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January 13, 2026

Consolidated Financial Results for the Three Months Ended November 30, 2025 (Under Japanese GAAP)

Company name: Kasumigaseki Capital Co., Ltd.
 Listing: Tokyo Stock Exchange
 Securities code: 3498
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 Scheduled date to commence dividend payments: —
 Preparation of supplementary material on financial results: None
 Holding of financial results briefing: None

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

1. Consolidated financial results for the three months ended November 30, 2025 (from September 1, 2025 to November 30, 2025)

(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	%
Three months ended November 30, 2025	28,465	86.5	2,814	(5.2)	2,974	3.2	2,034	1.6
November 30, 2024	15,264	26.2	2,970	355.3	2,882	632.6	2,002	790.3

Note: Comprehensive income For the three months ended November 30, 2025: ¥2,810 million [24.2%]
 For the three months ended November 30, 2024: ¥2,263 million [789.3%]

	Basic earnings per share	Diluted earnings per share
	Yen	Yen
Three months ended November 30, 2025	98.76	97.27
November 30, 2024	101.78	100.17

Note: The Company conducted a 2-for-1 share split of its common shares on September 1, 2025. “Basic earnings per share” and “Diluted earnings per share” are calculated on the assumption that the share split was conducted at the beginning of the fiscal year ended August 31, 2025.

(2) Consolidated financial position

	Total assets	Net assets	Equity-to-asset ratio
	Millions of yen	Millions of yen	%
As of November 30, 2025	164,355	67,233	40.3
August 31, 2025	121,688	38,193	29.7

Reference: Equity
 As of November 30, 2025: ¥66,207 million
 As of August 31, 2025: ¥36,171 million

2. Cash dividends

	Annual dividends per share				
	First quarter-end	Second quarter-end	Third quarter-end	Fiscal year-end	Total
	Yen	Yen	Yen	Yen	Yen
Fiscal year ended August 31, 2025	—	0.00	—	240.00	240.00
Fiscal year ending August 31, 2026	—				
Fiscal year ending August 31, 2026 (Forecast)		0.00	—	165.00	165.00

- Notes: 1. Revisions to the forecast of cash dividends most recently announced: None
2. The Company conducted a 2-for-1 share split of its common shares on September 1, 2025. The amounts shown for the dividends for the fiscal year ended August 31, 2025 are the dividend amounts based on the number of shares before the share split.

3. Consolidated earnings forecasts for the fiscal year ending August 31, 2026 (from September 1, 2025 to August 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 August 31, 2026	150,000	55.4	26,500	40.0	24,000	40.1	16,500	61.0	694.35

- Notes: 1. Revisions to the earnings forecasts most recently announced: None
2. As the Group manages business performance on an annual basis, only full year results are disclosed.

*** Notes**

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

Newly included: – companies

Excluded: – companies

(2) Adoption of accounting treatment specific to the preparation of quarterly consolidated financial statements: None

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

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

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

(iii) Changes in accounting estimates: None

(iv) Restatement: None

(4) Number of issued shares (common shares)

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

As of November 30, 2025	23,811,258 shares
As of August 31, 2025	19,811,258 shares

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

As of November 30, 2025	48,230 shares
As of August 31, 2025	47,482 shares

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

Three months ended November 30, 2025	20,598,726 shares
Three months ended November 30, 2024	19,675,982 shares

Note: The Company conducted a 2-for-1 share split of its common shares on September 1, 2025. Total number of issued shares (common shares) is calculated on the assumption that the share split was conducted at the beginning of the fiscal year ended August 31, 2025.

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

* Proper use of earnings forecasts, and other special matters

Caution concerning forward-looking statements

The forward-looking statements, including earnings forecasts, contained in these materials are based on information currently available to the Company and on certain assumptions deemed to be reasonable by the Company. Consequently, any statements herein do not constitute assurances regarding actual results by the Company. Actual business and other results may differ substantially due to various factors.

Attached Material

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1. Overview of operating results and others

(1) Overview of operating results for the period under review

During the three months ended November 30, 2025, the Japanese economy has been on the path to a gradual recovery, against the backdrop of the expansion of inbound demand driven by the weaker yen and improvements in the employment and income environments due to factors including wage rises, with signs of moves towards passing through increases in personnel expenses and raw materials costs to prices. However, the economic outlook remains uncertain due to geopolitical risks and trends in domestic and international financial conditions.

In the real estate market, the primary business domain of the Group, despite remaining concerns about rising interest rates, market conditions are currently firm against the backdrop of a robust real estate market and income-focused investment demand.

In the hotel business, the Group is engaged in developing hotels for group guests where there is a supply-demand gap, with the aim of making Japan a top tourism destination and contributing to regional revitalization. As Group brands, we are expanding “fav,” “FAV LUX,” “edit x seven,” “seven x seven,” and culture business hotel “BASE LAYER HOTEL” nationwide. These hotels are characterized by a revenue structure that can generate profits even with low occupancy rates by minimizing services and improving the efficiency of operations. Anticipating further increases in inbound demand and diversification of needs, we are working on developing facilities with added value while promoting brand diversification. During the period under review, we have been making steady progress on projects including the opening of the “edit x seven Fuji Gotemba” in September 2025, as well as the transition of one project to the development phase and the acquisition of one renovation project.

In the logistics business, the Group is primarily engaged in the development of rental-type frozen & chilled warehouses. We view “the 2024 problem,” fluorocarbon regulations, and the market environment with its increasing demand for frozen goods as opportunities. By expanding our development areas and actively advancing the development of automated frozen warehouses as further added value, we are contributing not only to improvements in efficiency and profitability but also to addressing social issues in the logistics industry, such as labor shortages and improvements in working conditions. During the period under review, in addition to initiating the first project for our logistics business in Malaysia, we launched new initiatives, such as signing a collaboration agreement with Hakodate City as part of our promotion of the “Factory & Logistics Park” (provisional name), the Company’s new facility. In addition, we have been making steady progress on projects by acquiring two development sites and one existing logistics facility.

In the healthcare business, the Group sees potential in hospice housing, which can meet the two needs of a “sense of security provided by hospitals” and the “comfort of home” that many people in Japan, which is a super aging society, tend to desire in the final stages of life. As such, the Group is focusing on the development of hospice housing among healthcare facilities. We consistently manage operations while differentiating from existing services through “prime locations near railway stations,” “space designs that provide comfort,” and “highly functional facility planning capacity” that utilizes the know-how we have developed through hotel development. During the period under review, we have been steadily expanding our business operations including the opening of “CLASWELL Shirokanedai” in November 2025.

In the overseas business, the Group has been expanding primarily in the United Arab Emirates (Dubai). The Group has established a local subsidiary, and is participating in the Dubai real estate market. Through the acquisitions and sales of residential properties, we have been creating opportunities to generate capital gains as well as cultivating our knowhow, network, and track record with the goal of creating an environment enabling Japanese investors to invest in Dubai. During the period under review, similar to the business model in Japan, we made a full-scale entry into the self-driven development business in September 2025, and launched a real estate development business with our joint partners. Taking this opportunity, the Company will build a sustainable real estate development platform with international competitiveness in Dubai, while establishing a foothold for future global market development.

As a result, net sales were ¥28,465 million (up 86.5% year on year), operating profit was ¥2,814 million (down 5.2% year on year), ordinary profit was ¥2,974 million (up 3.2% year on year), and profit attributable to owners of parent was ¥2,034 million (up 1.6% year on year) for the period under review.

Information by segment is omitted because the Group has only one segment, namely the real estate consulting business.

(2) Overview of financial position for the period under review

The positions of assets, liabilities, net assets as of November 30, 2025 are as follows.

Assets

Total assets as of November 30, 2025 increased by ¥42,667 million from the end of the previous fiscal year to ¥164,355 million.

Current assets increased by ¥45,960 million from the end of the previous fiscal year to ¥133,300 million. This was mainly attributable to increases of ¥33,789 million in cash and deposits and ¥5,249 million in real estate for sale.

Non-current assets decreased by ¥3,285 million from the end of the previous fiscal year to ¥30,955 million. This was attributable to a decrease of ¥7,400 million in investments and other assets mainly due to decreases in long-term loans receivable and investment securities, despite an increase of ¥2,961 million in property, plant and equipment mainly due to an increase in buildings and structures.

Liabilities

Total liabilities as of November 30, 2025 increased by ¥13,628 million from the end of the previous fiscal year to ¥97,122 million.

Current liabilities increased by ¥7,935 million from the end of the previous fiscal year to ¥47,941 million. This was mainly attributable to an increase of ¥7,576 million in short-term borrowings.

Non-current liabilities increased by ¥5,692 million from the end of the previous fiscal year to ¥49,181 million. This was mainly attributable to an increase of ¥4,125 million in long-term borrowings.

Net assets

Total net assets as of November 30, 2025 increased by ¥29,039 million from the end of the previous fiscal year to ¥67,233 million. This was mainly attributable to increases of ¥14,792 million in share capital and ¥14,791 million in legal capital surplus, resulting from the issuance of new shares.

(3) Explanation of consolidated earnings forecasts and other forward-looking statements

As for the consolidated earnings forecasts for the full year, there is no change to the forecasts announced on October 2, 2025 based on recent performance trends.

If it becomes necessary to revise the forecasts, the revision will be disclosed promptly.

2. Quarterly consolidated financial statements and significant notes

(1) Quarterly consolidated balance sheet

(Millions of yen)

	As of August 31, 2025	As of November 30, 2025
Assets		
Current assets		
Cash and deposits	24,016	57,806
Accounts receivable - trade	1,417	2,163
Contract assets	844	903
Costs on development business and other	16,940	18,287
Real estate for sale	36,381	41,630
Advance payments	3,199	3,726
Other	4,566	8,808
Allowance for doubtful accounts	(26)	(26)
Total current assets	87,339	133,300
Non-current assets		
Property, plant and equipment	12,914	15,876
Intangible assets	798	1,951
Investments and other assets	20,528	13,127
Total non-current assets	34,241	30,955
Deferred assets	106	99
Total assets	121,688	164,355
Liabilities		
Current liabilities		
Short-term borrowings	13,612	21,189
Current portion of bonds payable	292	292
Current portion of long-term borrowings	13,594	17,247
Income taxes payable	5,663	1,275
Provision for bonuses	518	335
Provision for shareholder benefit program	145	93
Other	6,178	7,507
Total current liabilities	40,005	47,941
Non-current liabilities		
Bonds payable	392	392
Convertible-bond-type bonds with share acquisition rights	22,000	22,000
Long-term borrowings	16,193	20,319
Deferred tax liabilities	436	1,602
Asset retirement obligations	450	703
Other	4,015	4,163
Total non-current liabilities	43,488	49,181
Total liabilities	83,494	97,122

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(Millions of yen)

	As of August 31, 2025	As of November 30, 2025
Net assets		
Shareholders' equity		
Share capital	9,523	24,316
Capital surplus	9,478	24,270
Retained earnings	17,251	16,913
Treasury shares	(42)	(43)
Total shareholders' equity	36,210	65,457
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	106	5
Foreign currency translation adjustment	(145)	744
Total accumulated other comprehensive income	(39)	749
Share acquisition rights	442	479
Non-controlling interests	1,580	547
Total net assets	38,193	67,233
Total liabilities and net assets	121,688	164,355

(2) Quarterly consolidated statement of income and quarterly consolidated statement of comprehensive income
Quarterly consolidated statement of income

(Millions of yen)

	Three months ended November 30, 2024	Three months ended November 30, 2025
Net sales	15,264	28,465
Cost of sales	8,803	20,247
Gross profit	6,460	8,217
Selling, general and administrative expenses	3,490	5,402
Operating profit	2,970	2,814
Non-operating income		
Interest income	6	51
Foreign exchange gains	261	678
Other	5	74
Total non-operating income	273	804
Non-operating expenses		
Interest expenses	259	513
Arrangement fees	9	8
Commission expenses	80	113
Other	13	8
Total non-operating expenses	361	644
Ordinary profit	2,882	2,974
Extraordinary income		
Gain on sale of non-current assets	0	5
Gain on reversal of provision for contingent loss	16	–
Gain on bargain purchase	76	–
Total extraordinary income	92	5
Extraordinary losses		
Loss on sale and retirement of non-current assets	–	6
Loss on sale of investment securities	–	44
Total extraordinary losses	–	51
Profit before income taxes	2,974	2,928
Income taxes - current	2,250	1,029
Income taxes - deferred	(1,352)	(121)
Total income taxes	898	907
Profit	2,075	2,021
Profit (loss) attributable to non-controlling interests	72	(12)
Profit attributable to owners of parent	2,002	2,034

Quarterly consolidated statement of comprehensive income

(Millions of yen)

	Three months ended November 30, 2024	Three months ended November 30, 2025
Profit	2,075	2,021
Other comprehensive income		
Foreign currency translation adjustment	187	890
Valuation difference on available-for-sale securities	–	(100)
Total other comprehensive income	187	789
Comprehensive income	2,263	2,810
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	2,190	2,823
Comprehensive income attributable to non-controlling interests	72	(12)

(3) Notes to quarterly consolidated financial statements

Notes on premise of going concern

Not applicable.

Notes when there are significant changes in amounts of equity

Due to the issuance of 4,000,000 new shares through public offering with the payment date set on November 12, 2025, share capital and capital surplus each increased by ¥14,792 million.

Primarily as a result of this impact, as of November 30, 2025, share capital amounted to ¥24,316 million, and capital surplus amounted to ¥24,270 million.

Notes to quarterly consolidated statement of cash flows

The Company has not prepared quarterly consolidated statement of cash flows for the three months ended November 30, 2025. In addition, the amounts of depreciation (including amortization related to intangible assets excluding goodwill) and amortization of goodwill for the three months ended November 30, 2024 and 2025 are as stated below.

	(Millions of yen)	
	Three months ended November 30, 2024	Three months ended November 30, 2025
Depreciation	187	340
Amortization of goodwill	14	14

Notes on segment information, etc.

Segment information

I Three months ended November 30, 2024

Segment information is omitted because the Group has only one segment, real estate consulting business.

II Three months ended November 30, 2025

Segment information is omitted because the Group has only one segment, real estate consulting business.

Revenue recognition

Information on disaggregation of revenue from contracts with customers

The Group operates in only one segment, and a breakdown of the revenue from contracts with customers is as below.

(Millions of yen)

	Three months ended November 30, 2024	Three months ended November 30, 2025
Sale of real estate (Note 1)	13,344	11,144
Real estate consulting (Note 2)	654	1,690
Other	522	1,373
Revenue from contracts with customers	14,521	14,209
Other revenue (Note 3)	742	14,256
Sales to external customers	15,264	28,465

- (Notes) 1. Sale of real estate does not include 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” (Transferred Guidance No. 10).
2. Real estate consulting is mainly asset management (AM) and project management (PJM) fee revenue.
3. Other revenue includes translations related to financial instruments based on the “Accounting Standard for Financial Instruments (ASBJ Statement No. 10),” lease income based on the “Accounting Standard for Lease Transactions (ASBJ Statement No. 13),” and the transfer of real estate (including beneficial interests in real estate trust) that are subject to the “Practical Guidelines on the Accounting by Transferors for the Securitization of Real Estate Using Special-Purpose Companies” (Transferred Guidance No. 10).

Significant subsequent events

Issuance of new shares as restricted share-based remuneration

At the Board of Directors meeting held on December 12, 2025, the Company resolved to issue new shares as restricted share-based remuneration (the “Issuance of New Shares” or the “Issuance”), as follows.

1. Overview of the Issuance

(1) Payment date	February 2, 2026
(2) Class and number of shares to be issued	31,572 common shares of the Company
(3) Issue price	¥7,840 per share
(4) Total amount of issuance	¥247,524,480
(5) Eligible persons of share allotment, number of eligible persons, and number of shares to be allotted	130 employees of the Company; 31,572 shares

2. Purpose and reasons for the Issuance

The Company has introduced a restricted share-based remuneration plan for directors (excluding directors who are Audit & Supervisory Board Members and outside directors) and employees of the Company for the purpose of providing them with an incentive for improvement of business performance and sustained improvement of the Company’s corporate value, as well as promoting further value sharing with shareholders.

At the Board of Directors meeting held on December 12, 2025, the Company resolved to issue new shares to grant restricted shares to the Company’s employees, with the aim of raising their sense of participation in management and encouraging them to work on a medium- to long-term and continuous basis by having them own shares in the Company.

The Company’s employee eligible for the allotment of the Issuance of New Shares (the “Eligible Person”) will pay all monetary claims provided by the Company as in-kind contributions and receive an allotment of common shares of the Company. In making this allotment, a restricted share allotment agreement will be executed between the Company and the Eligible Person, and the contents of such agreement will include provisions such as (i) the Eligible Person who receives the allocation shall not transfer, create security interests on, or otherwise dispose of the shares for a certain period of time, and (ii) if certain circumstances occur, the Company will acquire the allocated restricted shares from the Eligible Person free of charge.

Issuance of new shares by way of third-party allotment

At the Board of Directors meeting held on October 24, 2025, the Company resolved to issue new shares by way of capital increase through a third-party allotment to Mizuho Securities Co., Ltd. in connection with the secondary offering of the Company’s shares by way of over-allotment conducted by Mizuho Securities Co., Ltd. The payment was completed on December 10, 2025.

1. Class and number of shares issued

691,500 common shares

2. Underwriting price

¥7,396.40 per share

3. Total amount paid

¥5,114 million

4. Amounts of increase in share capital and legal capital surplus

Amount of increase in share capital: ¥2,557 million

Amount of increase in legal capital surplus: ¥2,557 million

5. Payment date

December 10, 2025

6. Use of funds

The total estimated proceeds of ¥34,510 million, which includes the estimated proceeds of ¥29,425 million from the public offering with a payment date of November 12, 2025 as resolved at the Board of Directors meeting held on the same date as this capital increase through third-party allotment of shares, is scheduled to be allocated by the end of August 2026 as follows: ¥15,919 million for the hotel business, ¥9,926 million for the logistics business, and ¥1,575 million for the healthcare business, all within the Group's real estate consulting business for funds for site acquisition and development as well as funds for the acquisition of properties, with the remaining amount allocated to funds for site acquisition and development as well as funds for the acquisition of residential properties related to the overseas business.