Translation

Notice: This document is an excerpt translation of the original Japanese document and is only for reference purposes. In the event of any discrepancy between this translated document and the original Japanese document, the latter shall prevail.

Summary of Consolidated Financial Results for the Three Months Ended June 30, 2026 (Based on Japanese GAAP)

August 10, 2026

Company name: MEIWA ESTATE Co., Ltd.
Stock exchange listing: Tokyo
Stock code: 8869 URL https://www.meiwajisyo.co.jp/corp/
Representative: President & CEO Hideaki Harada
Inquiries: Director, Executive Officer Shunsuke Yoshizawa TEL 03(5489)0111

Scheduled date to commence dividend payments: –
Preparation of supplementary material on financial results: Yes
Holding of financial results meeting: No

(Amounts less than one million yen are rounded down)

1. Consolidated financial results for the three months ended June 30, 2026 (from April 1, 2026 to June 30, 2026)

(1) Consolidated operating results (cumulative)

Percentages indicate year-on-year changes

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Three months ended June 30, 2026	26,919	(29.2)	3,088	(46.8)	2,541	(51.9)	1,703	(53.4)
Three months ended June 30, 2025	38,043	79.0	5,808	173.9	5,286	180.3	3,658	132.5

	Earnings per share	Diluted earnings per share
	Yen	Yen
Three months ended June 30, 2026	72.66	–
Three months ended June 30, 2025	156.03	–

(2) Consolidated financial position

	Total assets	Net assets	Equity ratio	Net assets per share
	Millions of yen	Millions of yen	%	Yen
As of June 30, 2026	149,748	37,528	25.1	1,600.54
As of March 31, 2026	151,157	36,894	24.4	1,573.49

2. Cash dividends

	Annual dividends per share				
	1st quarter-end	2nd quarter-end	3rd quarter-end	Fiscal year-end	Total
	Yen	Yen	Yen	Yen	Yen
Year ended March 31, 2026	–	0.00	–	45.00	45.00
Year ending March 31, 2027	–				
Year ending March 31, 2027 (Forecast)		0.00	–	40.00	40.00

3. Forecast of consolidated financial results for the year ending March 31, 2027 (from April 1, 2026 to March 31, 2027)

Percentages indicate year-on-year changes

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent		Earnings per share
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
Full year	85,000	(5.7)	7,000	(9.7)	4,400	(25.3)	2,900	(24.2)	123.68

4. Notes

(1) Significant changes in the scope of consolidation during the three months ended June 30, 2026: No

(2) Application of special accounting methods for preparing quarterly consolidated financial statements: No

(3) Changes in accounting policies, changes in accounting estimates, and restatement of prior period financial statements

Changes in accounting policies due to revisions to accounting standards and other regulations: No

Changes in accounting policies due to other reasons: No

Changes in accounting estimates: No

Restatement of prior period financial statements: No

(4) Number of issued shares (common shares)

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

As of June 30, 2026	23,447,684 shares	As of March 31, 2026	23,447,684 shares

Number of treasury shares at the end of the period

As of June 30, 2026	– shares	As of March 31, 2026	– shares

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

Three months ended June 30, 2026	23,447,684 shares	Three months ended June 30, 2025	23,447,684 shares

Quarterly consolidated financial statements
Consolidated balance sheets

(Millions of yen)

	As of March 31, 2026	As of June 30, 2026
Assets		
Current assets		
Cash and deposits	20,920	25,358
Notes and accounts receivable - trade	170	120
Real estate for sale	32,358	20,739
Real estate for sale in process	86,793	92,927
Operating loans	422	417
Income taxes refund receivable	1	1
Other	948	848
Allowance for doubtful accounts	(0)	–
Total current assets	141,613	140,412
Non-current assets		
Property, plant and equipment		
Buildings and structures, net	2,803	2,767
Land	4,229	4,229
Other, net	222	232
Total property, plant and equipment	7,255	7,229
Intangible assets		
Software	56	55
Other	142	138
Total intangible assets	199	193
Investments and other assets		
Investment securities	96	99
Deferred tax assets	369	176
Retirement benefit asset	480	494
Other	1,199	1,200
Allowance for doubtful accounts	(57)	(57)
Total investments and other assets	2,088	1,912
Total non-current assets	9,543	9,336
Total assets	151,157	149,748

(Millions of yen)

	As of March 31, 2026	As of June 30, 2026
Liabilities		
Current liabilities		
Notes and accounts payable - trade	1,445	3,215
Electronically recorded obligations - operating	11,744	7,893
Short-term borrowings	17,268	21,043
Current portion of long-term borrowings	11,367	13,177
Accrued expenses	270	290
Income taxes payable	1,924	689
Advances received	8,255	6,766
Provision for bonuses	529	274
Provision for bonuses for directors (and other officers)	215	51
Provision for shareholder benefit program	35	14
Other	2,336	2,606
Total current liabilities	55,392	56,022
Non-current liabilities		
Long-term borrowings	57,887	55,198
Provision for retirement benefits for directors (and other officers)	275	268
Retirement benefit liability	210	217
Other	496	513
Total non-current liabilities	58,869	56,197
Total liabilities	114,262	112,219
Net assets		
Shareholders' equity		
Share capital	3,537	3,537
Capital surplus	5,395	5,395
Retained earnings	27,899	28,548
Total shareholders' equity	36,832	37,481
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	(7)	(4)
Remeasurements of defined benefit plans	68	51
Total accumulated other comprehensive income	61	47
Total net assets	36,894	37,528
Total liabilities and net assets	151,157	149,748

Consolidated statements of income (cumulative) and consolidated statements of comprehensive income (cumulative)

Consolidated statements of income (cumulative)

(Millions of yen)

	Three months ended June 30, 2025	Three months ended June 30, 2026
Net sales	38,043	26,919
Cost of sales	29,363	20,914
Gross profit	8,680	6,005
Selling, general and administrative expenses	2,872	2,916
Operating profit	5,808	3,088
Non-operating income		
Interest income	0	0
Penalty income	17	2
Subsidy income	4	2
Reversal of allowance for doubtful accounts	1	1
Other	13	19
Total non-operating income	37	26
Non-operating expenses		
Interest expenses	417	485
Non-operating commission fee	141	87
Other	1	0
Total non-operating expenses	559	572
Ordinary profit	5,286	2,541
Extraordinary income		
Gain on sale of non-current assets	3	–
Total extraordinary income	3	–
Profit before income taxes	5,289	2,541
Income taxes - current	1,543	637
Income taxes - deferred	87	200
Total income taxes	1,631	838
Profit	3,658	1,703
Profit attributable to owners of parent	3,658	1,703

Consolidated statements of comprehensive income (cumulative)

(Millions of yen)

	Three months ended June 30, 2025	Three months ended June 30, 2026
Profit	3,658	1,703
Other comprehensive income		
Valuation difference on available-for-sale securities	1	2
Remeasurements of defined benefit plans, net of tax	(10)	(17)
Total other comprehensive income	(9)	(14)
Comprehensive income	3,648	1,689
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	3,648	1,689