

Consolidated Financial Results for the Six Months Ended April 30, 2026 (Under Japanese GAAP)

June 12, 2026

Company name: Good Com Asset Co.,Ltd. Stock exchange listings: Tokyo Prime, Fukuoka
 Securities code: 3475 URL <https://www.goodcomasset.co.jp/>
 Representative: (Title) President and CEO (Name) Yoshikazu Nagashima
 Inquiries: (Title) Executive Officer, (Name) Makoto Furuuchi Tel 03-5338-0170
 General Manager of Corporate Planning
 Semi-annual report filing date (as planned): June 12, 2026
 Dividend payable date (as planned): –
 Supplemental material of results: Yes
 Convening briefing of results: Yes (for analysts and individual investors)

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

1. Consolidated financial results for the six months ended April 30, 2026 (from November 1, 2025 to April 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	%
Six months ended								
April 30, 2026	29,390	53.2	2,573	61.0	2,177	43.9	1,411	41.2
April 30, 2025	19,179	–	1,598	–	1,513	–	999	–

Note: Comprehensive income For the six months ended April 30, 2026: 1,426 million yen (41.4%)
 For the six months ended April 30, 2025: 1,008 million yen (–%)

	Basic earnings per share	Diluted earnings per share
	Yen	Yen
Six months ended		
April 30, 2026	49.22	–
April 30, 2025	35.12	35.10

Note: A change in accounting policies has been made from the beginning of the interim period of the fiscal year ending October 2026, and the figures for the interim period of the fiscal year ended October 2025 have been restated to reflect the retroactive application. The year-on-year change for the interim period has not been presented.

(2) Consolidated financial position

	Total assets	Net assets	Capital adequacy ratio
	Millions of yen	Millions of yen	%
As of			
April 30, 2026	58,582	14,389	23.9
October 31, 2025	46,289	14,181	29.9

Reference: Owner's equity As of April 30, 2026: 14,020 million yen
 As of October 31, 2025: 13,832 million yen

Note: A change in accounting policy has been made from the beginning of the interim period of the fiscal year ending October 2026, and the figures for the fiscal year ended October 2025 have been restated to reflect the retrospective application.

2. Cash dividends

	Annual dividend				
	First quarter	Second quarter	Third quarter	Year end	Annual
	Yen	Yen	Yen	Yen	Yen
Fiscal year ended					
October 31, 2025	–	0.00	–	45.00	45.00
Fiscal year ending					
October 31, 2026	–	0.00			
Fiscal year ending					
October 31, 2026 (Forecast)			–	46.00	46.00

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

3. Consolidated financial forecast for the fiscal year ending October 31, 2026 (from November 1, 2025 to October 31, 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
Fiscal year ending October 31, 2026	79,281	45.4	7,729	170.0	6,843	172.3	4,540	213.5	158.44

Notes: 1. Revisions to the earnings forecasts most recently announced: None

2. The year-on-year changes are presented in comparison with the figures after retrospective application, as retrospective application was made due to a change in accounting policy.

* Notes

(1) Significant changes in the scope of consolidation during the period: None

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

(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: Yes

(iii) Changes in accounting estimates: None

(iv) Restatement: None

Note: For details, please refer to “2. Interim Consolidated Financial Statements and Notes (4) Notes to Interim Consolidated Financial Statements, Changes in Accounting Policies” on page 10.

(4) Number of issued shares (common shares)

(i) Number of issued and outstanding shares at the period end (including treasury stock)

As of April 30, 2026 30,543,200 shares As of October 31, 2025 30,543,200 shares

(ii) Number of treasury stock at the period end

As of April 30, 2026 1,836,382 shares As of October 31, 2025 1,887,546 shares

(iii) Average number of shares (quarterly period-YTD)

Six months ended April 30, 2026 28,673,712 shares Six months ended April 30, 2025 28,468,123 shares

* Semi-annual financial results reports are exempt from review conducted by certified public accountants or an audit firm.

* Proper use of earnings forecasts, and other special matters

Cautionary statement with respect to forward-looking statements

Outlook and other forward-looking statements in these materials are based on assumption judged to be valid and information available to the Company’s management at the time the materials were prepared but are not promises by the Company regarding future performance. Actual results may differ significantly from these forecasts for a number of factors. Please refer to “1. Overview of Results of Operations, (4) Explanation of Consolidated Forecast and Other Forward-looking Statements” on page 3 for forecast assumptions and notes of caution for usage.

How to view supplementary information at the information meeting

The Company plans to hold an online information meeting on Friday, June 12, 2026. Materials distributed at this event will be disclosed at the Timely Disclosure network (TDnet) with this financial report and also be available on the Company’s website.

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.

Contents of Attachments

1. Overview of Results of Operations	2
(1) Results of Operations	2
(2) Financial Position	3
(3) Cash Flows	3
(4) Explanation of Consolidated Forecast and Other Forward-looking Statements	3
2. Interim Consolidated Financial Statements and Notes	4
(1) Interim Consolidated Balance Sheet	4
(2) Interim Consolidated Statements of Income and Comprehensive Income	6
Interim Consolidated Statement of Income	6
Interim Consolidated Statement of Comprehensive Income	7
(3) Interim Consolidated Statement of Cash Flows	8
(4) Notes to Interim Consolidated Financial Statements	10
Going Concern Assumption	10
Significant Changes in Shareholders' Equity	10
Changes in Accounting Policies	10
Special Accounting Methods for Presenting Interim Consolidated Financial Statements	10
Additional Information	11
Segment and Other Information	11
Revenue Recognition	12

1. Overview of Results of Operations

(1) Results of Operations

During the first half of the fiscal year ending October 31, 2026, the Japanese economy maintained a moderate recovery trend, supported by continued improvements in the employment and income environment and resilient personal consumption. However, continued attention is necessary because of concerns about the impact on the domestic economy of energy supply issues and fluctuations in material prices resulting from heightened tensions in the Middle East and the prolonged situation in Ukraine.

In the real estate industry, where the Good Com Asset Group operates, the outlook for market trends remains uncertain as construction material prices continue to rise, construction schedules are delayed, and interest rates increase. Despite this uncertainty, investment activity by real estate investors continued to be firm, supported in part by strong investment appetite resulting from the consistent increase in rents.

The Good Com Asset Group continued to expand planning, development and sales activities, mainly in Tokyo's 23 wards, for the newly constructed condominiums using the Group's Genovia green veil, Genovia skygarden and Genovia skyrun brands. We also reinforced the customer support framework. During the first half, 793 units in 20 investment condominiums were sold. In addition, Livenup Group Co., Ltd. and its subsidiaries sold three income-producing properties and there were 13 sales of detached houses and seven sales of land. Properties acquired by Good Com Asset were 1,252 units in 15 buildings.

Net sales increased 53.2% to 29,390 million yen from one year earlier. Operating profit increased 61.0% to 2,573 million yen, ordinary profit increased 43.9% to 2,177 million yen, and profit attributable to owners of parent increased 41.2% to 1,411 million yen.

Business segment performance was as follows:

There are no comparisons with the same period of the previous fiscal year in the Livenup Group segment as Livenup Group was added to the reportable segments in the third quarter of the previous fiscal year.

(a) Wholesale

This segment consists of sales of the Genovia series of one-room condominiums and family condominiums to companies. During the first half, 658 condominium units in 12 buildings were sold.

Sales increased 49.5% to 19,874 million yen from one year earlier, and the segment profit increased 39.2% to 2,063 million yen.

(b) Retail sales

This segment consists of sales of the Genovia series of one-room and family condominiums to individual investors. During the first half, 135 condominium units in 10 buildings were sold.

Sales decreased 18.3% to 3,921 million yen from one year earlier, and the segment loss was 278 million yen, compared with a 168 million yen loss one year earlier.

(c) Real estate management

During the first half, the number of managed condominium buildings and tenant-occupied units increased and the occupancy rate for these buildings and units consistently remained above 90% at the end of every month.

Sales increased 30.3% to 1,455 million yen from one year earlier, and the segment profit increased 79.9% to 528 million yen.

(d) Livenup Group

This segment consists of Livenup Group, which operates the detached housing and resale businesses, and its subsidiaries. Sales were 4,182 million yen and the segment profit was 275 million yen.

(e) Others

This segment consists of three new businesses: consulting for companies planning an initial public offering and for the investor relations and capital policy activities of listed companies, the Good Com Fund, which sells small amount real estate investment units, and the real estate fund business. Sales increased 19.0% to 25 million yen from one year earlier, and the segment loss was 52 million yen, compared with a 42 million yen loss one year earlier.

(2) Financial Position**Assets**

Total assets increased 12,293 million yen, or 26.6%, from the end of the previous fiscal year to 58,582 million yen at the end of the second quarter of the current fiscal year. This was mainly due to an increase in real estate for sale of 12,176 million yen.

Liabilities

Total liabilities increased 12,085 million yen, or 37.6%, from the end of the previous fiscal year to 44,193 million yen. This was mainly due to increases in long-term borrowings of 7,910 million yen and short-term borrowings of 1,957 million yen.

Net assets

Total net assets increased 207 million yen, or 1.5%, from the end of the previous fiscal year to 14,389 million yen. The main factors include a 1,289 million yen decrease in retained earnings due to dividend payments, and a 1,411 million yen increase in retained earnings due to profit attributable to owners of parent.

Consequently, the equity ratio was 23.9% at the end of the second quarter of the current fiscal year.

(3) Cash Flows

Cash and cash equivalents (hereinafter, “net cash”) at the end of the second quarter of the current fiscal year decreased 8.4% to 8,720 million yen from the end of the previous fiscal year.

Cash flows by category during the first half of the current fiscal year and the main reasons for changes are as follows.

Cash flows from operating activities

Net cash used in operating activities was 9,011 million yen (6,649 million yen used in the same period of the previous fiscal year). This was mainly due to a 10,895 million yen increase in inventories.

Cash flows from investing activities

Net cash used in investing activities was 1,480 million yen (1,366 million yen used in the same period of the previous fiscal year). The main factors include purchase of investment securities of 820 million yen and purchase of shares of subsidiaries resulting in change in scope of consolidation of 735 million yen.

Cash flows from financing activities

Net cash provided by financing activities was 9,695 million yen (6,086 million yen provided in the same period of the previous fiscal year). The main factors include proceeds from long-term borrowings of 26,459 million yen, while there were repayments of long-term borrowings of 17,390 million yen.

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

Good Com Asset maintains its full-year consolidated forecasts that were announced on December 15, 2025 in the Consolidated Financial Results for the Fiscal Year Ended October 31, 2025.

2. Interim Consolidated Financial Statements and Notes**(1) Interim Consolidated Balance Sheet**

(Thousands of yen)

	FY10/25 (As of Oct. 31, 2025)	Second quarter of FY10/26 (As of Apr. 30, 2026)
Assets		
Current assets		
Cash and deposits	9,543,157	8,952,175
Accounts receivable-trade	59,221	55,802
Securities	200,000	-
Real estate for sale	16,730,072	28,907,006
Real estate for sale in process	12,792,697	12,653,974
Advance payments to suppliers	1,754,201	1,555,475
Other	1,738,914	2,150,782
Allowance for doubtful accounts	(238,312)	(248,434)
Total current assets	42,579,954	54,026,781
Non-current assets		
Property, plant and equipment	82,915	83,434
Intangible assets	247,004	238,382
Investments and other assets	3,379,362	4,233,726
Total non-current assets	3,709,282	4,555,543
Total assets	46,289,236	58,582,325
Liabilities		
Current liabilities		
Accounts payable for construction contracts	451,265	585,740
Short-term borrowings	6,369,750	8,327,300
Current portion of bonds payable	62,000	48,000
Current portion of long-term borrowings	3,722,214	4,938,012
Refund liabilities	67,863	43,162
Income taxes payable	523,276	889,216
Provision for bonuses	57,997	51,016
Provision for loss on construction contracts	5,375	-
Provision for bonuses for directors (and other officers)	17,000	-
Provision for loss on store closings	-	1,130
Provision for loss on guarantees	119,887	111,842
Provision for shareholder benefit program	310,370	304,950
Other	2,258,954	2,659,591
Total current liabilities	13,965,952	17,959,962
Non-current liabilities		
Bonds payable	27,000	-
Long-term borrowings	17,617,099	25,527,503
Deferred tax liabilities	315,165	437,000
Other	182,231	268,849
Total non-current liabilities	18,141,495	26,233,353
Total liabilities	32,107,448	44,193,315

	(Thousands of yen)	
	FY10/25 (As of Oct. 31, 2025)	Second quarter of FY10/26 (As of Apr. 30, 2026)
Net assets		
Shareholders' equity		
Share capital	1,596,565	1,596,565
Capital surplus	1,774,311	1,805,031
Retained earnings	11,751,353	11,873,304
Treasury shares	(1,306,136)	(1,270,372)
Total shareholders' equity	13,816,093	14,004,529
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	15,937	15,991
Total accumulated other comprehensive income	15,937	15,991
Share acquisition rights	5,923	8,589
Non-controlling interests	343,832	359,900
Total net assets	14,181,787	14,389,009
Total liabilities and net assets	46,289,236	58,582,325

(2) Interim Consolidated Statements of Income and Comprehensive Income
(Interim Consolidated Statement of Income)

	(Thousands of yen)	
	First six months of FY10/25 (Nov. 1, 2024 – Apr. 30, 2025)	First six months of FY10/26 (Nov. 1, 2025 – Apr. 30, 2026)
Net sales	19,179,905	29,390,315
Cost of sales	15,878,910	23,930,489
Gross profit	3,300,994	5,459,826
Selling, general and administrative expenses	1,702,314	2,885,946
Operating profit	1,598,680	2,573,879
Non-operating income		
Interest income	2,709	7,704
Dividend income	29	49
Commission income	1,709	829
Gain on investments in capital	-	36,990
Penalty income	119,100	93,267
Other	6,474	24,616
Total non-operating income	130,023	163,457
Non-operating expenses		
Interest expenses	151,372	366,851
Commission expenses	63,204	180,675
Other	1,114	12,402
Total non-operating expenses	215,691	559,929
Ordinary profit	1,513,013	2,177,407
Extraordinary income		
Gain on bargain purchase	-	58,900
Total extraordinary income	-	58,900
Extraordinary losses		
Impairment losses	-	5,363
Provision for loss on store closings	-	5,500
Total extraordinary losses	-	10,863
Profit before income taxes	1,513,013	2,225,444
Income taxes	513,327	799,212
Profit	999,685	1,426,232
Profit attributable to non-controlling interests	-	14,777
Profit attributable to owners of parent	999,685	1,411,455

(Interim Consolidated Statement of Comprehensive Income)

(Thousands of yen)

	First six months of FY10/25 (Nov. 1, 2024 – Apr. 30, 2025)	First six months of FY10/26 (Nov. 1, 2025 – Apr. 30, 2026)
Profit	999,685	1,426,232
Other comprehensive income		
Valuation difference on available-for-sale securities	9,111	53
Total other comprehensive income	9,111	53
Comprehensive income	1,008,796	1,426,286
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	1,008,796	1,411,509
Comprehensive income attributable to non-controlling interests	-	14,777

(3) Interim Consolidated Statement of Cash Flows

(Thousands of yen)

	First six months of FY10/25 (Nov. 1, 2024 – Apr. 30, 2025)	First six months of FY10/26 (Nov. 1, 2025 – Apr. 30, 2026)
Cash flows from operating activities		
Profit before income taxes	1,513,013	2,225,444
Depreciation	44,218	41,881
Impairment losses	-	5,363
Amortization of goodwill	-	21,700
Gain on bargain purchase	-	(58,900)
Increase (decrease) in allowance for doubtful accounts	(23,538)	7,363
Increase (decrease) in provision for bonuses	(6,032)	(7,981)
Increase (decrease) in provision for loss on store closings	-	1,130
Increase (decrease) in provision for bonuses for directors (and other officers)	-	(17,000)
Increase (decrease) in provision for shareholder benefit program	-	(5,420)
Increase (decrease) in provision for loss on construction contracts	-	(5,375)
Increase (decrease) in provision for loss on guarantees	20,851	(8,044)
Interest and dividend income	(2,739)	(7,753)
Interest expenses	151,372	366,851
Decrease (increase) in advance payments to suppliers	(280,752)	198,736
Decrease (increase) in inventories	(3,599,050)	(10,895,899)
Decrease (increase) in consumption taxes refund receivable	(66,095)	317,448
Increase (decrease) in trade payables	(2,738,641)	134,475
Increase (decrease) in accrued consumption taxes	(503)	(33,526)
Increase (decrease) in refund liabilities	34,508	(24,701)
Other, net	(167,787)	(313,162)
Subtotal	(5,121,177)	(8,057,368)
Interest and dividends received	2,716	7,714
Interest paid	(218,040)	(466,174)
Income taxes paid	(1,317,702)	(497,940)
Income taxes refund	4,314	2,452
Net cash provided by (used in) operating activities	(6,649,889)	(9,011,315)
Cash flows from investing activities		
Purchase of property, plant and equipment	(281)	(12,153)
Purchase of securities	(200,000)	-
Proceeds from redemption of securities	-	200,000
Purchase of investment securities	(1,161,416)	(820,299)
Purchase of intangible assets	(1,700)	(12,896)
Payments into time deposits	(20,030)	(221,858)
Proceeds from withdrawal of time deposits	20,028	20,030
Proceeds from divestments	-	80,000
Proceeds from share of profits on investments in capital	-	43,592
Payments of leasehold deposits	(2,826)	(12,628)
Purchase of shares of subsidiaries resulting in change in scope of consolidation	-	(735,402)
Other, net	-	(9,376)
Net cash provided by (used in) investing activities	(1,366,226)	(1,480,993)

	(Thousands of yen)	
	First six months of FY10/25 (Nov. 1, 2024 – Apr. 30, 2025)	First six months of FY10/26 (Nov. 1, 2025 – Apr. 30, 2026)
Cash flows from financing activities		
Net increase (decrease) in short-term borrowings	150,008	1,957,550
Proceeds from long-term borrowings	16,046,960	26,459,102
Repayments of long-term borrowings	(8,425,816)	(17,390,650)
Redemption of bonds	(41,000)	(41,000)
Purchase of treasury shares	(462,683)	-
Dividends paid	(1,181,298)	(1,289,504)
Net cash provided by (used in) financing activities	6,086,169	9,695,497
Net increase (decrease) in cash and cash equivalents	(1,929,945)	(796,810)
Cash and cash equivalents at beginning of period	11,641,964	9,516,827
Cash and cash equivalents at end of period	9,712,019	8,720,016

(4) Notes to Interim Consolidated Financial Statements

Going Concern Assumption

Not applicable.

Significant Changes in Shareholders' Equity

Pursuant to the resolution by the Board of Directors on January 29, 2026, the Company disposed of 51,699 treasury shares for use as restricted stock compensation. Consequently, there were a decrease of 35,764 thousand yen in treasury shares and an increase of 30,720 thousand yen in capital surplus due to a gain from the disposal of treasury shares.

As a result, treasury shares and capital surplus were 1,270,372 thousand yen and 1,805,031 thousand yen, respectively, at the end of the second quarter of the fiscal year ending October 2026.

Changes in Accounting Policies

Change in revenue recognition method at a consolidated subsidiary

Consolidated subsidiary Room Bank Insure Co., Ltd. operates an apartment rent guarantee business. In prior years, initial guarantee payments were recognized as revenue when apartment lease agreements were signed. Beginning with the first half of the fiscal year ending October 2026, initial guarantee payments are instead recognized as revenue over the entire period of the agreements with customers.

This change was made because of the decision that recognizing initial guarantee payments over the entire period of agreements with customers more accurately reflects the characteristics of this transaction, which is more useful when preparing business plans. The decision is based on an examination of recent economic conditions regarding initial guarantee fees, resulting in the change to using a broader relationship between these fees and guarantee services provided to customers.

This change has been applied retrospectively and the first half and fiscal year consolidated financial statements for the previous fiscal year are shown after this restatement.

In the first half of the fiscal year that ended in October 2025, the revised revenue recognition method reduced net sales, operating profit, ordinary profit and profit before income taxes by 47,505 thousand yen each compared with figures based on the previous method. Furthermore, the new revenue recognition method increased other current liabilities by 364,491 thousand yen in the previous fiscal year. Net assets at the beginning of the previous fiscal year have been adjusted to reflect the cumulative effect of the new revenue recognition method, resulting in a decrease of 291,318 thousand yen in retained earnings at the beginning of the previous fiscal year.

The effect of this change on the segment information is included in "Segment and Other Information" and "Revenue Recognition."

Special Accounting Methods for Presenting Interim Consolidated Financial Statements

Calculation of tax expense

The tax expense was calculated by first reasonably estimating the effective tax rate after the application of tax effect accounting with respect to profit (loss) before income taxes during the current fiscal year, and multiplying that rate by the interim profit (loss) before income taxes. However, the Company uses legally stipulated effective tax rates to calculate tax expenses when the use of estimated tax rates produces a clearly irrational result.

Additional Information

Subsequent real estate purchases after the consolidated closing date

As of the consolidated closing date (April 30, 2026), the total amount of future real estate purchases for which contracts or agreements have been finalized, along with the amounts payable after the closing date, are as follows:

(Thousands of yen)

	Within one year	More than one year but within two years	More than two years but within three years	More than three years
Total purchase price	40,571,768	10,921,148	25,311,714	-
Deposit paid	973,230	60,000	141,000	-
Estimated amount payable	39,598,538	10,861,148	25,170,714	-

Segment and Other Information

Segment Information

I. First six months of FY10/25 (Nov. 1, 2024 – Apr. 30, 2025)

1. Information related to net sales and profit or loss for each reportable segment

(Thousands of yen)

	Reportable segment					Total
	Wholesale	Retail sales	Real estate management	Livenup Group	Others	
Net sales						
External sales	13,291,036	4,798,612	1,069,656	-	20,600	19,179,905
Inter-segment sales and transfers	-	-	47,852	-	600	48,452
Total	13,291,036	4,798,612	1,117,508	-	21,200	19,228,357
Segment profit (loss)	1,482,076	(168,649)	294,072	-	(42,571)	1,564,927

Note: The wholesale segment includes transactions with real estate funds that use special-purpose companies.

2. Reconciliation of the amount shown in the interim consolidated statement of income with total profit or loss for reportable segments

(Thousands of yen)

Profit	Amounts
Total for reportable segments	1,564,927
Elimination of inter-segment transactions	33,752
Operating profit on the interim consolidated statement of income	1,598,680

II. First six months of FY10/26 (Nov. 1, 2025 – Apr. 30, 2026)

1. Information related to net sales and profit or loss for each reportable segment

(Thousands of yen)

	Reportable segment					Total
	Wholesale	Retail sales	Real estate management	Livenup Group	Others	
Net sales						
External sales	19,874,996	3,921,405	1,386,349	4,182,927	24,636	29,390,315
Inter-segment sales and transfers	-	-	69,267	-	600	69,867
Total	19,874,996	3,921,405	1,455,617	4,182,927	25,236	29,460,183
Segment profit (loss)	2,063,256	(278,542)	528,981	275,075	(52,919)	2,535,852

Note: The wholesale segment includes transactions with real estate funds that use special-purpose companies.

2. Reconciliation of the amount shown in the interim consolidated statement of income with total profit or loss for reportable segments

(Thousands of yen)

Profit	Amounts
Total for reportable segments	2,535,852
Elimination of inter-segment transactions	38,027
Operating profit on the interim consolidated statement of income	2,573,879

3. Information related to changes in reportable segments, etc.

As was explained in “Changes in Accounting Policies,” the accounting method used for initial guarantee fees in the apartment rent guarantee business of consolidated subsidiary Room Bank Insure has been revised beginning with the first half of the current fiscal year. As a result, the method for calculating segment profit and loss has been revised for consistency with this accounting method.

Due to this change, net sales and segment profit in the real estate management segment for the first six months of FY10/25 decreased by 47,505 thousand yen, compared with figures based on the previous method.

4. Information related to impairment loss of non-current assets for each reportable segment

Impairment losses related to non-current assets

In the Livenup Group segment, there was an impairment loss of 5,363 thousand yen for non-current assets at stores that are to be closed. To prepare for future losses associated with store closings, provision for loss on store closings of 5,500 thousand yen was recorded.

Significant gain on bargain purchase

In the Liven Group segment, a gain on bargain purchase of 58,900 thousand yen was recorded as a result of the acquisition of shares of Sanki Syoji Co., Ltd. to make this company a consolidated subsidiary. Gain on bargain purchase is not included in the above segment profit because it is an extraordinary income.

Revenue Recognition

Information of breakdown on revenue from contracts with customers

First six months of FY10/25 (Nov. 1, 2024 – Apr. 30, 2025)

(Thousands of yen)

	Reportable segment					Total
	Wholesale	Retail sales	Real estate management	Livenup Group	Others	
Goods that are transferred at a point in time	2,121,036	4,798,612	34,886	-	1,000	6,955,535
Goods that are transferred over a certain period of time	-	-	171,480	-	19,600	191,080
Revenue from contracts with customers	2,121,036	4,798,612	206,367	-	20,600	7,146,615
Other revenue	11,170,000	-	863,289	-	-	12,033,289
External sales	13,291,036	4,798,612	1,069,656	-	20,600	19,179,905

Note: “Other revenue” under “Wholesale” refers to the transfer of real estate (including beneficial interests in real estate trust) subject to the “Practical Guidelines on the Accounting by Transferors for the Securitization of Real Estate Using Special - Purpose Companies” (ASBJ Transferred Guidance No. 10).

First six months of FY10/26 (Nov. 1, 2025 – Apr. 30, 2026)

(Thousands of yen)

	Reportable segment					Total
	Wholesale	Retail sales	Real estate management	Livenup Group	Others	
Goods that are transferred at a point in time	1,967,736	3,921,405	56,214	4,010,840	2,500	9,958,697
Goods that are transferred over a certain period of time	-	-	218,695	144,782	22,136	385,614
Revenue from contracts with customers	1,967,736	3,921,405	274,909	4,155,623	24,636	10,344,312
Other revenue	17,907,259	-	1,111,439	27,304	-	19,046,003
External sales	19,874,996	3,921,405	1,386,349	4,182,927	24,636	29,390,315

Notes: 1. “Other revenue” under “Wholesale” refers to the transfer of real estate (including beneficial interests in real estate trust) subject to the “Practical Guidelines on the Accounting by Transferors for the Securitization of Real Estate Using Special - Purpose Companies” (ASBJ Transferred Guidance No. 10).

2. As was explained in “Changes in Accounting Policies,” in the real estate management segment, the accounting method used for initial apartment rent guarantee fees received by consolidated subsidiary Room Bank Insure has been revised beginning with the first half of the current fiscal year. Due to this change, net sales in the real estate management segment for the first six months of FY10/25 decreased by 47,505 thousand yen, compared with figures based on the previous method.

This financial report is solely a translation of “Kessan Tanshin” (in Japanese, including attachments), which has been prepared in accordance with accounting principles and practices generally accepted in Japan, for the convenience of readers who prefer an English translation.