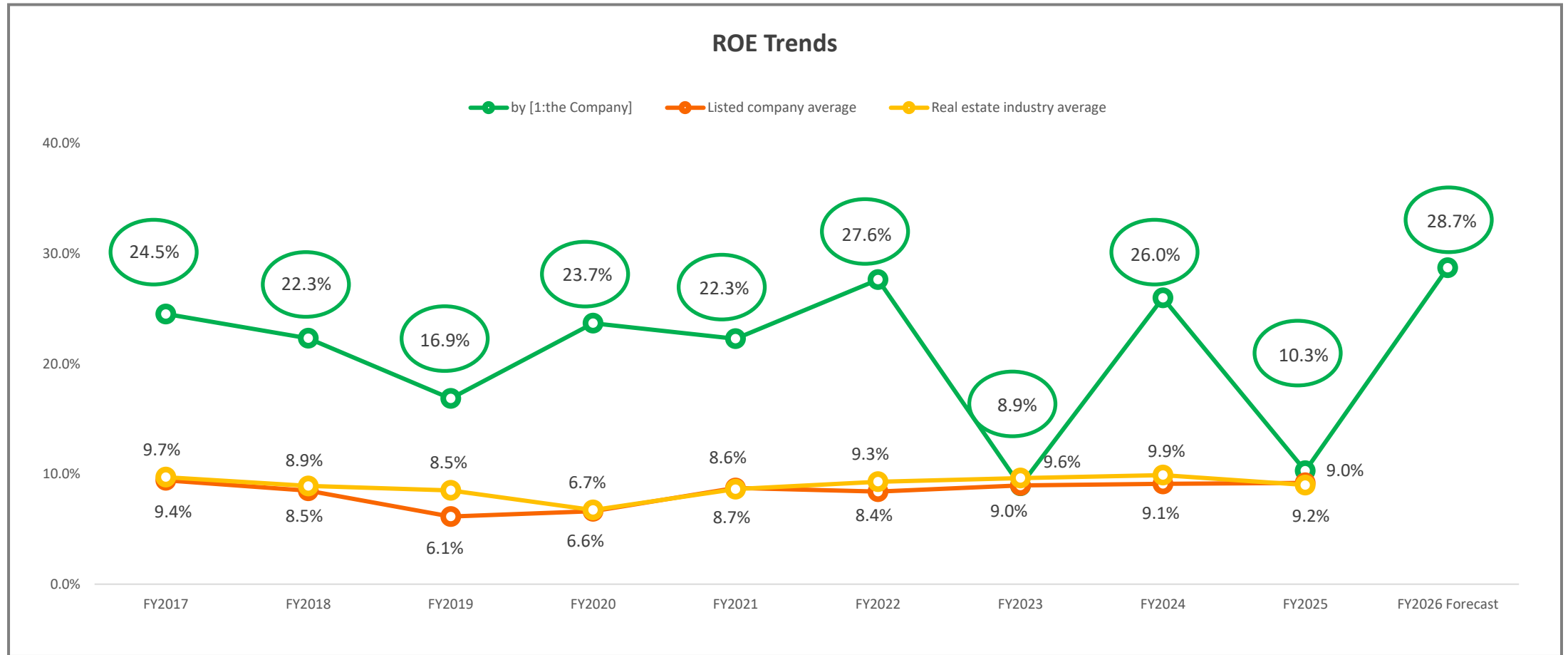
Selection Method

200 stocks are selected from common stocks primarily listed on the Prime Market, Standard Market, and Growth Market of the Tokyo Stock Exchange, based on market liquidity indicators such as market capitalization and trading value, quantitative indicators such as 3-year average ROE and 3-year cumulative operating profit, as well as the appointment of independent outside directors and English disclosure of financial information.

Selection Period

August 29, 2025 - August 28, 2026

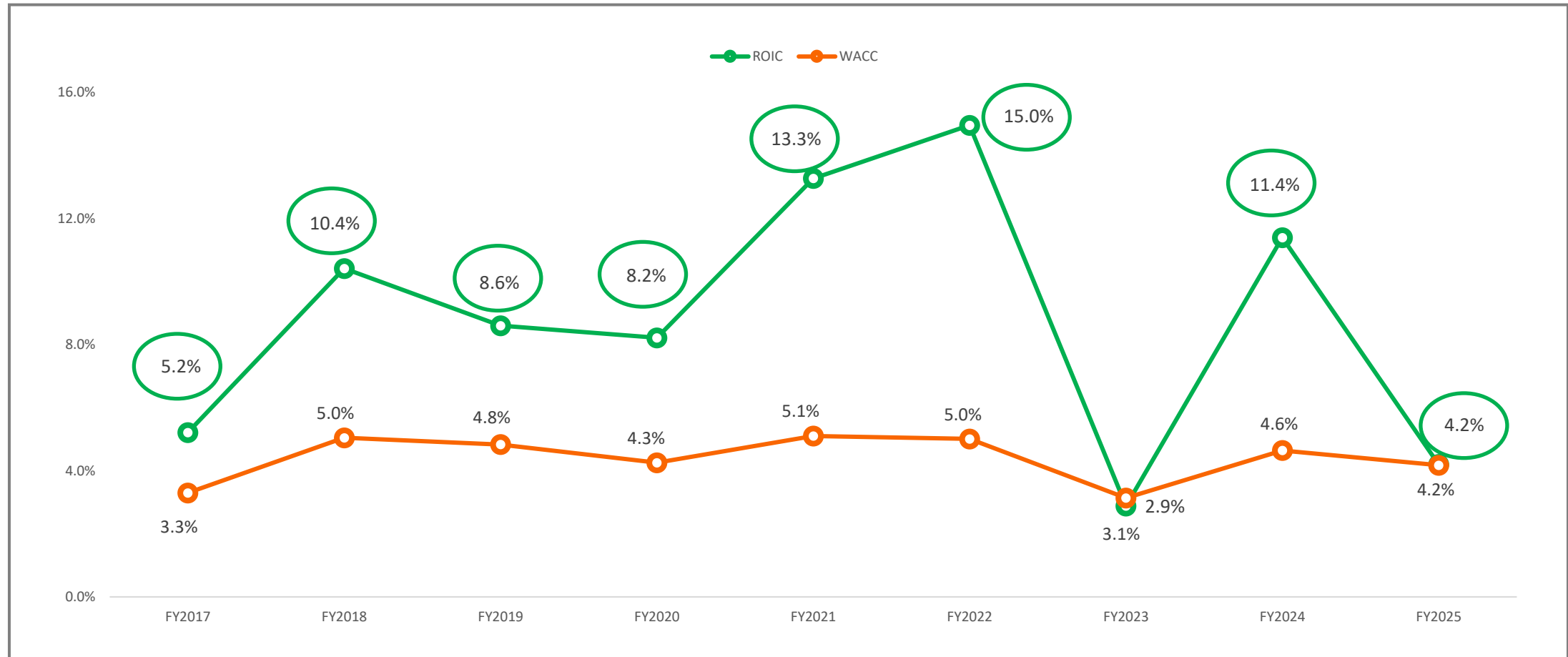
ROE maintains the basic policy of 10% or above



*Source of listed company average and real estate industry average: Prepared by the Company based on Tokyo Stock Exchange data

*Listed company average and real estate industry average are fiscal year averages; FY2025 covers only companies with March fiscal year-end

ROIC generally exceeds cost of capital

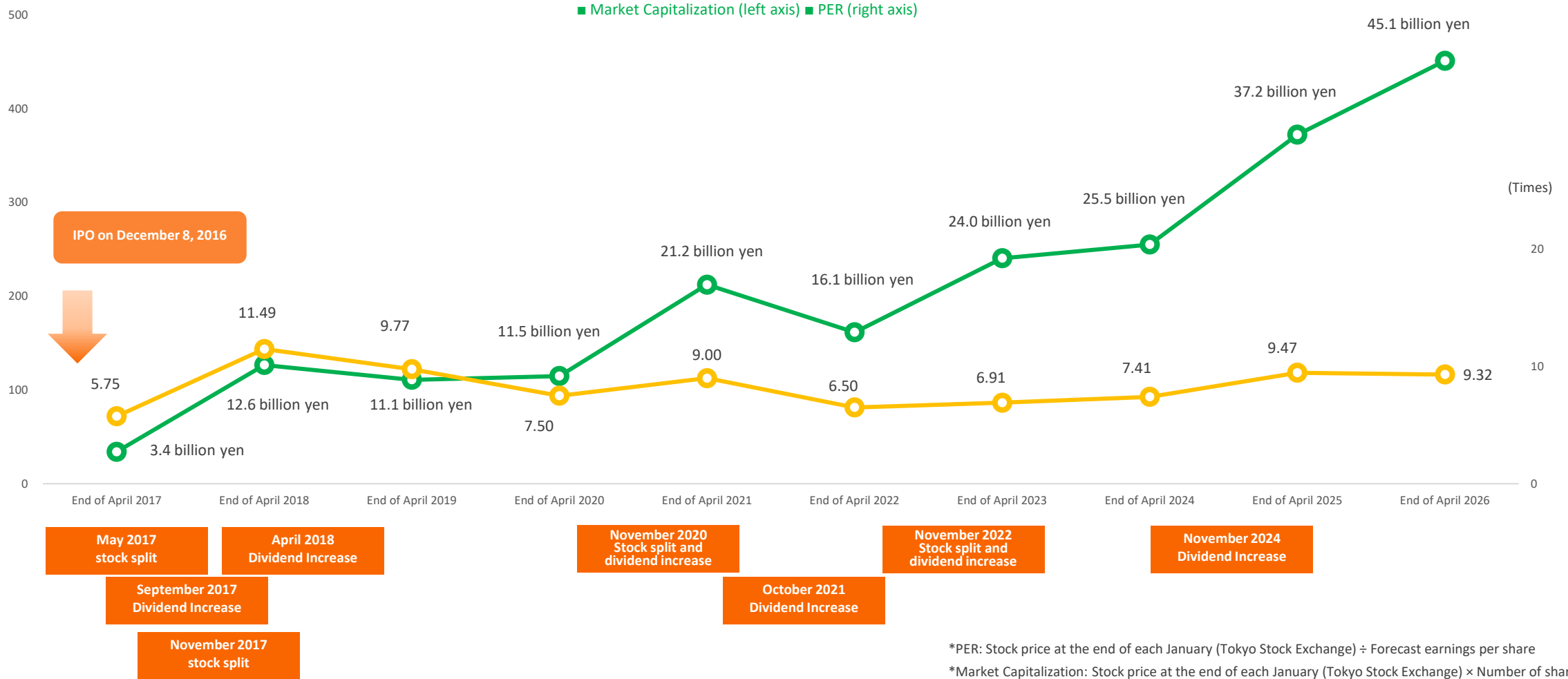


*ROIC (Return on Invested Capital): $\text{After-tax operating profit} \div (\text{Interest-bearing debt} + \text{Shareholders' equity})$

*WACC (Weighted Average Cost of Capital): Cost of capital procurement. Cost of equity (CAPM) is calculated at 6.31% (FY2025)

Upward trend due to business expansion, shareholder returns, stock splits, etc.

Market Capitalization Trends Since IPO



1. Status of Dialogue

	Representative	Frequency
Financial results briefing	President and CEO Yoshikazu Nagashima	4 times
IR briefing for individual investors		1 times
Individual interviews		53 times (46 times with institutional investors, 7 times with securities companies)

2. Main Topics and Areas of Interest in Dialogue

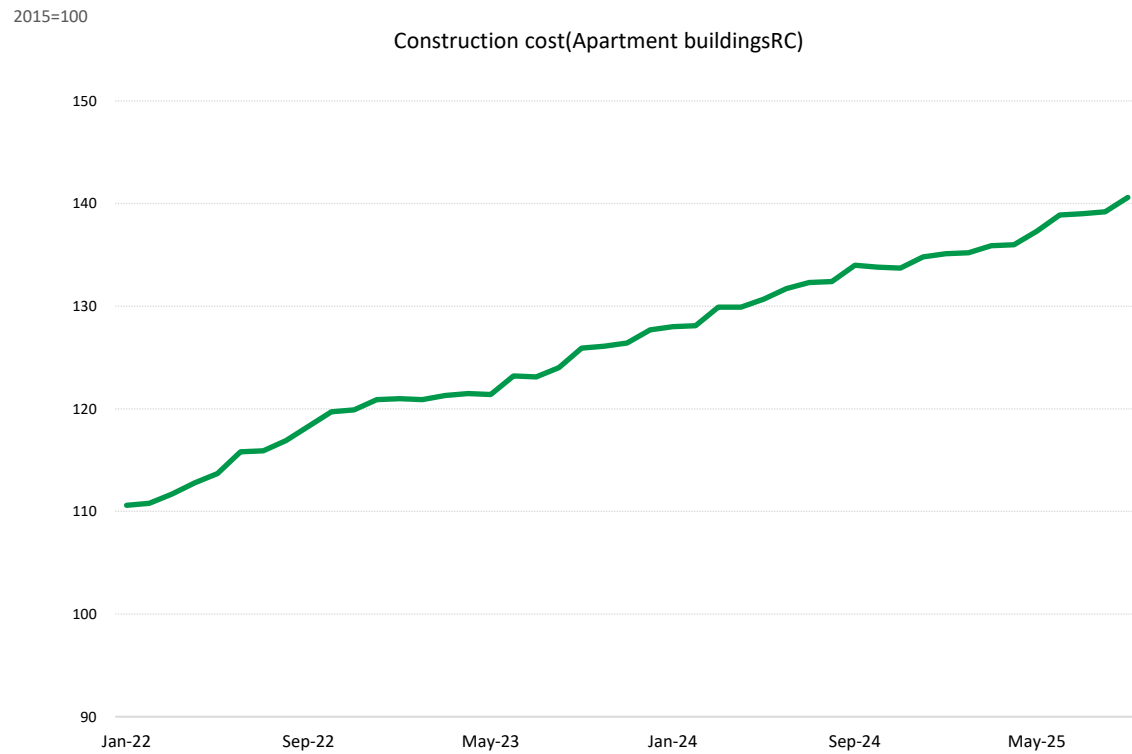
- Business performance
- Management environment including procurement and sales
- Medium to long-term business outlook
- Status of new businesses (real estate fund business, M&A, newly established departments, etc.)
- Shareholder return policy and capital policy

3. Status of Feedback to the Board of Directors

On a quarterly basis, we report to the Board of Directors on items and opinions that received many questions during meetings.

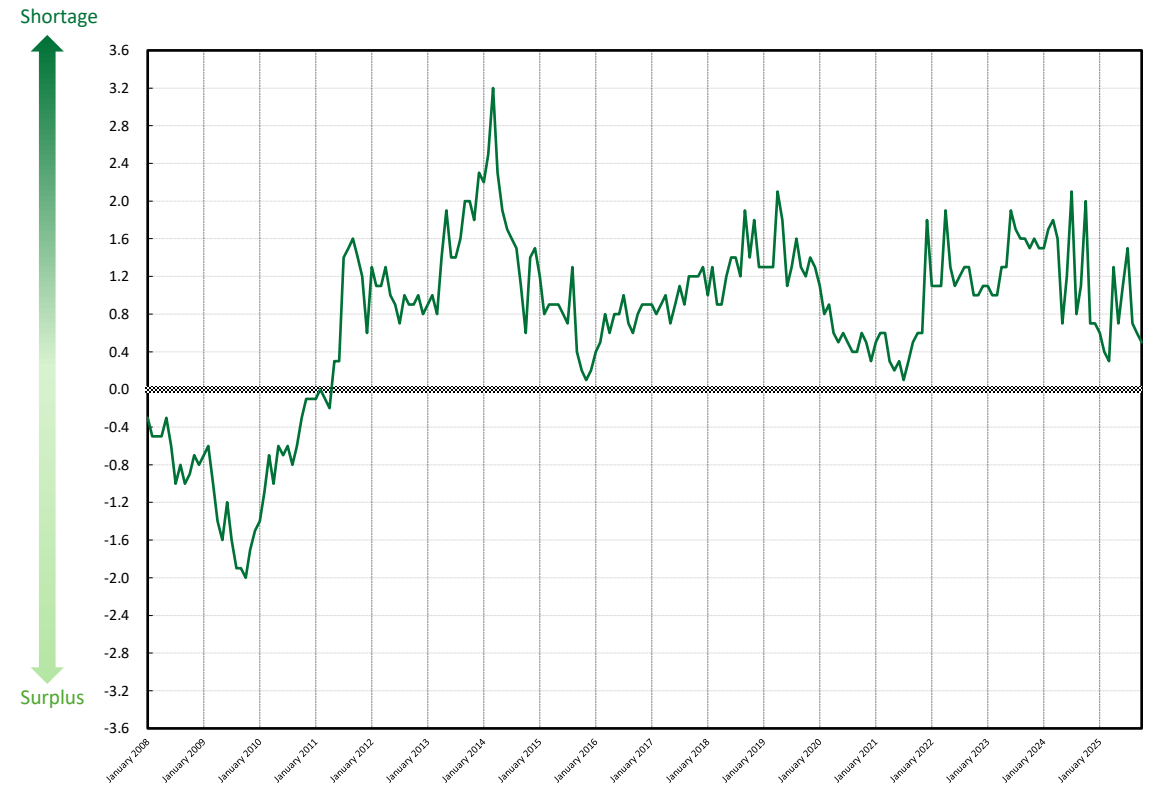
Housing construction costs have risen approximately 40% over 10 years. Labor shortage continues over the long term

Building Cost Index Trends (Tokyo)



Source: Graph based on ""Construction Price Building Cost Index"" by Construction Research Institute, Research Institute for Construction and Economy

Trends in Construction Skilled Worker Shortage Rate (Total of 8 occupations, Nationwide / Seasonally adjusted*)



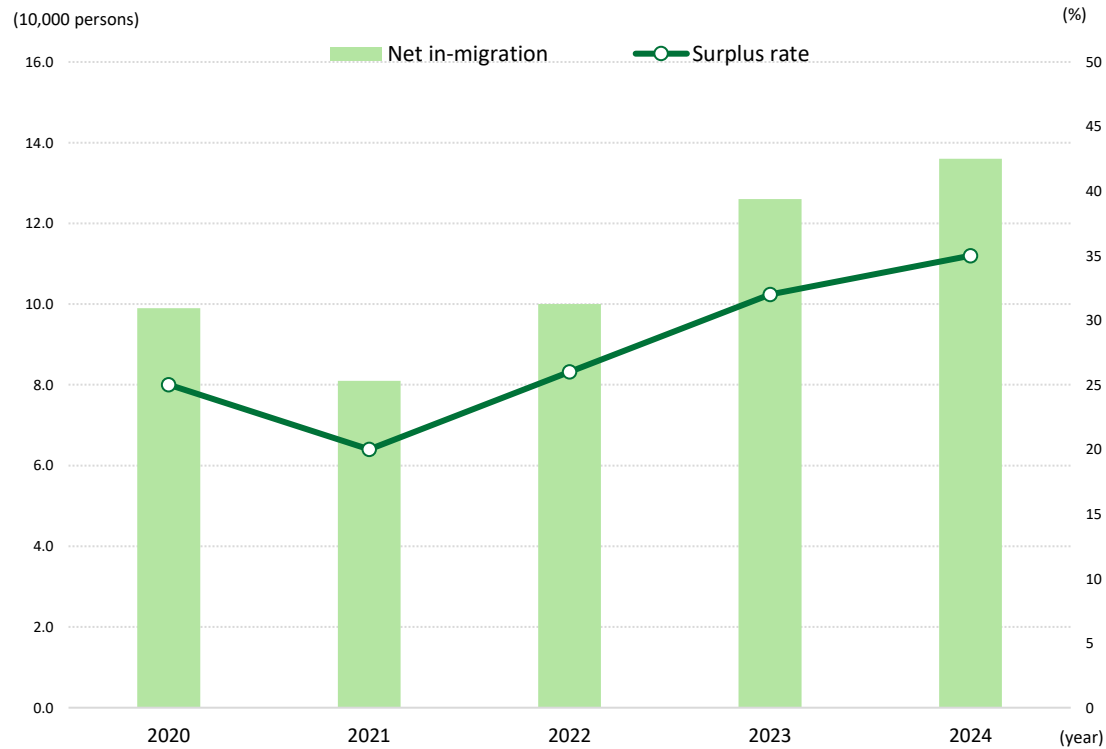
※ Construction skilled worker shortage rate = $\frac{(\text{Number of workers wanted but could not secure}) - (\text{Number of workers secured but became surplus})}{(\text{Number of workers secured}) + (\text{Number of workers wanted but could not secure})} \times 100$

※ Seasonally adjusted value: A value that removes seasonal fluctuation factors to make it easier to grasp medium to long-term trends due to economic conditions, etc.

Source: Graph based on ""Construction Labor Supply and Demand Survey Results"" (August 2025 survey) by Ministry of Land, Infrastructure, Transport and Tourism

While population inflow continues in the Tokyo metropolitan area, new condominiums for sale continue to see price increases and supply decreases

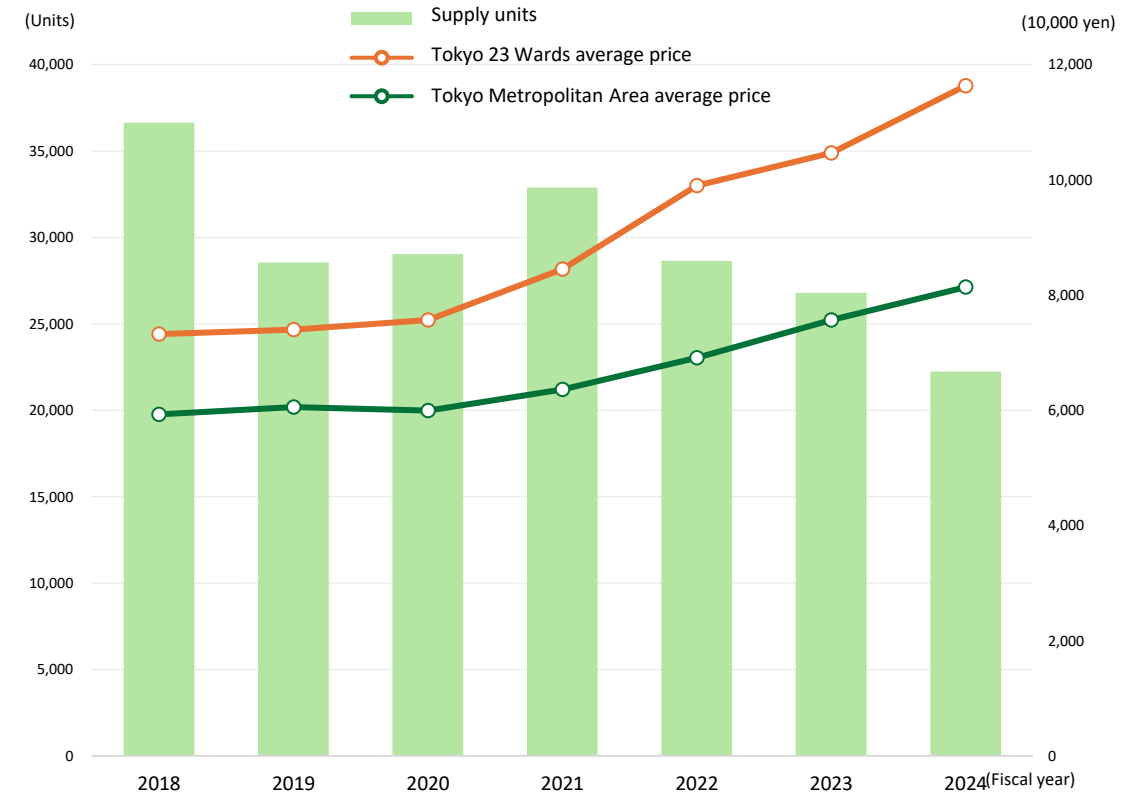
Trends in In-migration and Out-migration in the Tokyo Metropolitan Area



- Tokyo Metropolitan Area = Tokyo, Kanagawa, Saitama, and Chiba Prefectures
- Domestic migration only. Excludes migration from/to overseas

Source: Graph based on ""Report on Internal Migration in Japan Derived from the Basic Resident Registration"" by Statistics Bureau, Ministry of Internal Affairs and Communications

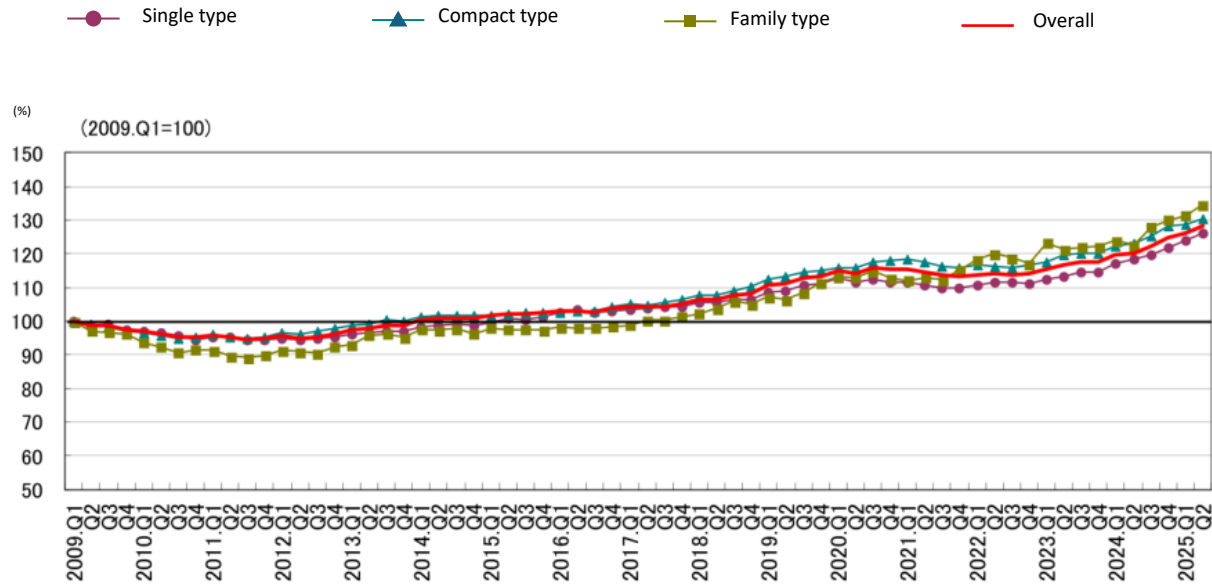
Supply Units and Average Price of New Condominiums in the Tokyo Metropolitan Area



Source: Graph based on ""Tokyo Metropolitan Area Condominium Market Trends FY2024"" by Real Estate Economic Institute

In Tokyo, demand for family-type units from high-income earners is strong due to soaring condominium prices

Apartment Rent Trends in Tokyo 23 Wards



Source: Sumitomo Mitsui Trust Research Institute and At Home ""Condominium Rent Index""

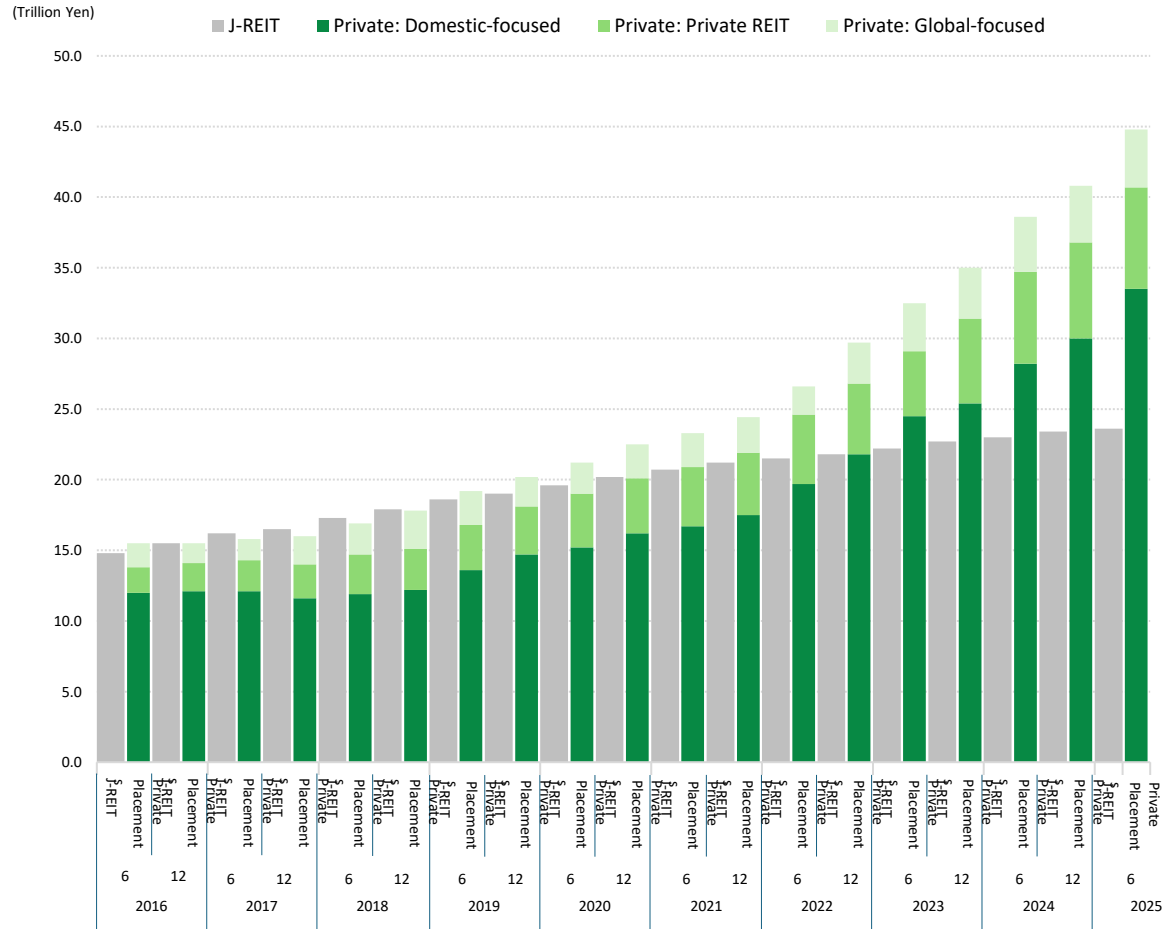
Annual Income of Family-type Tenants in Tokyo 23 Wards



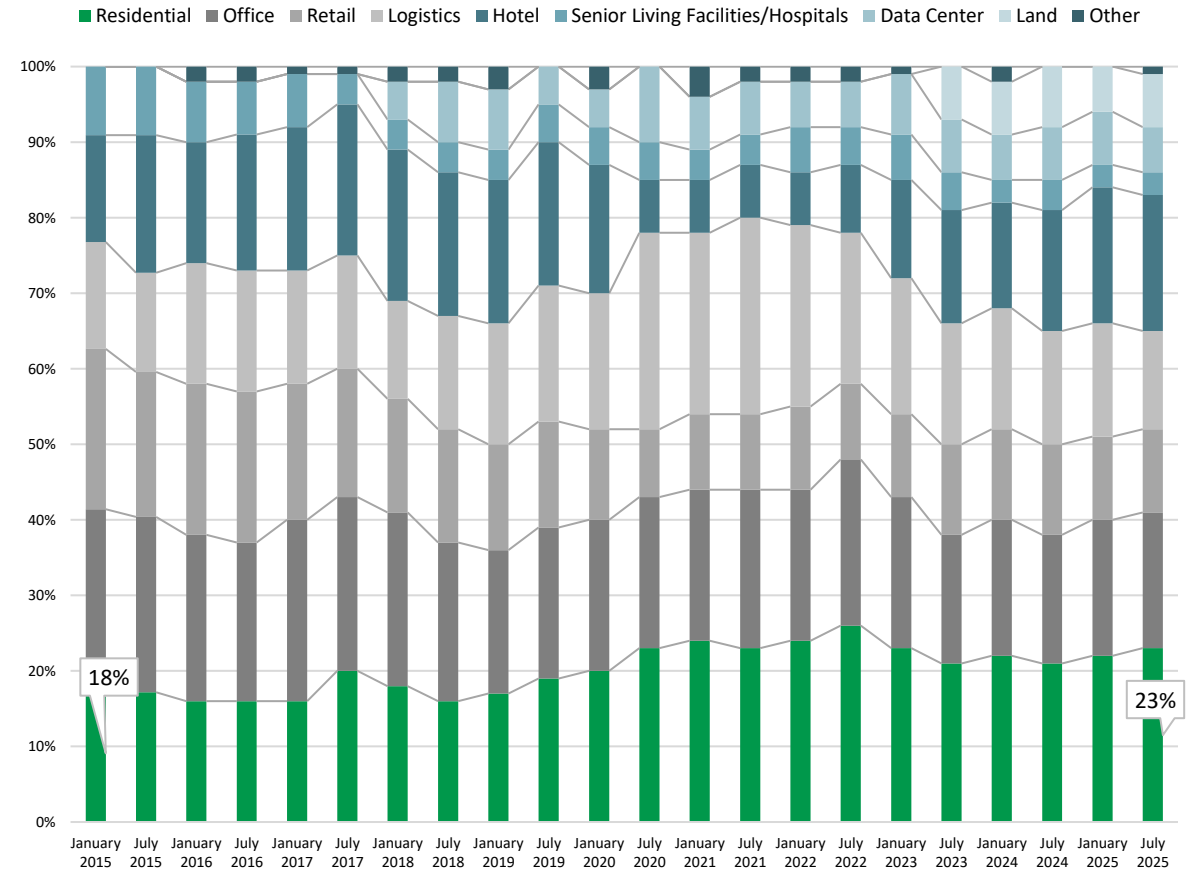
Source: Haseko Livenet ""Analysis of Tenant Attributes for Rental Apartments in the Tokyo Metropolitan Area 2024""

**Both private placement and listed markets continue to expand in scale.
Residential properties are the property type of greatest interest to investors**

Market Size Trends of Private Funds and Listed REITs

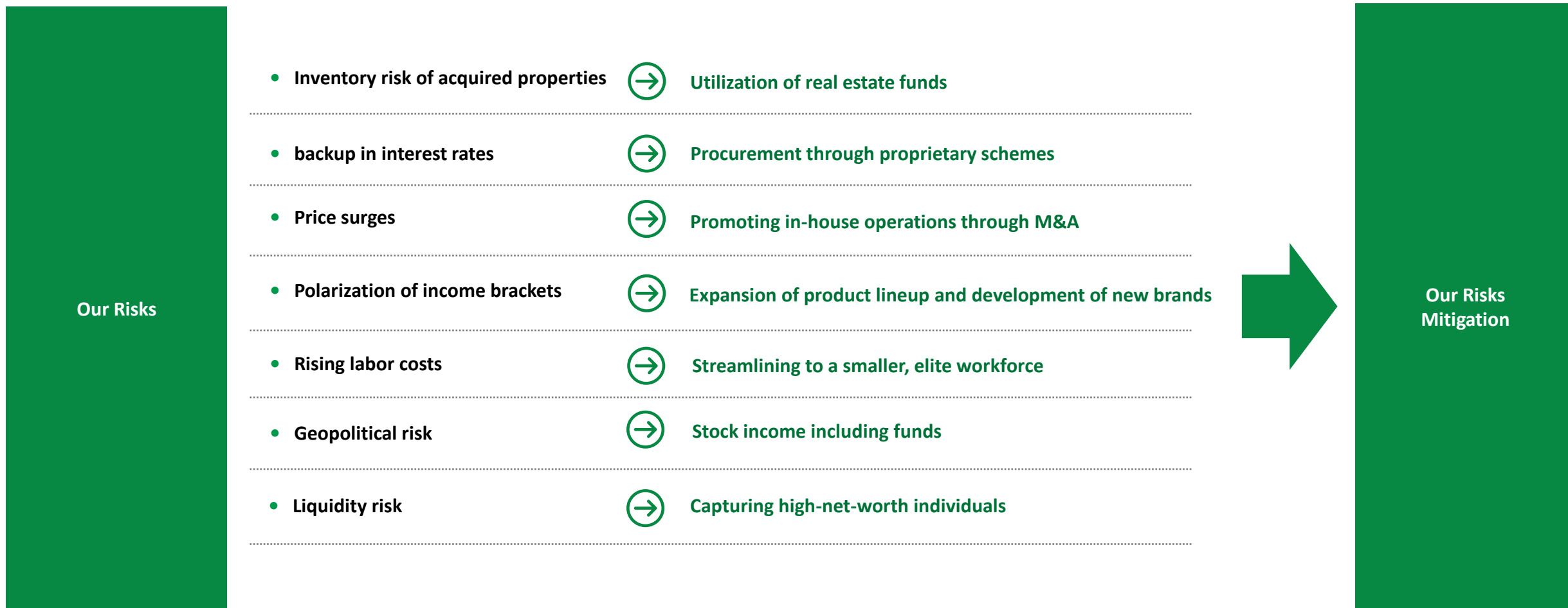


Property Types Investors Want to Focus on Going Forward



Source: Sumitomo Mitsui Trust Research Institute ""Survey on Private Real Estate Funds (July 2025)""

Responding to various changes in the external environment and achieving balanced risk mitigation across the entire Group



Notes on This Document

Forward-looking statements contained in this document are based on information available at this time and represent the independent judgment of our Group, and are subject to change due to macroeconomic conditions, industry trends related to our Group, and the circumstances of our Group. Accordingly, please be aware that there are risks and uncertainties that actual results may differ from the forward-looking statements contained in this document.

Note : This document has been translated from the Japanese original for reference purposes only. In the event of any discrepancy between this translated document and the Japanese original, the original shall prevail.

Inquiries Regarding IR:

Good Com Asset Co.,Ltd. Corporate Planning Department, IR Division

TEL: 03-5338-0170 E-MAIL: ir@goodcomasset.co.jp

