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Consolidated Financial Results for the Fiscal Year Ended March 31, 2026 (Based on Japanese GAAP)

May 1, 2026

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 Securities code 8860 URL <https://www.fuji-jutaku.co.jp/>
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 Scheduled date of annual general meeting of shareholders: June 24, 2026
 Scheduled date to file Securities Report: June 15, 2026
 Scheduled date to commence dividend payments: June 25, 2026
 Preparation of supplementary material on financial results: Yes
 Holding of financial results briefing session: Yes (for institutional investors and individual investors)

(Amounts less than one million yen are rounded down)

1. Consolidated financial results for the fiscal year ended March 31, 2026 (from April 1, 2025 to March 31, 2026)

(1) Consolidated operating results

(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	%
Fiscal year ended March 31, 2026	138,332	11.6	8,294	5.1	6,995	0.1	4,757	(0.1)
March 31, 2025	123,927	2.9	7,894	8.7	6,987	5.2	4,764	4.5

Note: Comprehensive income For the fiscal year ended March 31, 2026 5,122 Millions of yen(5.1%)
 For the fiscal year ended March 31, 2025 4,873 Millions of yen(3.4%)

	Earnings per share	Diluted earnings per share	Profit attributable to owners of parent/equity	Ordinary profit/total assets	Operating profit/net sales
	Yen	Yen	%	%	%
Fiscal year ended March 31, 2026	132.20	—	8.4	3.7	6.0
March 31, 2025	131.61	—	9.0	4.0	6.4

Reference: Investment profit (loss) on equity method For the fiscal year ended March 31, 2026 —Millions of yen
 For the fiscal year ended March 31, 2025 —Millions of yen

(2) Consolidated financial position

	Total assets	Net assets	Equity ratio	Net assets per share
	Millions of yen	Millions of yen	%	Yen
As of March 31, 2026	193,040	58,312	30.2	1,629.03
March 31, 2025	183,210	54,674	29.8	1,518.50

Reference: Owner's equity As of March 31, 2026 58,312Millions of yen
 As of March 31, 2025 54,674Millions of yen

(3) Consolidated cash flows

	Cash flows from operating activities	Cash flows from investing activities	Cash flows from financing activities	Cash and cash equivalents at end of period
	Millions of yen	Millions of yen	Millions of yen	Millions of yen
Fiscal year ended March 31, 2026	8,912	(13,509)	4,213	21,178
March 31, 2025	2,738	(16,290)	11,361	21,562

2. Cash dividends

	Annual dividends per share					Total cash dividends (Total)	Dividend payout ratio (Consolidated)	Ratio of dividends to net assets (Consolidated)
	1st quarter-end	2nd quarter-end	3rd quarter-end	Fiscal year-end	Total			
	Yen	Yen	Yen	Yen	Yen	Millions of yen	%	%
Fiscal year ended March 31, 2025	—	14.00	—	18.00	32.00	1,170	24.3	2.2
Fiscal year ended March 31, 2026	—	16.00	—	16.00	32.00	1,158	24.2	2.0
Fiscal year ending March 31, 2027 (Forecast)	—	16.00	—	16.00	32.00		—	

3. Consolidated financial forecast for the fiscal year ending March 31, 2027 (from April 1, 2026 to March 31, 2027)

Regarding the consolidated financial forecast for Fiscal Year 2027, it is difficult to present numerical forecasts at this time due to the many uncertain factors that may affect performance. The consolidated financial forecast will be announced when a reasonable projection becomes possible.

* Notes

(1) Changes in specified subsidiaries resulting in the change in scope of consolidation: None

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

- 1) Changes in accounting policies due to revisions to accounting standards and other regulations : None
- 2) Changes in accounting policies other than the above : None
- 3) Changes in accounting estimates : None
- 4) Restatement of revisions : None

(3) Number of issued shares (common shares)

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

As of March 31, 2026	36,849,912 shares
As of March 31, 2025	36,849,912 shares
2) Number of treasury shares at the end of the period	
As of March 31, 2026	1,054,159 shares
As of March 31, 2025	844,289 shares
3) Average number of shares during the period	
Fiscal year ended March 31, 2026	35,984,715 shares
Fiscal year ended March 31, 2025	36,201,439 shares

Note: The Company has introduced the stock compensation trust system, and the company shares held by the trust are included in the number of treasury stock deducted in the calculation of the number of treasury stock at the end of fiscal year and the average number of shares.

[Reference] Overview of non-consolidated financial results

1. Non-consolidated financial results for the fiscal year ended March 31, 2026 (from April 1, 2025 to March 31, 2026)

(1) Non-consolidated operating results (Percentages indicate year-on-year changes.)

Fiscal year ended	Net sales		Operating profit		Ordinary profit		Profit	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
March 31, 2026	105,915	11.4	4,610	(2.6)	3,429	(12.4)	2,406	(13.1)
March 31, 2025	95,054	1.6	4,731	12.0	3,914	6.7	2,768	5.9

Fiscal year ended	Earnings per share		Diluted earnings per share	
	Yen	Yen	Yen	Yen
March 31, 2026	66.87	—	—	—
March 31, 2025	76.47	—	—	—

(2) Non-consolidated financial position

As of	Total assets	Net assets	Equity Ratio	Net assets per share
	Millions of yen	Millions of yen	%	Yen
March 31, 2026	158,626	42,267	26.6	1,180.81
March 31, 2025	150,977	40,981	27.1	1,138.18

Reference: Owner's equity As of March 31, 2026 42,267 Millions of yen As of March 31, 2025 40,981 Millions of yen

2. Non-consolidated financial forecast for the fiscal year ending March 31, 2027 (from April 1, 2026 to March 31, 2027)

Regarding the non-consolidated financial forecast for Fiscal Year 2027, it is difficult to present numerical forecasts at this time due to the many uncertain factors that may affect performance. The non-consolidated financial forecast will be announced when a reasonable projection becomes possible.

* Consolidated Financial Results are exempt from audit conducted by certified public accountants or an audit firm.

* Proper use of earnings forecasts, and other special matters

(Note on forward-looking statements, etc.)

The earnings forecasts and other forward-looking statements herein are based on information available to the Company at the time of preparation and certain assumptions deemed to be reasonable, and the Company does not assure the achievement of any of these. Furthermore, actual results may vary significantly due to various factors. For the assumptions and notes for earnings forecasts, please refer to “1. Overview of Operating Results, etc., (4) Future Outlook” on page 5 of the attachment.

The financial forecast is currently undetermined as it is difficult to calculate a reasonable financial forecast at this stage. We plan to disclose the forecast promptly when a reasonable calculation becomes possible.

(Method of Obtaining Supplementary Briefing Materials on Financial Results and Details of Financial Results Briefing Session)

The supplementary financial results materials are disclosed on TDnet on the same day and are also available on the Company’s website. In addition, the Company plans to hold financial results briefing session for institutional investors and individual investors. Details of the session are available on our website.

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1. Overview of Operating Results, etc.

(1) Overview of Operating Results for the Fiscal Year Under Review

During the fiscal year under review, the Japanese economy maintained a moderate recovery trend, supported by continued wage increases and expanding inbound demand. On the price front, amid trends in energy prices and the impact of a weaker yen, broad-based price increases, including in services, became entrenched, and corporate price pass-through progressed, further advancing the shift toward an inflationary environment. In terms of monetary policy, the Bank of Japan continued its policy normalization, and although upward pressure on interest rates persisted, they remained at relatively low levels. Meanwhile, overseas, uncertainty about the outlook has persisted due to prolonged monetary tightening in the United States and Europe, a slowdown in the Chinese economy, and heightened geopolitical risks.

In the real estate industry, land prices continued to maintain an upward trend, while construction costs remained elevated due to increases in building material prices and labor costs, and prices of newly built homes continued to stay at a high level. In addition, although there were phases in which the impact of rising interest rates was a cause for concern, actual demand remained firm against the backdrop of improvements in the employment and income environment. Supported by persistently high prices for newly built properties, the existing home distribution market remained active, and the investment real estate market, particularly for rental housing, also remained stable.

Under these circumstances, the Group's operating results for the current consolidated fiscal year were driven overall by growth in the Residential Development segment, which recorded the completion and handover of a large-scale condominium project, and the Existing Housing segment, in addition to the stable earnings base provided by the Leasing and Property Management segment, resulting in increased net sales in all four major segments. On the profit front, marginal profit increased in the Leasing and Property Management segment and other segments in line with higher net sales, enabling the Group to absorb to a certain extent increases in SG&A expenses, mainly personnel expenses, as well as financial costs associated with the policy interest rate hike. As a result, net sales and profit at each stage exceeded the initial forecast. Although profit for the period decreased slightly from the results of the previous consolidated fiscal year, net sales, gross profit, operating profit, and ordinary profit all exceeded the previous consolidated fiscal year's results.

The following is an overview of results by segment.

In the Residential Development segment, the number of free design houses delivered in the consolidated fiscal year increased to 515 units (compared to 486 units in the previous fiscal year), and the number of condominiums delivered also significantly increased to 334 units including 3 newly completed properties (compared to 284 units in the previous fiscal year). As a result, net sales of this segment amounted to 36,737 million yen (up 5.8% year on year). However, segment profit decreased to 1,595 million yen (down 29.1% year on year) due to a decline in gross profit margin and highly profitable raw land sales recorded in the previous consolidated fiscal year.

In the Existing Housing segment, the number of used houses delivered in the consolidated fiscal year significantly increased to 1,272 units (compared to 1,081 units in the previous fiscal year). As a result, net sales of this segment amounted to 35,122 million yen (up 31.7% year on year), and segment profit amounted to 1,236 million yen (up 41.0% year on year).

In the Real Estate Utilization segment, while the number of leasing apartments for individual investors delivered slightly decreased to 129 buildings (compared to 135 buildings in the previous fiscal year), the number of lease housing construction contracting and housing with services for the elderly delivered increased to 65 properties (compared to 51 properties in the previous fiscal year). As construction contracting work progressed smoothly, net sales of this segment amounted to 32,042 million yen (up 0.1% year on year), and segment profit amounted to 3,101 million yen (up 12.2% year on year).

In the Leasing and Property Management segment, the number of properties under management increased primarily due to the delivery of leased properties linked to the Real Estate Utilization segment, and the number of housing with services for the elderly owned by the Company increased in the previous consolidated fiscal year. As a result, net sales of this segment amounted to 33,864 million yen (up 9.3% year on year), and segment profit amounted to 4,452 million yen (up 13.4% year on year).

In the Business related to the Construction segment, net sales for the consolidated fiscal year remained at the same level as the previous consolidated fiscal year. As a result, net sales of this segment amounted to 2,527 million yen (down 2.8% year on year), and segment profit amounted to 10 million yen (down 89.0% year on year).

In the Other segment, revenue from the insurance agency business was recorded. Net sales of this segment for the consolidated fiscal year amounted to 221 million yen (up 24.3% year on year), and segment profit amounted to 163 million yen (up 23.1% year on year).

The consolidated financial results for the fiscal year were net sales of 138,332 million yen (up 11.6% year on year), operating profit of 8,294 million yen (up 5.1% year on year), ordinary profit of 6,995 million yen (up 0.1% year on year), and profit attributable to owners of parent of 4,757 million yen (down 0.1% year on year).

(2) Overview of Financial Position for the Fiscal Year Under Review

1) Assets

Current assets at the end of the fiscal year were 125,865 million yen, an increase of 6,757 million yen from the previous fiscal year-end. This mainly reflected an increase in cash and deposits of 125 million yen and an increase in inventories of 6,597 million yen. Non-current assets were 67,174 million yen, an increase of 3,072 million yen from the previous fiscal year-end. This mainly reflected an increase in buildings and structures of 953 million yen and an increase in land of 1,089 million yen.

As a result, total assets were 193,040 million yen, an increase of 9,830 million yen from the previous fiscal year-end.

2) Liabilities

Current liabilities at the end of the fiscal year were 58,961 million yen, an increase of 3,772 million yen from the previous fiscal year-end. This mainly reflected an increase in notes payable and accounts payable for construction contracts of 138 million yen, an increase in electronically recorded obligations of 643 million yen, an increase in short-term loans payable of 3,487 million yen, a decrease in current portion of bonds of 200 million yen, and a decrease in income taxes payable of 152 million yen. Non-current liabilities were 75,765 million yen, an increase of 2,419 million yen from the previous fiscal year-end. This mainly reflected an increase in long-term loans payable of 2,669 million yen and an increase in other non-current liabilities of 89 million yen.

As a result, total liabilities were 134,727 million yen, an increase of 6,192 million yen from the previous fiscal year-end.

3) Net assets

Total net assets at the end of the fiscal year were 58,312 million yen, an increase of 3,637 million yen from the previous fiscal year-end. This mainly reflected profit attributable to owners of parent of 4,757 million yen, an increase from disposal of treasury shares of 549 million yen, a decrease from purchase of treasury shares of 776 million yen, and a decrease from dividends of surplus of 1,233 million yen.

As a result, the equity ratio was 30.2% (compared to 29.8% at the previous fiscal year-end).

Note: Borrowing Capacity through Commitment Lines and Other Credit Facilities

In order to efficiently procure working capital and funds for the acquisition of used housing and other assets, the Company Group has entered into overdraft agreements, commitment line agreements, and committed term loan agreements with its partner banks. The unused balances of borrowings under these agreements are as follows.

(Thousands of yen)

	As of March 31, 2025	As of March 31, 2026
Total Credit Limits under Overdraft and Commitment Line Agreements	32,500,000	34,500,000
Outstanding Borrowings	16,751,267	24,451,322
Net Amount	15,748,733	10,048,678
Available Borrowing Capacity under Committed Term Loans	6,564,000	4,117,705

(3) Overview of Cash Flows for the Fiscal Year Under Review

Cash and cash equivalents (hereinafter referred to as "funds") at the end of the current consolidated fiscal year decreased by 384 million yen compared to the end of the previous consolidated fiscal year, amounting to 21,178 million yen, a decrease of 1.8% year on year.

The status of each cash flow and their factors during the current consolidated fiscal year are as follows.

(Cash flows from operating activities)

Net cash provided by operating activities amounted to 8,912 million yen, an increase of 225.4% year on year. This was mainly due to the recording of profit before income taxes of 6,933 million yen, a decrease of 0.8% year on year, a decrease in inventories of 2,101 million yen (compared to an increase of 2,114 million yen in the previous fiscal year), an increase in notes and accounts payable - trade of 782 million yen (compared to an outflow of 2,426 million yen in the previous fiscal year), and income taxes paid of 2,438 million yen, an increase of 8.9% year on year.

(Cash flows from investing activities)

Net cash used in investing activities amounted to 13,509 million yen, a decrease of 17.1% year on year. This was mainly due to payments into time deposits totaling 1,510 million yen, a decrease of 24.5% year on year, proceeds from withdrawal of time deposits totaling 500 million yen, a decrease of 75.0% year on year, the purchase of property, plant and equipment totaling 12,301 million yen, a decrease of 23.7% year on year, and the purchase of intangible assets totaling 156 million yen, an increase of 5.4% year on year

(Cash flows from financing activities)

Net cash provided by financing activities amounted to 4,213 million yen, a decrease of 62.9% compared to the previous fiscal year. This was mainly due to a net increase in short- and long-term loans payable of 6,157 million yen, a decrease of 54.7% year on year, redemption of bonds totaling 550 million yen, a decrease of 21.4% year on year, and cash dividends paid of 1,233 million yen, an increase of 11.8% year on year.

(Reference) Trends in Cash Flow-Related Indicators

	Fiscal year ended March 31, 2022	Fiscal year ended March 31, 2023	Fiscal year ended March 31, 2024	Fiscal year ended March 31, 2025	Fiscal year ended March 31, 2026
Equity Ratio (%)	28.9	30.5	30.3	29.8	30.2
Market Value-Based Equity Ratio (%)	14.5	15.7	16.6	13.6	14.9
Cash Flow to Interest-Bearing Liabilities Ratio (Years)	14.2	10.1	16.0	39.7	12.8
Interest Coverage Ratio (Times)	8.3	11.9	6.9	2.2	5.5

Note: 1. Each indicator is calculated based on consolidated financial figures.

2. Each indicator is calculated based on the criteria described below.

Equity Ratio Equity / Total Assets

Market Value-Based Equity Ratio Market Capitalization / Total assets

Cash Flow to Interest-Bearing Liabilities Ratio Interest-Bearing Liabilities / Operating Cash Flow

Interest Coverage Ratio Operating Cash Flow / Interest Payments

3. Market capitalization is calculated by multiplying the closing stock price at the end of the period by the total number of issued shares at the end of the period (excluding treasury shares).

4. Operating cash flow is based on cash flows from operating activities as presented in the consolidated statements of cash flows. Interest-bearing liabilities refer to all liabilities on the consolidated balance sheet on which interest is being paid. Furthermore, interest payments are based on the amount of interest paid as presented in the consolidated statements of cash flows.

(4) Future Outlook

With respect to the future outlook, Japan's economy is expected to see a correction of the excessive depreciation of the yen as the Bank of Japan continues its gradual interest rate hikes, which is likely to moderate upward pressure on import prices to some extent. Meanwhile, crude oil prices have recently risen, and through higher energy costs, there is a possibility that downward pressure on the yen and upward pressure on prices may intensify again. In addition, with heightened geopolitical risks, uncertainty about the outlook remains high. However, supported by continued high levels of wage increases in the annual spring labor negotiations and expanded labor force participation, particularly among women and older individuals, real income is expected to improve, and private consumption is likely to maintain a moderate expansion trend. As for corporate earnings, although exchange rate fluctuations are expected to have an impact on some companies, such effects are expected to remain at a manageable level overall, as exchange rate sensitivity declines and exports recover in line with an improvement in overseas economies. Additionally, improvement in profitability through cost structure reviews and progress in price pass-through is also expected. The economy is expected to temporarily decelerate due to the impact of rising interest rates, fluctuations in resource prices associated with heightened tensions in the Middle East, and concerns over spillover effects on the global economy. Meanwhile, it is expected to be supported by continuous fiscal measures, including a supplementary budget of approximately 18 trillion yen recently enacted, a comprehensive economic package of around 21 trillion yen, and the largest-ever initial budget. As a result, real GDP growth is projected to rise to around the mid-1% range, and movements toward closing the deflationary gap are expected to become more pronounced.

In the real estate industry, to which the Group belongs, while the surge in prices of newly built properties continues against the backdrop of persistently high construction costs, further increases in material prices and logistics costs driven by the weak yen and rising crude oil prices are a concern, and continued close attention to their impact on development costs is required. Additionally, the impact on purchasing power due to rising interest rates may become apparent going forward, and we recognize the need to continue carefully assessing the sales environment. On the other hand, the existing housing market and rental demand are expected to remain firm against the backdrop of persistently high new housing prices.

Under these circumstances, in the next fiscal year for our Group, the Residential Development segment and Real Estate Utilization segment are expected to grow due to an increase in the number of detached houses delivered and the number of whole-building rental apartments delivered to individual investors, while stable growth is expected in the leasing and property management business. Additionally, as we expect the favorable sales environment to continue for the Existing Housing segment, we anticipate net sales to increase.

Meanwhile, as the normalization of monetary policy is expected to entail interest rate hikes of approximately twice a year, and cost increases due to inflation originating from crude oil price trends are also anticipated, profit at each level is expected to be at a level where the positive impact of higher net sales will be partially offset.

However, uncertainty is increasing regarding crude oil price trends and the supply situation of petroleum-related products and housing materials due to the current instability in the Middle East. For our Group, there is a possibility that these factors may cause fluctuations in material prices and procurement delays, which could impact the timing of sales recognition and earnings through changes in construction periods.

Under these circumstances, as it is difficult to reasonably estimate the impact on business performance at this time, the earnings forecast for Fiscal Year 2027 has not been determined.

Although some materials are currently experiencing longer procurement lead times, there are no significant obstacles to our business operations at present.

Additionally, sales conditions and contract backlog are generally proceeding according to plan.

We will promptly disclose information when a reasonable calculation of the earnings forecast becomes possible.

Additionally, under our management philosophy of "To operate the Company for the sake of employees, their families, customers, business partners, shareholders, local communities, and ultimately the nation" our Group has steadily contributed to local communities through our business activities since our founding. The Company has long considered itself a pioneer in "human capital management;" however, the importance of the role that companies play in addressing social issues has been increasing, particularly in relation to the Sustainable Development Goals (SDGs), including initiatives toward a decarbonized society and a circular economy. By recognizing the relationship between ESG (Environmental, Social and Governance) and the SDGs and the Company's community-based business activities, and by actively engaging in social contribution initiatives, the Group aims to achieve sustainable growth together with society and to become a trusted corporate group.

2. Basic Policy on Selection of Accounting Standards

The Group's business operations are limited to Japan, with no current overseas activities and no plans for such activities in the foreseeable future. Furthermore, in light of the fact that the proportion of foreign shareholders, including foreign entities, is less than 10%, we have elected to adopt Japanese GAAP for the time being.

3. Consolidated Financial Statements and Primary Notes

(1) Consolidated Balance Sheets

(Thousands of yen)

	As of March 31, 2025	As of March 31, 2026
Assets		
Current assets		
Cash and deposits	21,578,146	21,703,980
Notes receivable – trade	84,205	47,845
Accounts receivable from completed construction contracts	212,353	22,886
Contract assets	298,156	390,089
Real estate for sale	28,264,795	35,948,411
Real estate for sale in process	29,093,601	29,208,307
Real estate under development	36,475,659	35,265,573
Costs on construction contracts in progress	4,005	5,334
Supplies	39,065	46,691
Other	3,102,803	3,272,121
Allowance for doubtful accounts	(44,324)	(45,511)
Total current assets	119,108,467	125,865,730
Non-current assets		
Property, plant and equipment		
Buildings and structures, net	21,352,690	22,306,590
Machinery, equipment and vehicles, net	100,513	81,151
Tools, furniture and fixtures, net	218,616	253,558
Land	36,539,394	37,629,339
Leased assets, net	3,193	14,393
Construction in progress	116,653	160,910
Total property, plant and equipment	58,331,062	60,445,943
Intangible assets		
Goodwill	55,156	27,481
Other	527,030	519,080
Total intangible assets	582,186	546,561
Investments and other assets		
Investment securities	872,711	1,370,697
Long-term loans receivable	27,048	23,045
Deferred tax assets	1,418,627	1,388,739
Long-term time deposits	—	500,000
Other	2,871,828	2,901,364
Allowance for doubtful accounts	(1,824)	(1,806)
Total investments and other assets	5,188,391	6,182,040
Total non-current assets	64,101,640	67,174,545
Total assets	183,210,108	193,040,276

(Thousands of yen)

	As of March 31, 2025	As of March 31, 2026
Liabilities		
Current liabilities		
Notes payable, accounts payable for construction contracts	4,377,110	4,515,734
Electronically recorded obligations - operating	871,507	1,515,093
Contract liabilities	2,541,565	2,589,945
Short-term borrowings	35,067,725	38,555,110
Current portion of bonds payable	550,000	350,000
Lease liabilities	15,899	2,793
Income taxes payable	1,401,863	1,249,009
Advances received	3,369,195	3,526,945
Provision for bonuses	380,300	376,400
Provision for share awards for directors (and other officers)	29,948	34,977
Provision for share awards	194,103	259,843
Other	6,390,228	5,986,050
Total current liabilities	55,189,446	58,961,903
Non-current liabilities		
Bonds payable	675,000	325,000
Long-term borrowings	72,400,571	75,070,197
Lease liabilities	2,448	13,039
Asset retirement obligations	28,627	28,882
Deferred tax liabilities	9,465	9,465
Deferred tax liabilities for land revaluation	54,193	54,193
Other	175,750	265,127
Total non-current liabilities	73,346,055	75,765,905
Total liabilities	128,535,501	134,727,808
Net assets		
Shareholders' equity		
Share capital	4,872,064	4,872,064
Capital surplus	5,642,979	5,657,255
Retained earnings	44,431,376	47,931,242
Treasury shares	(586,883)	(828,006)
Total shareholders' equity	54,359,536	57,632,556
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	241,712	582,733
Revaluation reserve for land	73,357	97,177
Total accumulated other comprehensive income	315,069	679,911
Total net assets	54,674,606	58,312,467
Total liabilities and net assets	183,210,108	193,040,276

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

(Thousands of yen)

	Fiscal year ended March 31, 2025	Fiscal year ended March 31, 2026
Net sales	123,927,013	138,332,189
Cost of sales	104,314,307	117,313,630
Gross profit	19,612,706	21,018,558
Selling, general and administrative expenses		
Sales commission	1,656,894	1,806,373
Advertising expenses	1,093,724	1,149,008
Promotion expenses	62,812	64,766
Salaries and bonuses	3,098,140	3,376,807
Provision for bonuses	179,148	180,664
Provision for share awards for directors (and other officers)	27,256	34,977
Provision for share awards	115,668	157,804
Provision of allowance for doubtful accounts	6,252	7,148
Enterprise tax	163,100	166,500
Consumption Taxes	1,112,755	1,194,622
Depreciation	358,714	334,308
Amortization of goodwill	27,674	27,674
Rent expenses	287,523	283,419
Other	3,528,837	3,939,527
Total selling, general and administrative expenses	11,718,502	12,723,600
Operating profit	7,894,203	8,294,957
Non-operating income		
Interest income	3,724	24,843
Dividend income	23,818	49,266
Commission income	57,584	53,125
Penalty income	32,590	21,020
Subsidy income	218,036	211,795
Other	49,862	68,625
Total non-operating income	385,616	428,675
Non-operating expenses		
Interest expenses	1,236,379	1,614,508
Commitment fee	—	85,000
Other	56,122	28,480
Total non-operating expenses	1,292,501	1,727,989
Ordinary profit	6,987,318	6,995,644
Extraordinary income		
Gain on sale of non-current assets	299	199
Total extraordinary income	299	199
Extraordinary losses		
Loss on sale of non-current assets	1,031	—
Loss on retirement of non-current assets	82	6,091
Impairment loss	—	56,541
Total extraordinary losses	1,113	62,632
Profit before income taxes	6,986,504	6,933,211
Income taxes – current	2,300,800	2,303,000
Income taxes – deferred	(78,600)	(127,076)
Total income taxes	2,222,199	2,175,923
Profit	4,764,305	4,757,288
Profit attributable to non-controlling interests	—	—
Profit attributable to owners of parent	4,764,305	4,757,288

(Consolidated Statements of Comprehensive Income)

(Thousands of yen)

	Fiscal year ended March 31, 2025	Fiscal year ended March 31, 2026
Profit	4,764,305	4,757,288
Other comprehensive income		
Valuation difference on available-for-sale securities	110,340	341,020
Revaluation reserve for land	(1,547)	23,820
Total other comprehensive income	108,793	364,841
Comprehensive income	4,873,098	5,122,130
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	4,873,098	5,122,130
Comprehensive income attributable to non-controlling interests	—	—

(3) Consolidated Statements of Changes in Net Assets

Fiscal year ended March 31, 2025 (from April 1, 2024 to March 31, 2025)

(Thousands of yen)

	Shareholders' equity				
	Share capital	Capital surplus	Retained earnings	Treasury shares	Total shareholders' equity
Balance at beginning of period	4,872,064	5,642,979	40,770,337	(486,700)	50,798,680
Changes during period					
Dividends of surplus			(1,103,265)		(1,103,265)
Profit attributable to owners of parent			4,764,305		4,764,305
Reversal of revaluation reserve for land					—
Purchase of treasury shares				(269,144)	(269,144)
Disposal of treasury shares				168,961	168,961
Net changes in items other than shareholders' equity					
Total changes during period	—	—	3,661,039	(100,183)	3,560,856
Balance at end of period	4,872,064	5,642,979	44,431,376	(586,883)	54,359,536

	Accumulated other comprehensive income			Total net assets
	Valuation difference on available-for-sale securities	Revaluation reserve for land	Total accumulated other comprehensive income	
Balance at beginning of period	131,371	74,904	206,276	51,004,956
Changes during period				
Dividends of surplus				(1,103,265)
Profit attributable to owners of parent				4,764,305
Reversal of revaluation reserve for land				—
Purchase of treasury shares				(269,144)
Disposal of treasury shares				168,961
Net changes in items other than shareholders' equity	110,340	(1,547)	108,793	108,793
Total changes during period	110,340	(1,547)	108,793	3,669,649
Balance at end of period	241,712	73,357	315,069	54,674,606

Fiscal year ended March 31, 2026 (from April 1, 2025 to March 31, 2026)

(Thousands of yen)

	Shareholders' equity				
	Share capital	Capital surplus	Retained earnings	Treasury shares	Total shareholders' equity
Balance at beginning of period	4,872,064	5,642,979	44,431,376	(586,883)	54,359,536
Changes during period					
Dividends of surplus			(1,233,602)		(1,233,602)
Profit attributable to owners of parent			4,757,288		4,757,288
Reversal of revaluation reserve for land			(23,820)		(23,820)
Purchase of treasury shares				(776,302)	(776,302)
Disposal of treasury shares		14,276		535,180	549,456
Net changes in items other than shareholders' equity					
Total changes during period	—	14,276	3,499,865	(241,122)	3,273,019
Balance at end of period	4,872,064	5,657,255	47,931,242	(828,006)	57,632,556

	Accumulated other comprehensive income			Total net assets
	Valuation difference on available-for-sale securities	Revaluation reserve for land	Total accumulated other comprehensive income	
Balance at beginning of period	241,712	73,357	315,069	54,674,606
Changes during period				
Dividends of surplus				(1,233,602)
Profit attributable to owners of parent				4,757,288
Reversal of revaluation reserve for land				(23,820)
Purchase of treasury shares				(776,302)
Disposal of treasury shares				549,456
Net changes in items other than shareholders' equity	341,020	23,820	364,841	364,841
Total changes during period	341,020	23,820	364,841	3,637,861
Balance at end of period	582,733	97,177	679,911	58,312,467

(4) Consolidated Statements of Cash Flows

(Thousands of yen)

	Fiscal year ended March 31, 2025	Fiscal year ended March 31, 2026
Cash flows from operating activities		
Profit before income taxes	6,986,504	6,933,211
Depreciation	1,397,874	1,530,200
Amortization of goodwill	27,674	27,674
Loss (gain) on sale of property, plant and equipment	731	(199)
Loss on retirement of property, plant and equipment	82	6,091
Increase (decrease) in allowance for doubtful accounts	(2,018)	1,168
Increase (decrease) in provision for bonuses	43,000	(3,900)
Increase (decrease) in provision for share awards for directors (and other officers)	1,869	5,028
Increase (decrease) in provision for share awards	14,654	65,740
Impairment loss	—	56,541
Interest and dividend income	(27,542)	(74,109)
Interest expenses	1,236,379	1,614,508
Decrease (increase) in trade receivables	(54,573)	225,826
Decrease (increase) in contract assets	67,293	(91,933)
Decrease (increase) in inventories	(2,114,863)	2,101,194
Decrease (increase) in other current assets	211,606	(160,459)
Increase (decrease) in trade payables	(2,426,350)	782,209
Increase (decrease) in contract liabilities	554,862	48,380
Increase or decrease in other liabilities	300,116	(124,743)
Other, net	(24,321)	(43,103)
Subtotal	6,192,979	12,899,326
Interest and dividends received	27,532	71,307
Interest paid	(1,242,663)	(1,620,239)
Income taxes paid	(2,239,095)	(2,438,179)
Net cash provided by (used in) operating activities	2,738,753	8,912,214
Cash flows from investing activities		
Payments into time deposits	(2,000,000)	(1,510,000)
Proceeds from withdrawal of time deposits	2,000,000	500,000
Purchase of property, plant and equipment	(16,128,706)	(12,301,545)
Proceeds from sale of property, plant and equipment	11,145	200
Purchase of intangible assets	(148,750)	(156,807)
Proceeds from collection of loans receivable	4,958	4,003
Other, net	(28,890)	(45,272)
Net cash provided by (used in) investing activities	(16,290,243)	(13,509,422)
Cash flows from financing activities		
Net increase (decrease) in short-term borrowings	8,035,100	4,293,600
Proceeds from long-term borrowings	44,322,114	45,091,887
Repayments of long-term borrowings	(38,762,757)	(43,228,475)
Redemption of bonds	(700,000)	(550,000)
Proceeds from sale of treasury shares	—	326,807
Purchase of treasury shares	(270,759)	(452,833)
Repayments of lease liabilities	(51,736)	(16,757)
Repayments of installment payables	(106,961)	(17,584)
Dividends paid	(1,103,265)	(1,233,602)
Net cash provided by (used in) financing activities	11,361,733	4,213,042
Net increase (decrease) in cash and cash equivalents	(2,189,756)	(384,165)
Cash and cash equivalents at beginning of period	23,752,375	21,562,618
Cash and cash equivalents at end of period	21,562,618	21,178,452

(5) Notes to the Consolidated Financial Statements

(Notes on going concern assumption)

None

(Notes on Additional Information)

(Transfer from Property, plant and equipment to Real Estate for Sale)

Due to a change in the intended purpose of ownership, a portion of property, plant and equipment has been transferred to real estate for sale. The details are as follows.

(Thousands of yen)

	Fiscal year ended March 31, 2025	Fiscal year ended March 31, 2026
Buildings and structures	1,655,198	1,980,198
Land	4,578,846	6,718,185
Total	6,234,044	8,698,383

The impact on segment information is described in the relevant section.

(Transaction of granting company shares to officers through a trust)

The Company has introduced the 'Stock Compensation Trust System for Officers' (hereinafter referred to as the 'Officer Compensation System'), which is an incentive plan aimed at enhancing the motivation of officers within the Company Group to achieve performance targets and rewarding their achievements by providing company shares.

(1) Overview of the Transaction

Based on the Stock Compensation Rules for Officers established upon the introduction of the Officer Compensation System, this system provides company shares to officers within the Company Group.

To acquire the shares to be delivered in the future, the Company has entrusted funds to the Japan Custody Bank, Ltd. (Trust Account) as the trust property for the Stock Compensation Trust. The trust bank then uses the entrusted funds to acquire company shares.

(2) Company shares remaining in the trust

The company shares remaining in the trust are recorded as treasury stock in the net assets section at their book value in the trust (excluding any associated costs), and are thus reflected in the net assets of the company. The book value and number of shares of these treasury shares are as follows: 37,375 thousand yen and 55,500 shares for the previous consolidated fiscal year, and 40,087 thousand yen and 51,000 shares for the current consolidated fiscal year.

(Transaction of granting company shares to employees and others through a trust)

The Company has introduced the 'Stock Compensation Trust System for Employees' (hereinafter referred to as the 'Employee Compensation System'), which is an incentive plan aimed at expanding the employee welfare system within the Company Group, fostering a sense of belonging among employees, promoting their awareness of management participation, and enhancing their awareness of long-term performance improvement, with the goal of increasing long-term corporate value by providing company shares.

(1) Overview of the Transaction

Based on the Stock Compensation Rules for Employees established upon the introduction of the Employee Compensation System, this system provides company shares to employees within the Company Group who meet certain requirements.

To acquire the shares to be delivered in the future, the Company has entrusted funds to the Japan Custody Bank, Ltd. (Trust Account) as the trust property for the Stock Compensation Trust. The trust bank then uses the entrusted funds to acquire company shares.

(2) Company shares remaining in the trust

The company shares remaining in the trust are recorded as treasury stock in the net assets section at their book value in the trust (excluding any associated costs), and are thus reflected in the net assets of the company. The book value and number of shares of these treasury shares are as follows: 229,679 thousand yen and 364,400 shares for the previous consolidated fiscal year, and 330,488 thousand yen and 417,700 shares for the current consolidated fiscal year.

(Notes on Segment information, etc.)

【Segment information】

1. Overview of Reportable Segments

The Company's reportable segments are those for which separate financial information is available among the Company's constituent units, and which are regularly reviewed by the Board of Directors for the purpose of making decisions regarding the allocation of management resources and assessing performance.

The Company develops comprehensive strategies for the products and services handled by each business division and conducts its operations accordingly. Therefore, the Company is structured into reportable segments based on its business divisions and consists of five segments: 'Residential Development,' 'Existing Housing,' 'Real Estate Utilization,' 'Leasing and Property Management,' and 'Business related to the Construction.'

The Residential Development segment engages in the sale of free design houses, Condominiums, and land. The Existing Housing segment is engaged in the sale of used houses and real estate brokerage. The Real Estate Utilization segment is engaged in the construction contracting through proposal-based orders for wooden leasing apartments, housing with services for the elderly, and other structures on idle land owned by landowners, as well as the sale of leasing apartments for individual investors. The Leasing and Property Management segment is engaged in the leasing and management of real estate. The Business related to the Construction segment is engaged in construction contracting and related construction work. The Other segment consists of business segments not included in the aforementioned reportable segments and is engaged in the insurance agency business.

2. Method of calculating the amounts of net sales, profit or loss, assets, and other items for each reportable segment.

The accounting methods for the reportable business segments are consistent with the accounting policies adopted for the preparation of the consolidated financial statements.

The profit of the reportable segments is based on operating profit.

Internal revenue and transfer amounts between segments are based on market prices.

3. Information on the amounts of net sales, profit or loss, assets, and other items for each reportable segment.

Fiscal year ended March 31, 2025 (from April 1, 2024 to March 31, 2025)

(Thousands of yen)

	Reportable segments						Other	Total
	Residential Development	Existing Housing	Real Estate Utilization	Leasing and Property Management	Business related to the Construction	Subtotal for reportable segments		
Net sales								
Net sales to external customers	34,718,174	26,661,279	30,120,636	30,989,009	1,259,327	123,748,425	178,587	123,927,013
Intersegment sales or transfers	—	—	1,889,368	—	1,341,660	3,231,028	—	3,231,028
Total net sales	34,718,174	26,661,279	32,010,004	30,989,009	2,600,987	126,979,454	178,587	127,158,042
Operating profit	2,251,211	876,908	2,763,092	3,924,836	94,245	9,910,294	132,648	10,042,943
Assets	66,979,379	14,026,841	27,771,137	45,816,746	2,196,118	156,790,222	31,542	156,821,765
Other items								
Depreciation	296,928	30,816	38,885	906,332	3,180	1,276,143	586	1,276,730
Increase in the amount of property, plant and equipment and intangible assets	243,654	20,289	33,738	11,352,144	—	11,649,827	286	11,650,113

Note: 1. As stated in the additional information, a portion of property, plant and equipment has been transferred to real estate for sale due to a change in the intended purpose of ownership; however, this change has no impact on the segment profit or loss.

2. The 'Other' category includes business segments not included in the reportable segments, and it encompasses the insurance agency business conducted by the Company.

Fiscal year ended March 31, 2026 (from April 1, 2025 to March 31, 2026)

(Thousands of yen)

	Reportable segments						Other	Total
	Residential Development	Existing Housing	Real Estate Utilization	Leasing and Property Management	Business related to the Construction	Subtotal for reportable segments		
Net sales								
Net sales to external customers	36,737,515	35,122,785	30,969,127	33,864,200	1,416,656	138,110,285	221,903	138,332,189
Intersegment sales or transfers	—	—	1,072,894	—	1,110,685	2,183,579	—	2,183,579
Total net sales	36,737,515	35,122,785	32,042,022	33,864,200	2,527,342	140,293,865	221,903	140,515,769
Operating profit	1,595,679	1,236,173	3,101,083	4,452,118	10,353	10,395,409	163,269	10,558,678
Assets	66,388,830	18,723,284	30,777,653	48,665,828	1,777,602	166,333,199	15,544	166,348,743
Other items								
Depreciation	275,851	33,903	36,796	1,041,170	4,782	1,392,504	622	1,393,126
Increase in the amount of property, plant and equipment and intangible assets	179,331	6,891	11,046	12,517,213	16,801	12,731,284	545	12,731,829

Note: 1. As stated in the additional information, a portion of property, plant and equipment has been transferred to real estate for sale due to a change in the intended purpose of ownership; however, this change has no impact on the segment profit or loss.

2. The 'Other' category includes business segments not included in the reportable segments, and it encompasses the insurance agency business conducted by the Company.

4. The difference between the total amount of the reportable segments and the amount recorded in the consolidated financial statements, along with the main contents of the difference (matters related to adjustment of discrepancies).

(Thousands of yen)

Net sales	Fiscal year ended March 31, 2025	Fiscal year ended March 31, 2026
Total for reportable segments	126,979,454	140,293,865
Net sales of the 'Other' category	178,587	221,903
Elimination of inter-segment transactions	(3,231,028)	(2,183,579)
Net Sales in the Consolidated Financial Statements	123,927,013	138,332,189

(Thousands of yen)

Profit	Fiscal year ended March 31, 2025	Fiscal year ended March 31, 2026
Total for reportable segments	9,910,294	10,395,409
Profit of the 'Other' category	132,648	163,269
Elimination of inter-segment transactions	(226,632)	(176,049)
General corporate expenses (Note)	(1,922,107)	(2,087,670)
Operating Profit in the Consolidated Financial Statements	7,894,203	8,294,957

Note: The 'general corporate expenses' are primarily general administrative expenses not attributable to the reportable segments.

(Thousands of yen)

Assets	Fiscal year ended March 31, 2025	Fiscal year ended March 31, 2026
Total for reportable segments	156,790,222	166,333,199
Assets of the 'Other' category	31,542	15,544
General corporate assets (Note)	26,388,343	26,691,533
Total Assets in the Consolidated Financial Statements	183,210,108	193,040,276

Note: The 'general corporate assets' are primarily land and buildings of the head office not attributable to the reportable segments.

(Thousands of yen)

Other items	Total for reportable segments		Other		Adjustment amount		Amount recorded in the consolidated financial statements	
	Fiscal year ended March 31, 2025	Fiscal year ended March 31, 2026	Fiscal year ended March 31, 2025	Fiscal year ended March 31, 2026	Fiscal year ended March 31, 2025	Fiscal year ended March 31, 2026	Fiscal year ended March 31, 2025	Fiscal year ended March 31, 2026
Depreciation	1,276,143	1,392,504	586	622	121,143	137,073	1,397,874	1,530,200
Increase in the amount of property, plant and equipment and intangible assets	11,649,827	12,731,284	286	545	60,635	200,458	11,710,749	12,932,288

Note: The adjustment amount for depreciation is the depreciation of the head office building, etc., and the adjustment amount for the increase in the amount of property, plant and equipment and intangible assets is the capital expenditure for the head office building, etc.

[Related information]

Fiscal year ended March 31, 2025 (from April 1, 2024 to March 31, 2025)

1. Information by products and services

Since the classification of products and services is the same as the reportable segments, it has been omitted.

2. Information by region

(1) Net sales

There are no sales to external customers outside of Japan, so there is no relevant information.

(2) Property, plant and equipment

There are no property, plant and equipment located outside of Japan, so there is no relevant information.

3. Information by major customer

Since there are no customers that account for 10% or more of the net sales in the consolidated income statement from external customers, no information is provided.

Fiscal year ended March 31, 2026 (from April 1, 2025 to March 31, 2026)

1. Information by products and services

Since the classification of products and services is the same as the reportable segments, it has been omitted.

2. Information by region

(1) Net sales

There are no sales to external customers outside of Japan, so there is no relevant information.

(2) Property, plant and equipment

There are no property, plant and equipment located outside of Japan, so there is no relevant information.

3. Information by major customer

Since there are no customers that account for 10% or more of the net sales in the consolidated income statement from external customers, no information is provided.

"Information on impairment losses on non-current assets by reportable segment"

Fiscal year ended March 31, 2025 (from April 1, 2024 to March 31, 2025)

None

Fiscal year ended March 31, 2026 (from April 1, 2025 to March 31, 2026)

None

“Information concerning amortization and unamortized balance of goodwill by reporting segment”
Fiscal year ended March 31, 2025 (from April 1, 2024 to March 31, 2025)

(Thousands of yen)

	Residential Development	Existing Housing	Real Estate Utilization	Leasing and Property Management	Business related to the Construction	Unallocated amounts and elimination	Total
Amortization for the period	—	—	—	—	27,674	—	27,674
Balance at the end of the period	—	—	—	—	55,156	—	55,156

Fiscal year ended March 31, 2026 (from April 1, 2025 to March 31, 2026)

(Thousands of yen)

	Residential Development	Existing Housing	Real Estate Utilization	Leasing and Property Management	Business related to the Construction	Unallocated amounts and elimination	Total
Amortization for the period	—	—	—	—	27,674	—	27,674
Balance at the end of the period	—	—	—	—	27,481	—	27,481

"Information on the gain on bargain purchase by reportable segment"

Fiscal year ended March 31, 2025 (from April 1, 2024 to March 31, 2025)

None

Fiscal year ended March 31, 2026 (from April 1, 2025 to March 31, 2026)

None

(Notes on Per share information)

	Fiscal year ended March 31, 2025	Fiscal year ended March 31, 2026
Net asset value per share	1,518.50 yen	1,629.03 yen
Basic earnings per share	131.61 yen	132.20 yen

Note:1.The diluted earnings per share have not been disclosed as there are no potential shares.

2.The company shares held by the trust accounts of the 'Stock Compensation Trust for Officers' and the 'Stock Compensation Trust for Employees' are included as treasury stock, which is deducted from the total number of shares outstanding at the end of the period in the calculation of the 'Net asset value per share'. (Fiscal year ended March 31, 2025 844 Thousands of shares, Fiscal year ended March 31, 2026 1,054 Thousands of shares)

In addition, for the calculation of basic earnings per share, the shares are included in the treasury stock to be deducted in calculating the average number of shares outstanding during the period.

(Fiscal year ended March 31, 2025 648 Thousands of shares , Fiscal year ended March 31, 2026 865 Thousands of shares)

3.The basis for the calculation of basic earnings per share is as follows.

	Fiscal year ended March 31, 2025	Fiscal year ended March 31, 2026
Basic earnings per share		
Profit attributable to owners of parent (Thousands of yen)	4,764,305	4,757,288
Amount not attributable to common shareholders (Thousands of yen)	—	—
Profit attributable to owners of parent for common stock (Thousands of yen)	4,764,305	4,757,288
Average number of common shares outstanding during the period (Thousands of shares)	36,201	35,984

(Notes on Significant subsequent events)

None