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FPG Financial Partners Group

Financial Results Presentation for Q3 FY9/2026

(October 1, 2025 – June 30, 2026)

Financial Partners Group Co., Ltd.

(Prime Market of TSE, Code : 7148)

JPX PRIME

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FPG Financial Partners Group

Embracing the future through finance

We will always be there to support our customers, with the ultimate goal of being their Financial Partners in embracing the future through finance.

Activities

“F.bit No. 2” Fractional Aircraft Investment Product for Individual Investors

- Applications for Japan’s first fractional aircraft investment product, “F.bit No.1,” significantly exceeded the number of units issued, and the product was sold out following a lottery.*
- On August 3, 2026, applications opened for “F.bit No. 2,” featuring Vueling Airlines as the lessee.
  - Vueling Airlines is one of Spain's largest LCCs, part of the global airline group “IAG.“

* Announced July 24, 2025 "Announcement of the Sell-Out of the Fractional Aircraft Investment Product “F.bit Aircraft Fractional Investment Product No. 1” for Individual Investors"

Secured JOLCO Project for Newly Built Container Ships

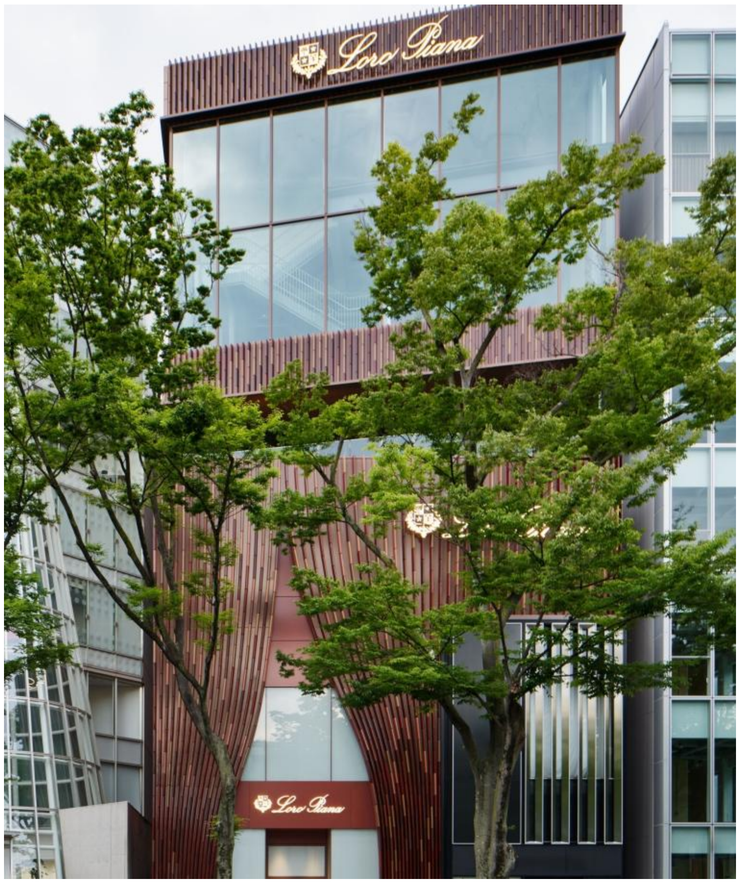
- In June 2026, secured a large-scale Leasing Fund Business project for four 13,700 TEU newly built container ships constructed at a domestic shipyard, with ONE as the lessee.
- Sequentially launch sales of 2 vessels in Q4, with the remaining 2 vessels scheduled for sale into the next fiscal year. Aim to achieve early sell-out by reliably capturing strong investor demand, backed by high product competitiveness as special depreciation projects.
- Cumulative JOLCO projects for ONE reached 10 vessels, establishing a solid track record. Building on this strong relationship of trust, will continue to promote stable arrangement and sales of large-scale series.

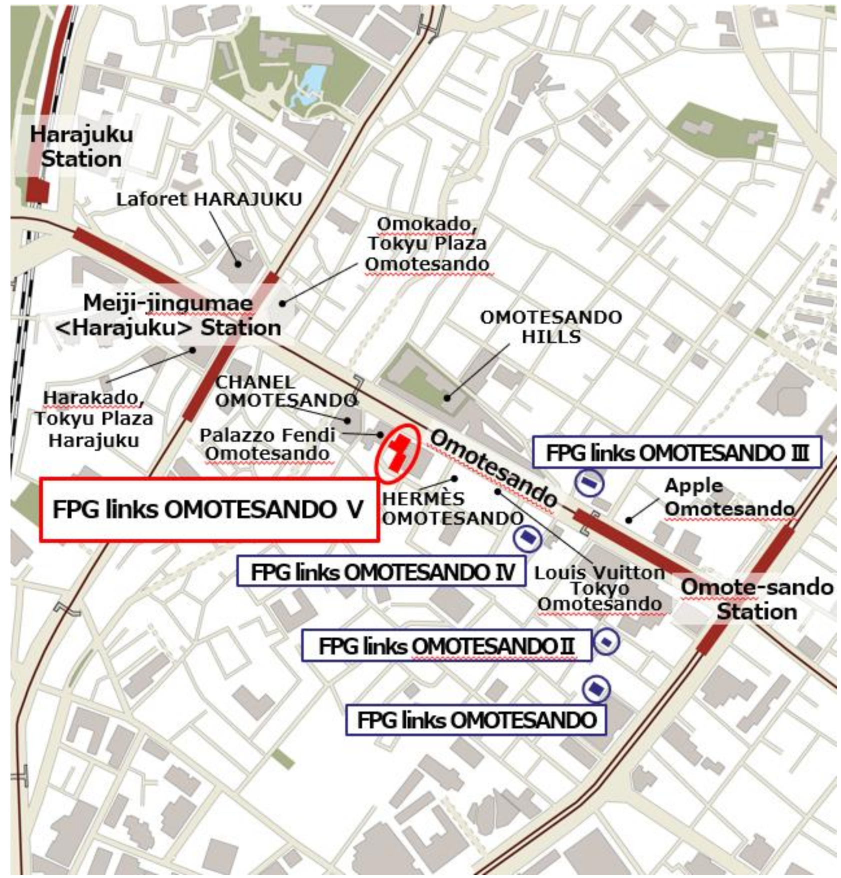
- State-of-the-art design capable of future fuel transition (methanol and ammonia) and onboard CO_2 capture systems.
- By targeting Specified Advanced Vessels certified by the Ministry of Land, Infrastructure, Transport and Tourism (MLIT), balances excellent environmental contribution with economic rationality for investors through the application of special depreciation.

Domestic Real Estate Fund Business: Recently Arranged Projects Arranged Projects

- At the end of June 2026, completed construction of "FPG links OMOTESANDO V" in an extremely rare premium location facing the main street of Omotesando.
- A flagship property tenanted by "Loro Piana" under the LVMH (LVMH Moët Hennessy Louis Vuitton) Group and Swiss luxury watch brand "TAG Heuer."

Loro Piana TAGHeuer





Proactive PR Activities

- Continued sponsorship of "WBS (World Business Satellite)" and "Hodo Station," Japan's leading economic and news programs.
- To further enhance corporate value and brand awareness, advertisements are placed during US Major League "Los Angeles Dodgers" games.

TV Commercials

World Business Satellite (WBS)
TV Tokyo Network / Nationwide / Broadcast on all broadcast days
※ Mon-Thu 22:00–22:58 / Fri 23:00–23:58 (Excluding some areas)

TV Commercials

Hodo Station
TV Asahi Network / Nationwide / Broadcast every Monday
※ Mon-Fri 21:54–23:10 (Excluding some areas)

Also available on the FPG official YouTube channel (Japanese version only)
https://youtu.be/axQwWBY2O3o

Advertisements

Placing advertisements on the backstop during MLB Dodgers away games

May 17th (Sun)vs Angels - Top of the 6th inning / Right side
Jul 2nd (Thu) vs Athletics - Top of the 5th inning / Left side
Sep 13th (Sun) vs Marlins - Top of the 5th inning / Right side
Sep 16th (Wed) vs Reds - Top of the 1st inning / Right side
※ All dates and times are Japan Standard Time (JST).

As of June 2026, Shohei Ohtani, Yoshinobu Yamamoto, and Roki Sasaki play for the Dodgers.

FY9/2026 Q3(Oct-Jun) Financial Results Overview

Q3 FY9/2026 Consolidated Financial Results and Progress Rate

- While the Lease Fund Business performed well, the progress rate of net sales remained at 62.0% as the Domestic Real Estate Fund Business is still in the process of recovery.*
- On the other hand, in terms of profit, the Lease Fund Business drove overall performance, significantly narrowing the extent of profit decline. Progress steadily advanced, with the progress rate exceeding 75%.

(Unit: JPY billion)

Consolidated P/L	Q3		YoY		vs. Revised Forecasts	
	FY9/2025	**FY9/2026**	Difference	% Change	**Forecast**	**Progress rate**
Net sales	90.69	**51.41**	(39.28)	(43.3%)	82.87	62.0%
Gross Profit	27.21	**26.35**	(0.86)	(3.2%)	34.30	76.8%
Operating income	19.27	**17.61**	(1.65)	(8.6%)	23.15	76.1%
Ordinary income	20.18	**17.64**	(2.53)	(12.6%)	22.86	77.2%
Margin on sales	22.3%	**34.3%**	-	+12.1%	27.6%	-
Profit attributable to owners of parent	13.75	**12.10**	(1.65)	(12.0%)	15.51	78.0%
Margin on sales	15.2%	**23.5%**	-	+8.4%	18.7%	-
Annual dividend per share (yen)	-	**-**	-	-	92.70	-

* Revenue for the Lease and Overseas Real Estate Fund Businesses consists of fees from deal structuring and equity sales. In contrast, the Domestic Real Estate Fund Business recognizes the full property sales price as revenue and the book value as the cost of sales. Consequently, a contraction in the Domestic Real Estate Fund Business leads to a significant decrease in overall net sales.

Q3 FY9/2026 Financial Results by Segment

- **Lease Fund Business:** Progress made steady performance, with the progress rate reaching 89.0% for net sales and 90.6% for gross profit. In addition to strong sales supported by robust investor demand, an improvement in profit margins contributed to the results.
- **Domestic Real Estate Fund Business:** As sales are in the process of recovery, the progress rate stood at 48.6% for net sales and 47.8% for gross profit. In addition to actively promoting sales of "FPG links OMOTESANDO V"—a large-scale property in the Omotesando area tenanted by Louis Vuitton Group—we aim to further stack up sales and profits in Q4 through the whole-building sale in Shirokanedai (scheduled to execute the purchase and sale agreement on July 31, 2026).
- **International Real Estate Fund Business:** Resuming full-scale evaluation of project structuring after a two-year hiatus.

(Unit: JPY billion)

		Q3		YoY		vs. Revised Forecasts	
		FY9/2025	**FY9/2026**	Difference	% Change	Forecast	Progress rate
Leasing Fund Business	Net Sales	20.52	**25.37**	+4.84	+23.6%	28.50	89.0%
	Gross Profit	17.24	**22.30**	+5.05	+29.3%	24.62	90.6%
	Equity Placement Sales	169.22	**183.30**	+14.07	+8.3%	210.51	87.1%
Domestic Real Estate Fund Business	Net Sales	66.34	**25.57**	(40.77)	(61.5%)	52.58	48.6%
	Gross Profit	7.05	**4.22**	(2.83)	(40.2%)	8.82	47.8%
	Sales	65.60	**23.61**	(41.99)	(64.0%)	50.51	46.7%
International Real Estate Fund Business	Net Sales	3.50	**0.04**	(3.45)	(98.7%)	1.26	3.7%
	Gross Profit	3.09	**0.04**	(3.04)	(98.5%)	1.11	4.0%
	Equity Placement Sales	16.85	**-**	(16.85)	-	5.76	-
Other Business	Net Sales	0.32	**0.42**	+0.09	+29.5%	0.52	80.9%
	Gross Profit	(0.17)	**(0.21)**	(0.03)	-	(0.25)	-

Leasing Fund Business: Sales Amount

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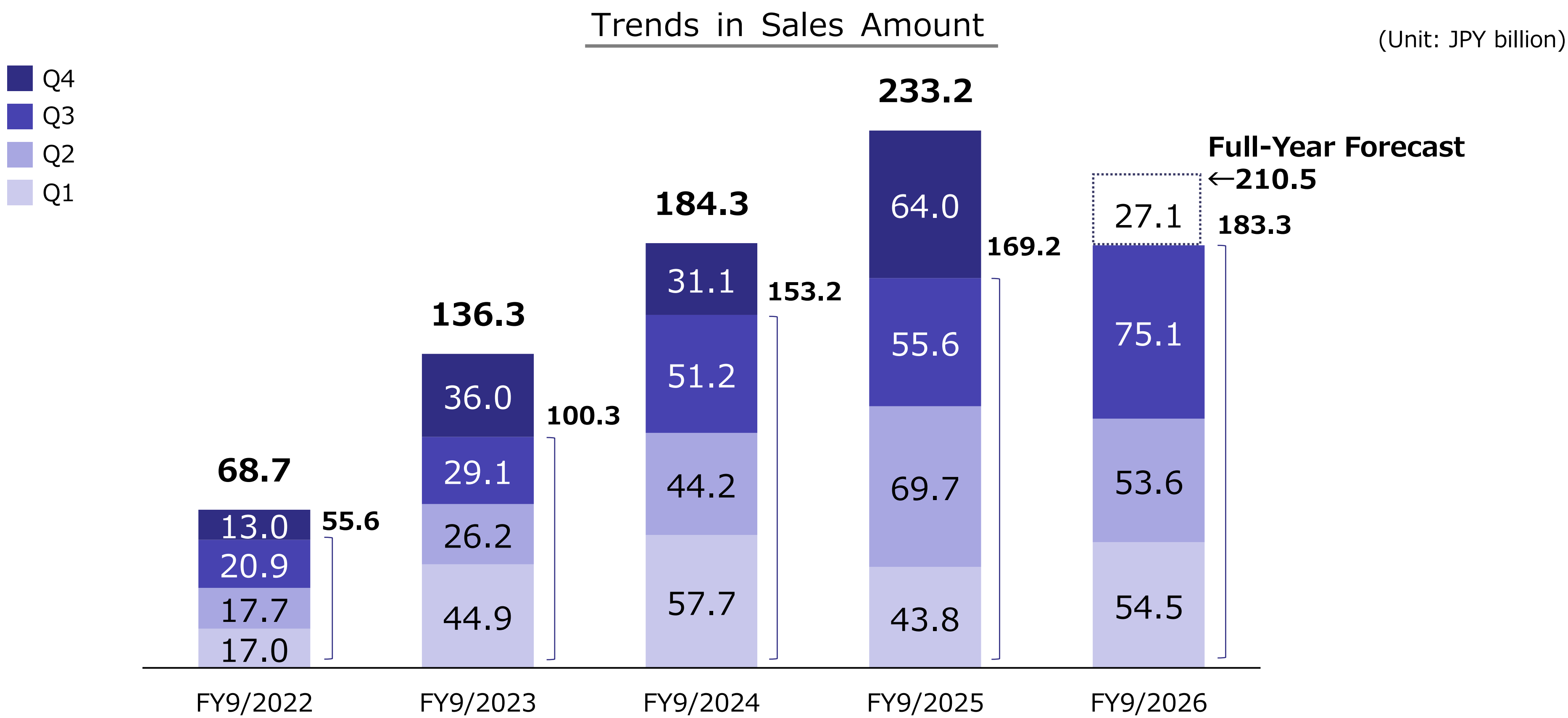
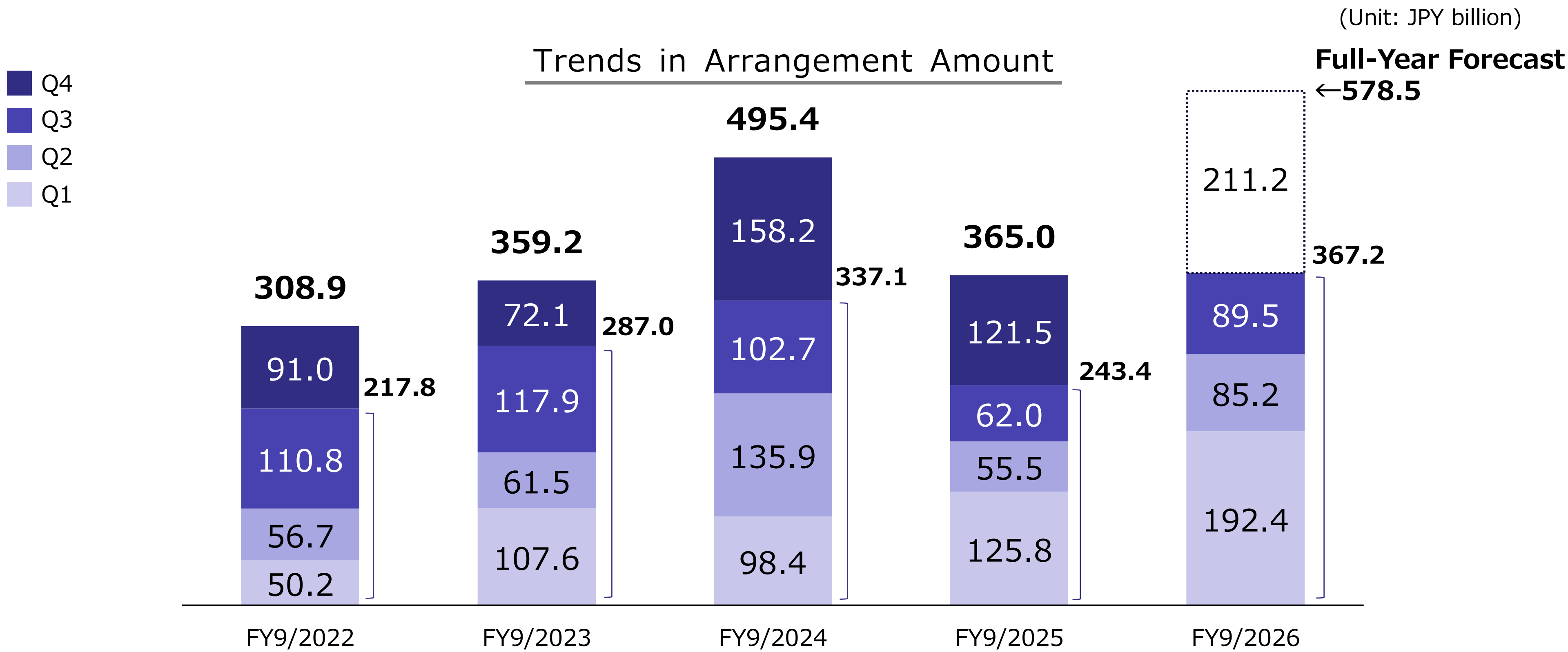
- Supported by strong investor demand, equity sales in Q3 reached 75.1 billion yen, setting a new record high on a quarterly basis. Q3 cumulative equity sales also reached a record high.*



*Previous record-high quarterly equity sales: 69.7 billion yen in Q2 FY9/2025

Leasing Fund Business: Arrangement Amount

- In Q3, the arrangement amount continued to be steady at 89.5 billion yen. In Q4, we plan to arrange over 200 billion yen, mainly driven by large-scale maritime projects, and are expected to achieve record-high arrangement amounts on both a quarterly and full-year basis.



*Previous record-high full-year arrangement amount: 538.1 billion yen in FY9/2019

Leasing Fund Business: Inventory

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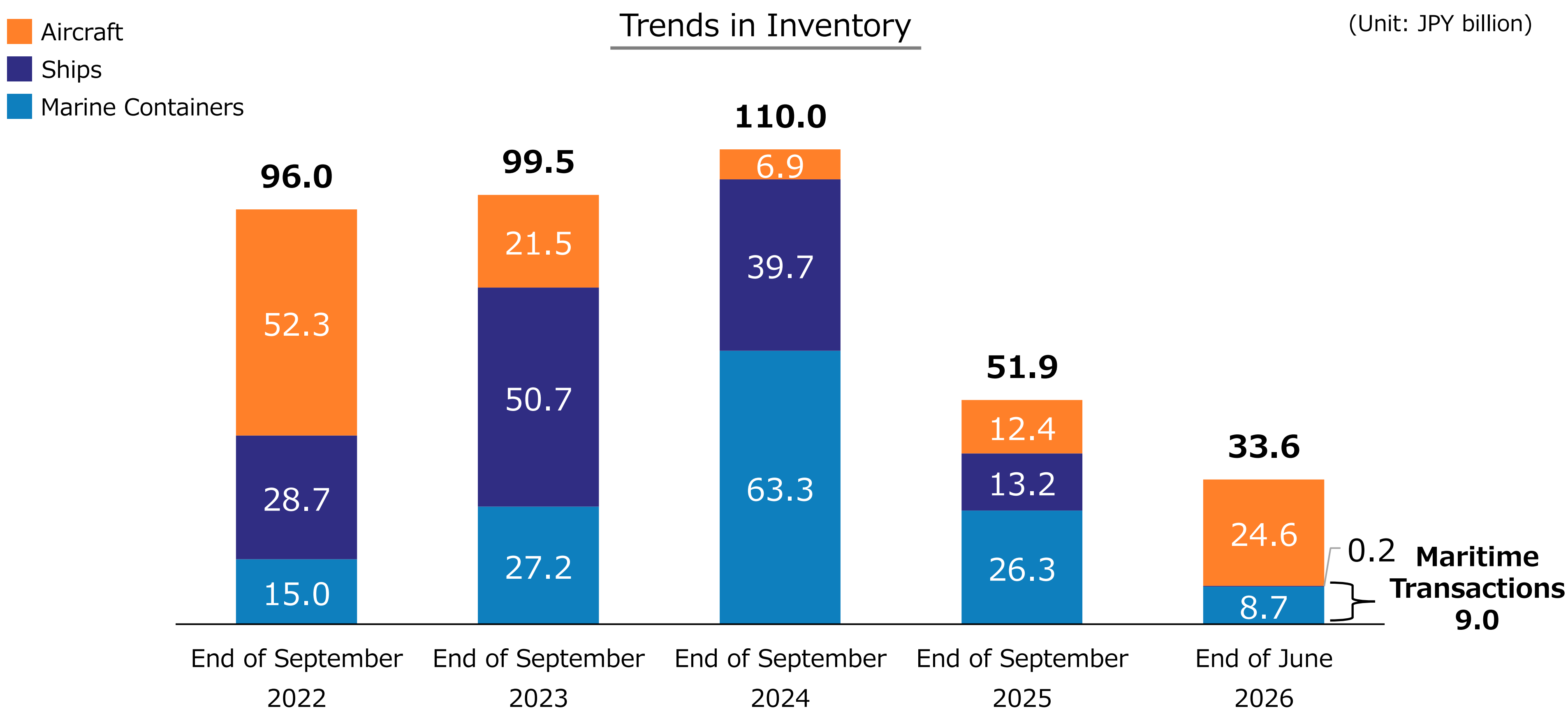
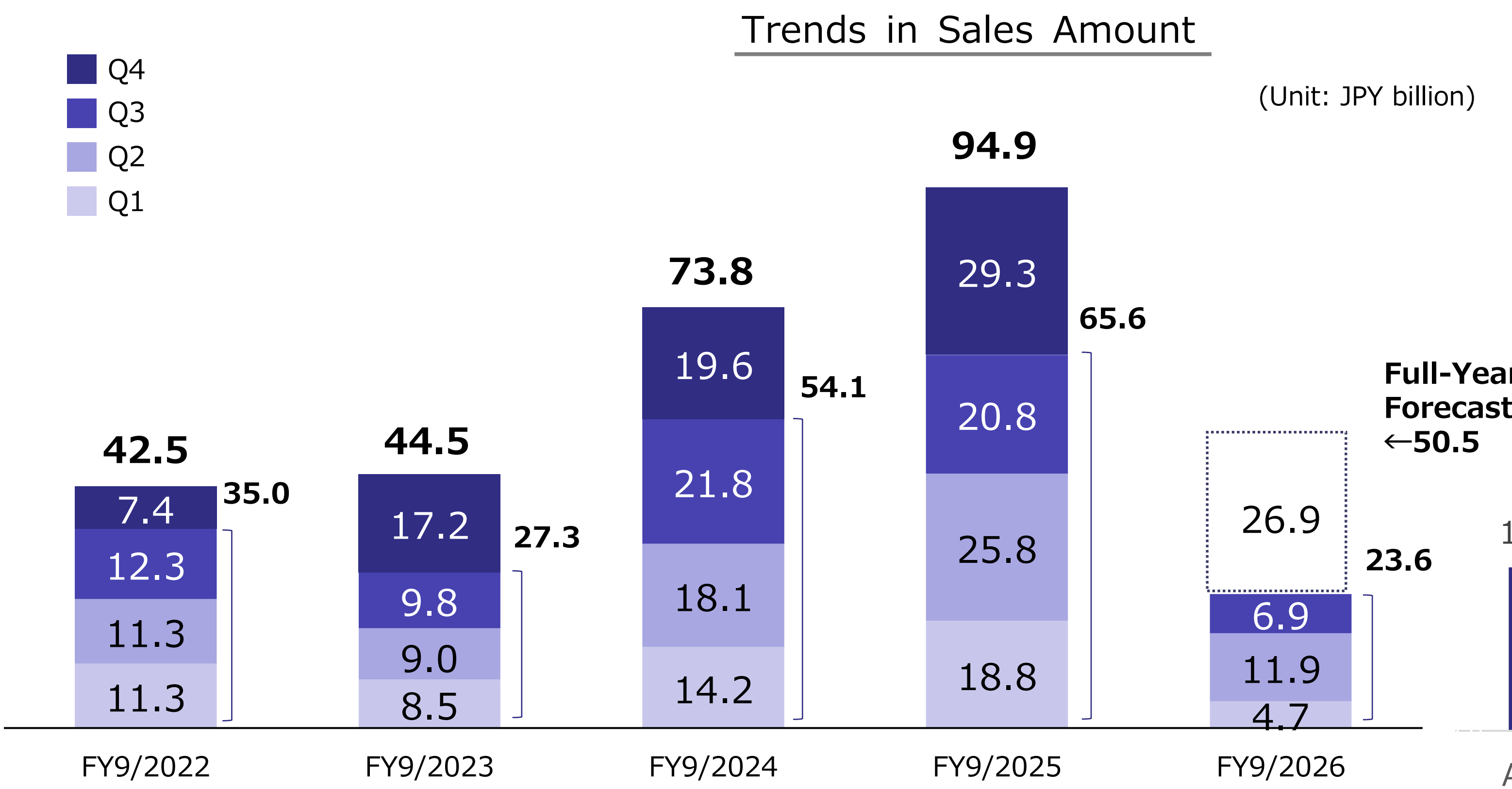
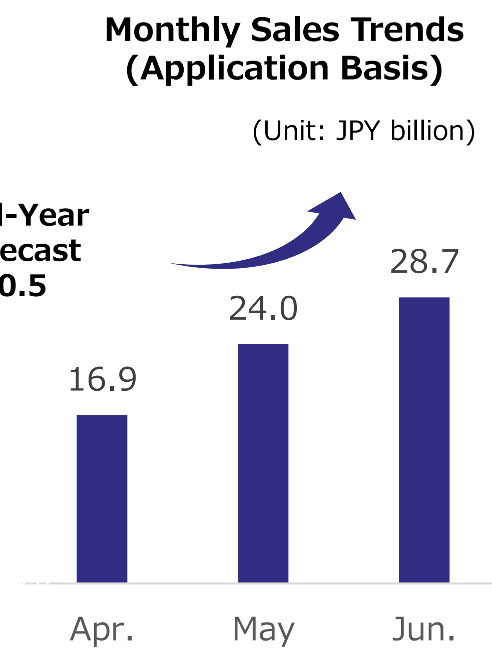
- In Q3, despite arranging approximately 90 billion yen, active sales resulted in a decrease in inventory compared to the end of the previous fiscal year, maintaining a high turnover rate.
- In Q4, we plan to record the highest amount of project arrangement ever. We aim to secure sufficient product inventory for continuous sales in the next fiscal year.



Domestic Real Estate Fund Business: Sales Amount

- Despite the impact of the tax reform outline, sales of fractional real estate investment products increased steadily month by month, making steady progress with Q3 sales reaching 6.9 billion yen.
- Actively promoting sales of "FPG links OMOTESANDO V," tenanted by Louis Vuitton Group, to meet strong investment demand for prime location properties.
- Aim to achieve the full-year sales plan, including the whole-building sale of the Shirokanedai property in Q4 (scheduled to execute the purchase and sale agreement on July 31, 2026)





Domestic Real Estate Fund Business: Arrangement Amount

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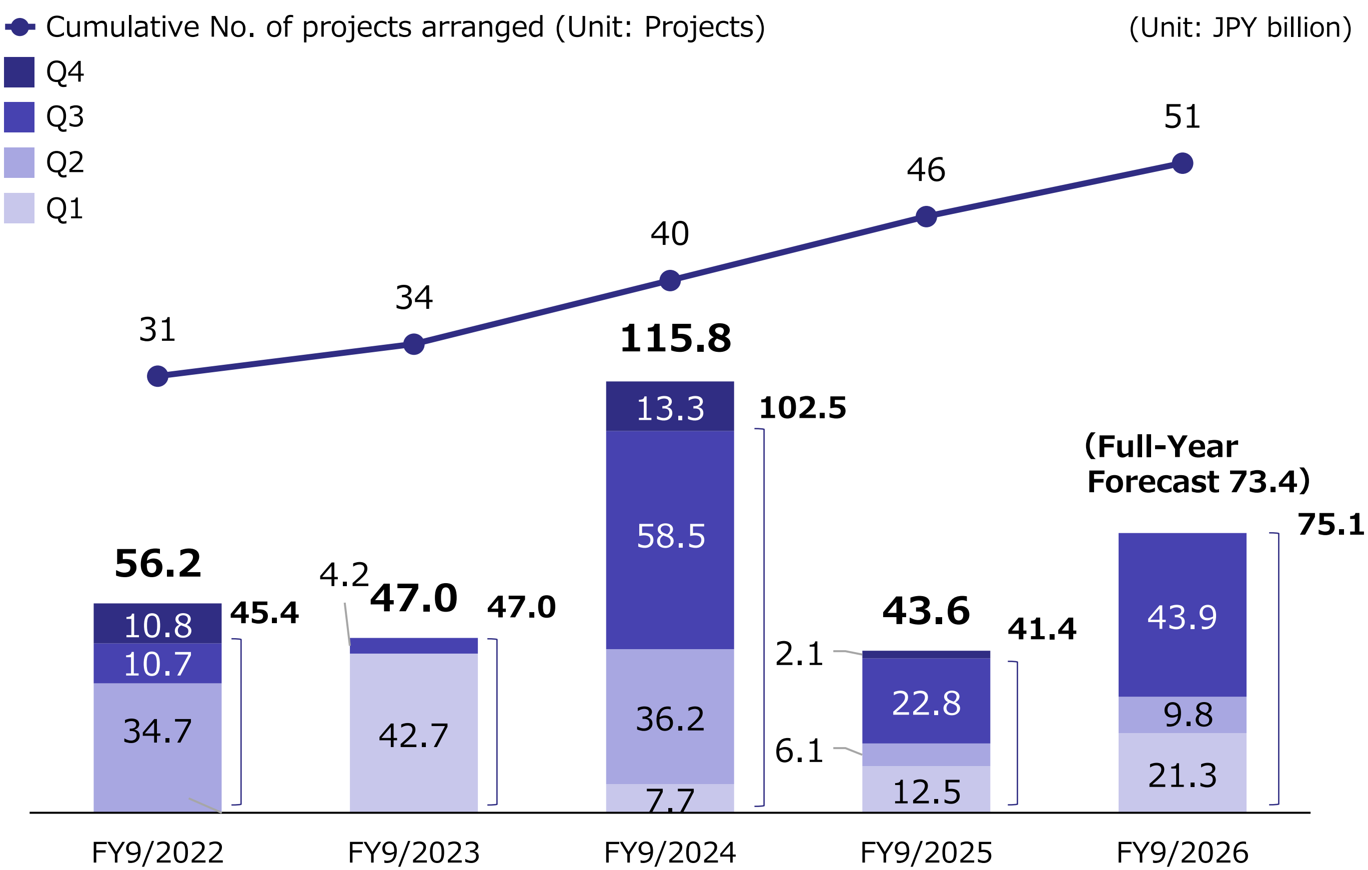
- Arranged "FPG links OMOTESANDO V," tenanted by Louis Vuitton Group, for 43.9 billion yen at the end of June, achieving the full-year forecast of 73.4 billion yen.

Trends in Arrangement Amount and Cumulative No. of Projects Arranged

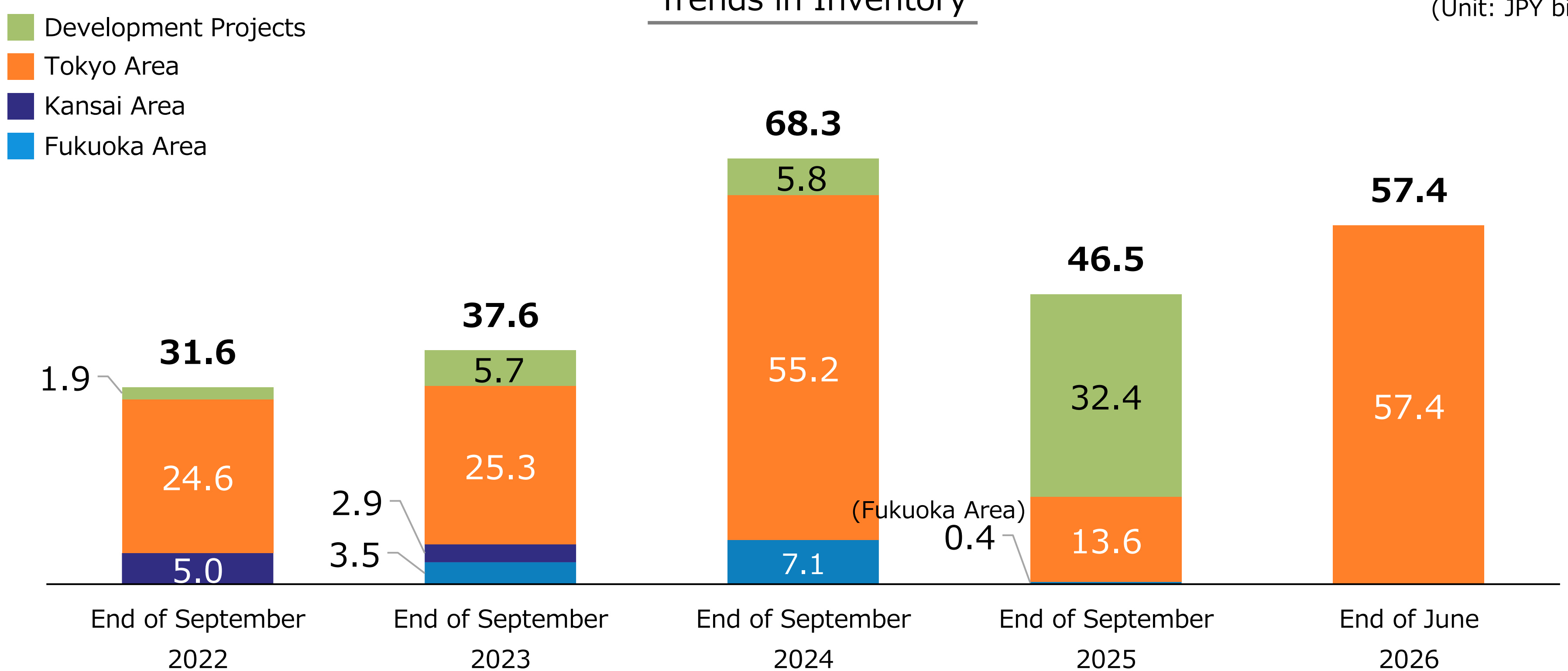


Domestic Real Estate Fund Business: Inventory

- Following the arrangement of "FPG links OMOTESANDO V," inventory for Q3 reached a plentiful level of 57.4 billion yen.

Trends in Inventory

(Unit: JPY billion)

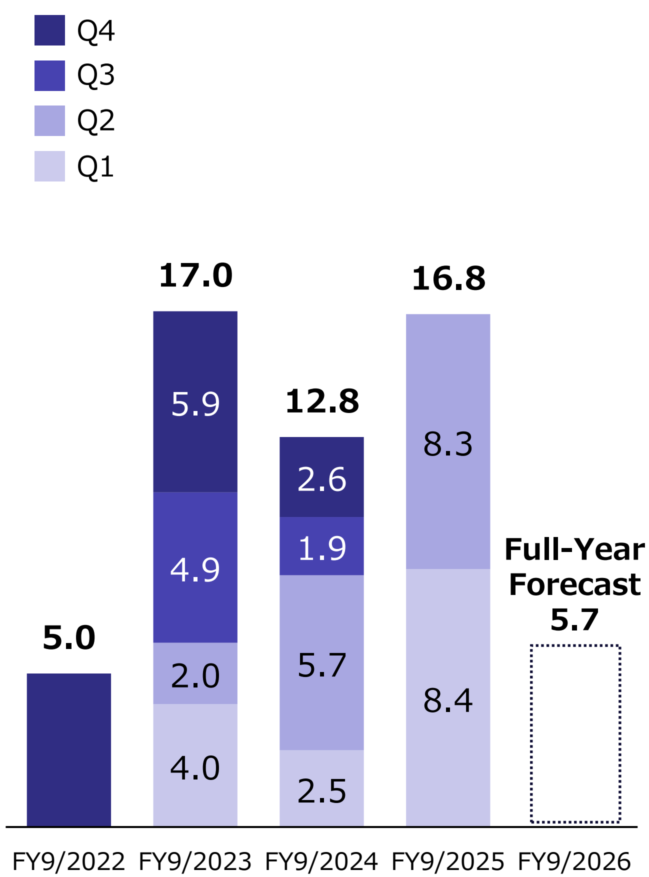


International Real Estate Fund Business

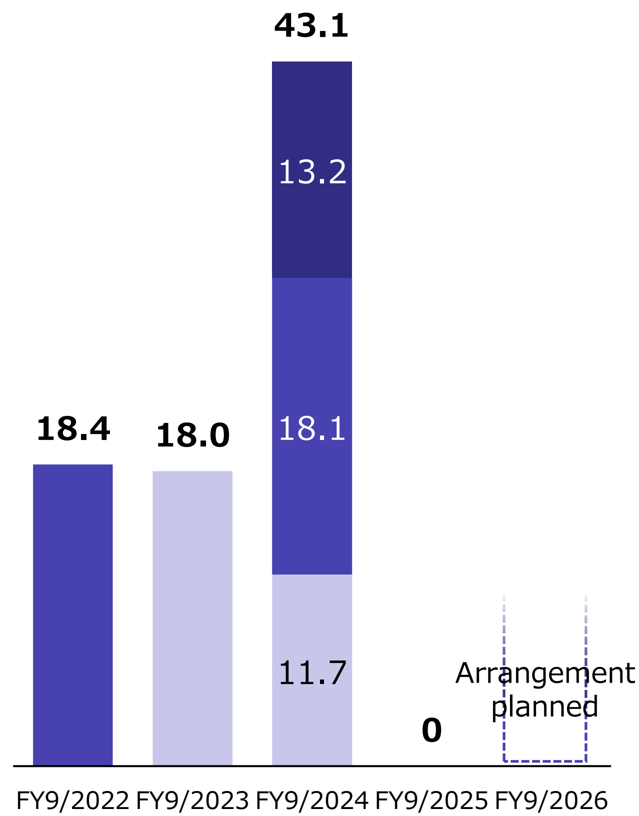
- Resuming full-scale evaluation of project structuring after a two-year hiatus.

(Unit: JPY billion)

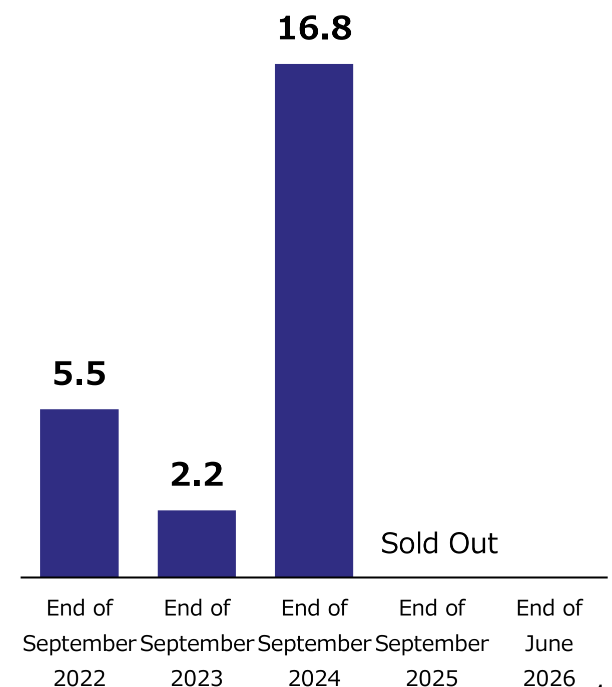
Trends in Sales Amount



Trends in Arrangement Amount



Trends in Inventory



Appendix

Responding to Environmental Changes: Resilience and Growth Potential

Realizing steady growth through precise measures and swift execution in the face of environmental changes and critical situations.

1 2005 Lease Tax Reform

2 Global Financial Crisis

3 Great East Japan Earthquake

Expanded market share and gained market confidence by developing new products and pioneering investor needs during various crises. ⇒ **We have established a position as the leading company in the lease fund business, which serves as our primary pillar.**

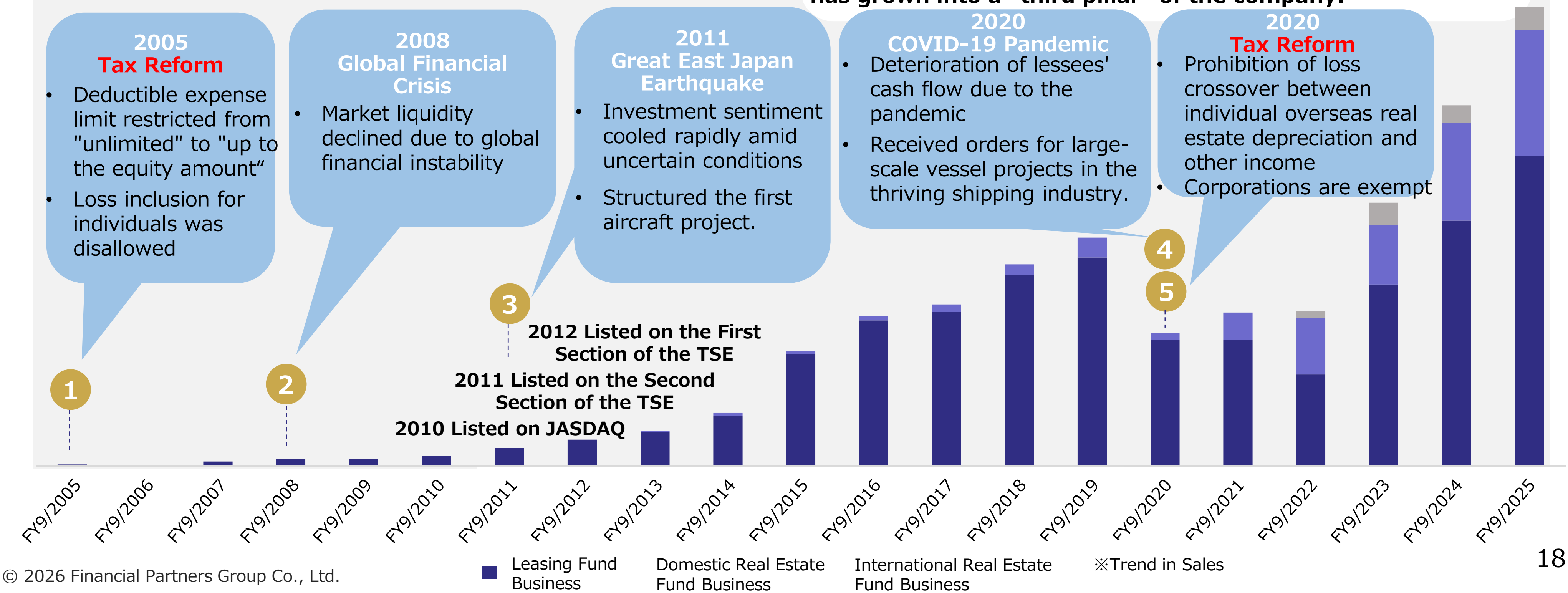
4 COVID-19 Pandemic

Focused on growing the Real Estate Fund Business to compensate for the Lease Fund Business impacted by the pandemic.

⇒ **As a result, we have established a position as the leading company in the real estate fund business, our second pillar.**

5 2020 Overseas Real Estate Tax Reform

In response to tax reforms targeting individuals for overseas real estate, we entered the corporate sector, which remains unaffected by these changes. ⇒ **The Overseas Real Estate Fund Business has grown into a "third pillar" of the company.**



Initiatives in response to the FY2026 Tax Reform Outline

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■ Details of the Proposed Reform

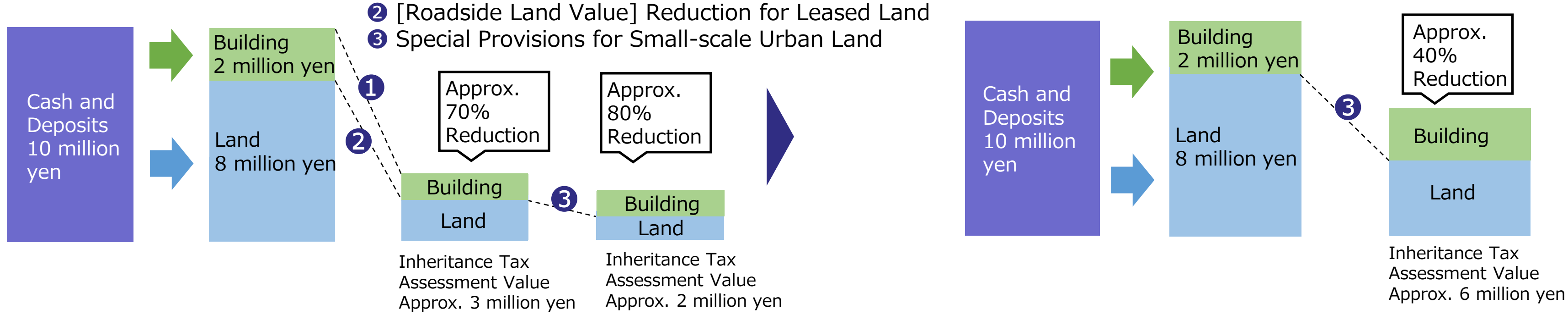
❶ **Buildings: Fixed asset tax assessment value (Subject to Tax Reform)**
❷ **Land: Roadside land value (Subject to Tax Reform)**
❸ **Land for small-scale business (leased): 50% reduction rate (up to 200 sqm)) (Exempt)**

❶ **Buildings** ❷ **Land** — **Regardless of the timing of acquisition for land, the value will equal the amount equivalent to the normal transaction price at the time of taxation (Disappearance of merits)**
❸ **Land for small-scale business (leased): 50% reduction rate (up to 200 sqm) (Continuation of merits)**

Conceptual Illustration of Inheritance Tax Reduction

※This illustration is for conceptual purposes only; actual figures will vary

❶ [Fixed Asset Tax Assessment] Reduction for Leased Buildings
❷ [Roadside Land Value] Reduction for Leased Land
❸ Special Provisions for Small-scale Urban Land



■ Policy for Future Initiatives

- **Through detailed explanations regarding the Tax Reform Outline to deepen investor understanding, we have confirmed persistent investor demand for real estate fractional ownership products. In the second half of the year, we will reliably capture investor needs and build up sales by structuring large-scale properties in prime locations and maintaining strong collaboration with accounting firms and regional banks.**

- **For fractionalized real estate interest products, the tax reduction effect is expected to persist even after 2027, and their utility as a measure for inheritance tax planning is expected to be maintained. Accordingly, we anticipate a return to a growth trajectory.**

- **In addition to continuous initiatives in fractionalized real estate interest products, we will continue to focus on products that meet asset management needs and high-profitability development projects. Our goal is to return to the 100 billion yen revenue level and achieve further growth.**

Consolidated Income Statement Summary

(Unit: JPY billion)

	FY9/2025 Q3	FY9/2026 Q3	YoY	
			Difference	% Change
Net sales	90.69	51.41	(39.28)	(43.3%)
① Cost of sales	63.47	25.06	(38.41)	(60.5%)
Gross profit	27.21	26.35	(0.86)	(3.2%)
SG&A Cost	7.94	8.73	+0.79	+10.0%
Operating income	19.27	17.61	(1.65)	(8.6%)
② Non-operating income	2.67	1.33	(1.34)	(50.2%)
③ Non-operating expenses	1.76	1.30	(0.45)	(26.0%)
Ordinary income	20.18	17.64	(2.53)	(12.6%)
Income before income taxes	20.08	17.47	(2.60)	(13.0%)
Total income taxes	6.33	5.22	(1.10)	(17.5%)
Profit attributable to owners of parent	13.75	12.10	(1.65)	(12.0%)

① Cost of sales
Includes real estate acquisition cost, arrangement cost for Leasing Fund Business projects and commission paid for customer referrals.

② Non-operating income
Includes advance interest collected when selling equity placement to investors and gain on investments in money held in trust in the Leasing Fund Business.

③ Non-operating expenses
Includes interest paid on commission fees and interest expenses related to fund procurement.

Consolidated Balance Sheet Summary

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(Unit: JPY billion)

Assets	FY9/2025	FY9/2026 Q3	YoY
Current assets	119.53	112.46	(7.07)
Cash and deposit	14.32	15.21	+0.89
①Equity underwritten	51.94	22.08	(29.86)
②Money held in trust (Aircraft for Arrangement)	-	11.53	+11.53
③Real estate for arrangement	46.59	57.41	+10.82
Non-current assets	7.32	13.52	+6.20
Total assets	126.85	125.98	(0.86)

Liabilites and net assets	FY9/2025	FY9/2026 Q3	YoY
Current liabilities	41.00	46.69	+5.69
Short-term debt	25.85	35.96	+10.10
④Contract liability	6.44	3.00	(3.44)
Non-current liabilities	28.67	19.13	(9.53)
Long-term debt	28.14	13.61	(14.53)
Total liabilities	69.67	65.83	(3.84)
Total net assets	57.18	60.15	+2.97
Total liabilities and net assets	126.85	125.98	(0.87)

① Equity underwritten
Temporary advances in the Leasing Fund Business and International Real Estate Fund Business before selling to equity investors.

② Money held in trust (Aircraft for Arrangement)
Temporary inventory of trust beneficiary right of operating lease for aircraft using a trust function.

③ Real estate for arrangement
Inventory of the Domestic Real Estate Fund Business.

④ Contract liability
Including advances of commission fees related to Leasing Fund Business and International Real Estate Fund Business.

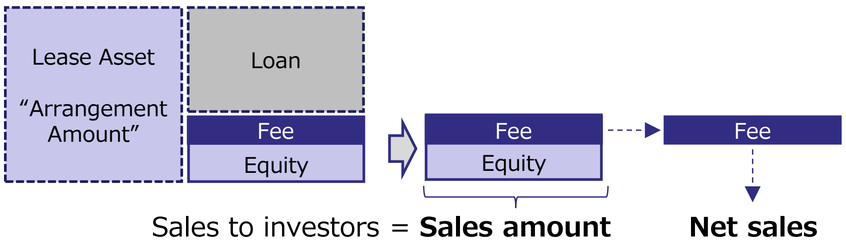
Business Categories and Net Sales

■ FPG's business is divided into the following four categories in this document.

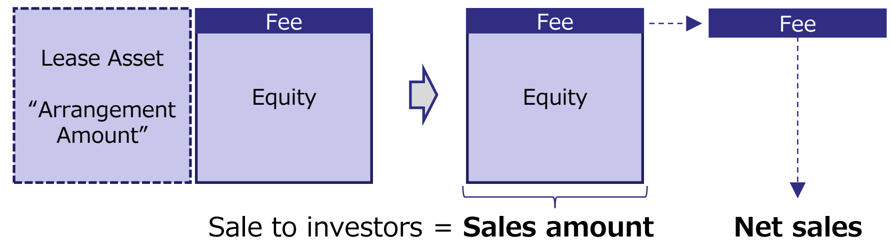
Leasing Fund Business: Operating Lease Product

The Leasing Fund Business structures arrangement and management services for operating leases targeting aircraft, ships, and containers. It also sells equity interests in the silent partnership "*Tokumei Kumiai*," general partnership "*Nini Kumiai*," and trust beneficiary rights to investors. Net sales include arrangement fees from the arrangement of operating lease businesses and commissions received from the sale of partnership investment shares to investors. While arrangement projects typically incorporate loans, there are instances where 'full equity projects' are arranged without loans, depending on the structuring conditions.

【Projects that incorporate loans】



【Full-equity projects】

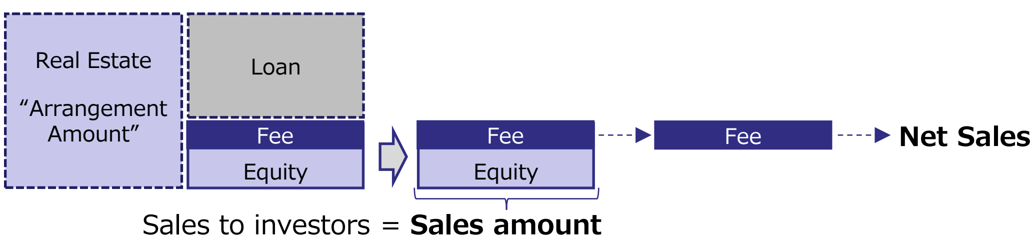


Domestic Real Estate Fund Business: Real Estate Fractional Ownership Investment Product

Arranges and sells to investors real estate fractional ownership investment products, using the trust function of FPG Trust. The total amount of sales to investors is recorded as net sales, and the property acquisition cost is recorded as cost of sales.

International Real Estate Fund Business: International Real Estate Investment Product

The Real Estate Fund Business arranges and manages collective investment projects targeting international real estate and sells equity stakes in the general partnership "*Nini Kumiai*." Net sales include arrangement fees for the arrangement of collective investment projects and commissions received on the sale of general partnership stakes to investors, among other sources. However, sales of general partnership stakes to investors are not recorded as net sales.



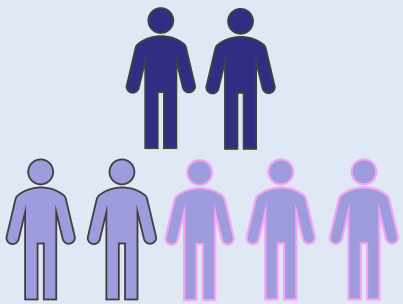
Other Business

"Other Business" includes Aviation Business, Fractional Ownership Platform Business, etc.

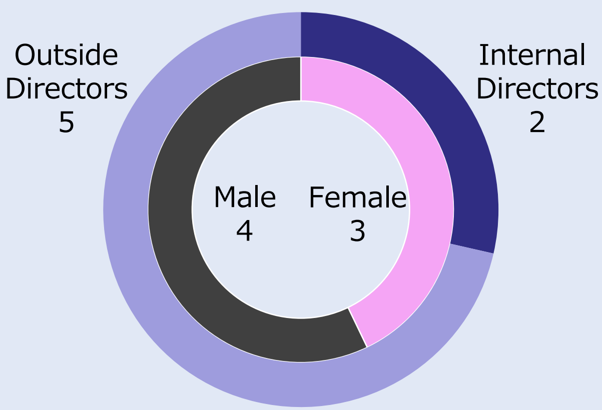
Corporate Governance Structure

- Our Board of Directors consists of seven members, five of whom are independent outside directors and three of whom are female directors (including one foreign national), ensuring high independence and diversity. Additionally, all three Audit & Supervisory Board Members are independent outside auditors (including one female).

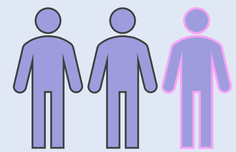
Board of Directors: 7 members
Of these, 5 are independent outside directors, and 3 are women (including 1 foreign national)



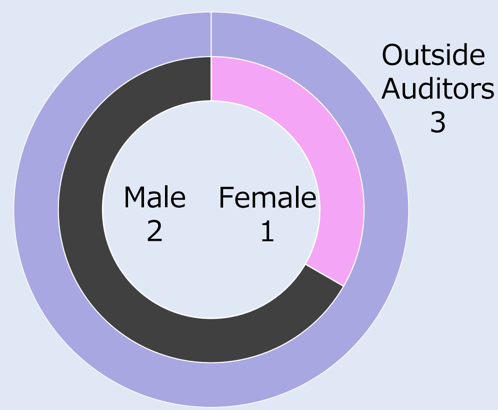
Composition Ratio



Audit & Supervisory Board Members: 3 members
Of these, all 3 are independent outside auditors



Composition Ratio



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