Semi-annual Securities Report

(The English translation of the “Hanki-Houkokusho”
for the six months ended 31 May 2026 of 77th term)

from December 1, 2025
to May 31, 2026

TOSEI CORPORATION

4-5-4, Shibaura, Minato-ku, Tokyo, Japan

(E04021)

This is an English translation prepared for the convenience of non-resident shareholders by translating the Semi-annual Securities Report (hanki-Houkokusho) submitted to the Director of the Kanto Local Finance Bureau of the Ministry of Finance of Japan on July 10, 2026. Should there be any inconsistency between the translation and the official Japanese text, the latter shall prevail.

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Company name (Japanese):	トーセイ株式会社 (*Tosei Kabushiki-Kaisha*)
Company name (English):	TOSEI CORPORATION
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Places where the document to be filed is available for public inspection:	Tokyo Stock Exchange, Inc. (2-1, Nihonbashi-kabutocho, Chuo-ku, Tokyo)

A. Company Information

I. Overview of the Tosei Group

1. Trends in principal management benchmarks

Term	76th term First six months	77th term First six months	76th term
Accounting period	From December 1, 2024 to May 31, 2025	From December 1, 2025 to May 31, 2026	From December 1, 2024 to November 30, 2025
Revenue (¥ thousand)	66,058,790	85,956,997	94,688,969
Profit before tax (¥ thousand)	16,804,387	20,140,501	20,631,357
Profit attributable to owners of parent (¥ thousand)	12,226,532	13,806,031	14,754,770
Comprehensive income attributable to owners of parent (¥ thousand)	12,484,158	13,105,644	15,940,066
Total equity (¥ thousand)	99,543,729	111,192,391	102,836,193
Total assets (¥ thousand)	283,616,703	309,601,476	307,427,474
Basic earnings per share (¥)	126.12	142.35	152.18
Diluted earnings per share (¥)	126.10	141.01	151.88
Ratio of equity attributable to owners of the parent to total assets (%)	35.0	35.9	33.4
Net cash from (used in) operating activities (¥ thousand)	13,222,255	25,419,387	(1,736,474)
Net cash from (used in) investing activities (¥ thousand)	(1,120,105)	(4,363,472)	(3,493,624)
Net cash from (used in) financing activities (¥ thousand)	(6,219,202)	(12,594,905)	9,946,439
Cash and cash equivalents at end of period (¥ thousand)	40,756,188	48,072,529	39,604,289

Notes: 1. Filing company's trends in principal management benchmarks are not disclosed as the Company prepares condensed semi-annual consolidated financial statements.
2. The above benchmarks are based on the condensed semi-annual consolidated financial statements and consolidated financial statements that were prepared in compliance with the International Financial Reporting Standards (hereinafter "IFRS").
3. The Company conducted a 2-for-1 share split of ordinary shares effective December 1, 2025. The basic earnings per share and the diluted earnings per share have been calculated on the assumption that this share split had been implemented at the beginning of the previous fiscal year ended November 30, 2025.

2. Business description

During the six months ended May 31, 2026, there were no significant changes in business activities operated by the Tosei Group (the Company and its subsidiaries and affiliates) from the previous fiscal year. There were also no changes in major subsidiaries and associates.

II. Review of operations

1. Business and other risks

There were no business and other risks that newly arose during the six months ended May 31, 2026. In addition, there were no significant changes in “Business and other risks” described in the annual securities report for the previous fiscal year.

2. Management analysis of financial position, operating results and cash flows

Forward-looking statements included in this section are judged by information available to the Group’s management as of May 31, 2026.

(1) Recognition, analysis and contents for discussions of the Group’s operating results from the viewpoint of management

1) Recognition, analysis and contents for discussion of business environment and business performance

During the six months ended May 31, 2026, the Japanese economy continued on its path of gradual recovery thanks to improvements in the employment and income environment, as well as the effects of various government policies. Meanwhile, in terms of the outlook for the future, it remains necessary to monitor geopolitical risks such as the situation in the Middle East, the effects of fluctuations in the financial and capital markets, and other factors.

In the real estate industry where Tosei Group operates, domestic real estate investments for the three months from January to March 2026 reached ¥2,075.2 billion (down 1% year on year), surpassing the ¥2,000 billion mark in the first quarter for the second consecutive year. Although Tokyo ranked third in the world for real estate investments by city (ranked second for the full year of 2025), the investment market remained active, as evidenced by multiple large-scale transactions against a backdrop of robust investment demand by investors both in Japan and overseas. While interest rates are expected to rise in 2026, investment demand will continue to be strong, as medium- to long-term expectations for rent growth are projected to exceed the increase in interest rates. Thus, domestic real estate investments in 2026 are expected to surpass the previous year and reach the mid-¥6 trillion range (according to a survey by a private research institute). While trading transactions remained brisk in the domestic real estate investment market, in the stock market, a growing sense of caution prevailed regarding the future of the real estate investment market, instigated by the rise in long-term interest rates and the increasingly uncertain situation in the Middle East. Accordingly, even as the Nikkei Stock Average hit a record high driven by gains in specific stocks and sectors, the real estate sector’s stock index fell sharply.

In the Tokyo metropolitan area condominium market, the number of newly built units for sale in the four months from January to April 2026 was 4,978 units (down 2.8% year on year). The average price per unit, while falling below ¥100 million for the first time in three months, remained in the upper range at ¥87.36 million (up 24.8% year on year), as of April 2026. In the Tokyo metropolitan area pre-owned condominium market, the number of units contracted in the four months from January to April 2026 was 16,488 units (up 0.9% year on year). There was a flurry of activity in the sale of recently constructed, high-end properties, particularly in the six wards of central Tokyo, and the average contract price per unit in the Tokyo metropolitan area was ¥72.25 million (up 30.5% year on year) as of April. Meanwhile, in Tokyo’s 23 wards, prices seem to have plateaued in certain areas as the percentage of units being discounted has been rising due to high prices. In addition, in the Tokyo metropolitan area build-for-sale detached house market, housing starts for the four months from January to April 2026 were 17,661 units (up 3.5% year on year) (according to a survey by a private research institute).

The average costs per tsubo in terms of construction costs for the four months from January to April 2026 were ¥1,552 thousand per tsubo (1 tsubo = 3.30 square meters) (an increase of 16.0% year on year) for steel reinforced concrete structures and ¥776 thousand per tsubo (an increase of 3.2% year on year) for wooden structures. Factors such as rising crude oil prices driven by the weak yen and escalating tensions in the Middle East are further pushing up manufacturing and logistics costs. Steel prices, which had been flat last year, have begun to rise, and construction costs overall remain high. Furthermore, with the escalating situation in the Middle East, the prices of certain naphtha products are skyrocketing, and the future impact will need to be monitored (according to a survey by the Ministry of Land, Infrastructure, Transport and Tourism).

In the office leasing market of Tokyo's five business wards, as of April 2026, the average vacancy rate was 2.2% (a decrease of 1.5 percentage points year on year) and the average asking rent also remained firm at ¥22,454 per tsubo (an increase of 8.2% year on year), as robust demand for office space continued due to expansion and relocations of offices resulting from improvements in the office environment. In 2026, a decline in the supply of new offices is anticipated, and together with the high rate of tenants unofficially filling up the properties scheduled for completion, the vacancy rate is expected to remain at a low level, while rent is expected to continue its ascent for the time being (according to a survey by a private research institute).

In the Tokyo metropolitan area condominium leasing market, demand for rental property continued to increase as the prices of newly built and pre-owned condominiums rose, and the average asking rent of apartments as of April 2026 was ¥13,695 per tsubo (an increase of 11.0% year on year). Furthermore, the average occupancy rate of apartments held by J-REIT in the Tokyo area remains high at 97.3% (an increase of 0.3 percentage points year on year), as of February 28, 2026 (according to a survey by a private research institute).

In the Tokyo metropolitan area's logistics facility leasing market, backed by stagnant new supply and solid new demand, and as vacancies in existing properties filled up, the vacancy rate as of April 2026 improved to 7.7% (a decrease of 1.9 percentage points year on year). The asking rent declined to ¥4,400 per tsubo (a decrease of 5.8% year on year), as a result of the ongoing downward pressure on rent, despite improvements in the supply-demand balance. While properties in certain areas are experiencing prolonged vacancy periods, the vacancy rate for the market as a whole is expected to continue improving (according to a survey by a private research institute).

In the real estate fund market, J-REIT assets under management as of April 30, 2026 totaled ¥24.4 trillion (an increase of ¥0.7 trillion year on year), and assets under management in private placement funds totaled ¥47.1 trillion as of December 31, 2025 (an increase of 6.3 trillion year on year). As a result, the real estate securitization market scale grew to ¥71.5 trillion (according to a survey by a private research institute).

In the Tokyo business hotel market, the average room occupancy rate for the three months from January to March 2026 was 80.0% (a decrease of 0.6 percentage points year on year), and the total number of hotel guests in Tokyo encompassing all types of accommodation amounted to 22.84 million (a decrease of 10.4% year on year). During this period, the number of inbound visitors, despite the effects of the Chinese government's request to its nationals to refrain from visiting Japan, slightly exceeded the levels of the previous year, and inbound demand continued to be strong. As for the future, flight cancellations resulting from the deteriorating situation in the Middle East are expected to impact inbound demand. Therefore, it remains necessary to monitor these developments for the time being (according to a survey by the Japan Tourism Agency).

Amid this operating environment, in the Revitalization Business and the Development Business, the Group continued to make steady progress in property sales, while proceeding to acquire income-generating properties and lands for development as future sources of income. Furthermore, in the Hotel Business, the Group endeavored to capture inbound demand from around the world, while in the Fund and Consulting Business, it strove to increase its balance of assets under management, and as a result, AUM amounted to ¥2,735.5 billion.

As a result, consolidated revenue for the six months ended May 31, 2026 totaled ¥85,956 million (up 30.1% year on year), operating profit was ¥21,214 million (up 20.5%), profit before tax was ¥20,140 million (up 19.9%), and profit attributable to owners of the parent was ¥13,806 million (up 12.9%).

Performance by business segment is shown below.

Revitalization Business

During the six months ended May 31, 2026, the segment sold 38 properties it had renovated and 82 pre-owned condominium units, including Uniden Hatchobori BL (Chuo-ku, Tokyo), HOTEL&SEMINAR Makuhari (Narashino-shi, Chiba), T's garden Fuchu (Fuchu-shi, Tokyo).

During the six months ended May 31, 2026, it also acquired a total of 20 income-generating office buildings, rental apartments, eight land lots and 132 pre-owned condominium units.

As a result, revenue in this segment was ¥56,250 million (up 93.2% year on year) and the segment profit was ¥11,858 million (up 113.8%).

Development Business

During the six months ended May 31, 2026, for whole buildings, the segment sold 10 properties including T's BRIGHTIA Kichijoji II (Musashino-shi, Tokyo), T's BRIGHTIA Jiyugaoka II (Meguro-ku, Tokyo) which is a commercial facility, THE PALMS Kinshicho (Sumida-ku, Tokyo) which is rental apartment, T's Cuore Ukima-Funado II (Kita-ku, Tokyo) which is rental wooden apartment and sold 32 detached houses at such property as THE Palms Court Seta (Setagaya-ku, Tokyo).

During the six months ended May 31, 2026, it also acquired one land lot for rental apartment project, 14 land lots for rental wooden apartment project and land lots for nine detached houses.

As a result, revenue in this segment was ¥12,532 million (down 38.2% year on year) and the segment profit was ¥3,284 million (down 44.1%).

Rental Business

During the six months ended May 31, 2026, the Company focused on leasing out its rental properties.

As of May 31, 2026, the number of rental properties decreased by five from 127 at the end of the previous fiscal year to 132, as the segment acquired 19 properties, and began offering for rental of 13 properties, sold 34 properties, and terminated the leasing of three properties.

As a result, revenue in this segment was ¥4,831 million (up 12.9% year on year) and the segment profit was ¥2,868 million (up 24.5%).

Fund and Consulting Business

While ¥153,749 million was subtracted due mainly to property dispositions by funds, ¥226,535 million added due to new asset management contracts, from the balance of assets under management (Note) ¥2,662,737 million for the end of the previous fiscal year. The balance of assets under management as of May 31, 2026, was ¥2,735,523 million.

As a result, revenue in this segment was ¥4,748 million (down 5.7% year on year) and the segment profit was ¥3,165 million (down 10.6%).

Note: The balance of assets under management includes the balance of assets that were subject to consulting contracts, etc.

Property Management Business

During the six months ended May 31, 2026, the segment made efforts to win new contracts and maintain existing contracts. Consequently, the total number of properties under management was 987 as of May 31, 2026, an increase of 13 from May 31, 2025, with the total comprising 572 office buildings, hotels, logistic facilities and other such properties, and 415 condominiums and apartments.

As a result, revenue in this segment was ¥3,680 million (down 0.1% year on year) and segment profit was ¥560 million (down 14.3%).

Hotel Business

During the six months ended May 31, 2026, amid the continuing robust inbound demand and strong domestic demand, we worked to improve the guest room occupancy rates and guest room rates at all 10 of our properties, including TOSEI Hotel COCONE Kamata (Ota-ku, Tokyo), which opened in December 2025, and TOSEI Hotel COCONE Chiba Chuo (Chiba-shi, Chiba), which opened in February 2026.

As a result, revenue in this segment was ¥3,913 million (up 6.5% year on year) and segment profit was ¥1,381 million (down 9.2% year on year).

2) Analysis and contents for discussion of Operating Results

In the domestic real estate investment market, which is the Group's mainstay market, active investment activity by both domestic and overseas investors continued. Despite the impact of the Bank of Japan raising policy interest rates, medium- to long-term expectations for rent growth exceeding the increase in interest rates fueled robust investor confidence, boosted by the tight rental demand in the office market due to limited new supply, the passing on of rising costs to rents, and other factors.

Amid this operating environment, for the six months ended May 31, 2026, the Group's financial results made extremely good progress with consolidated revenue of ¥85.9 billion (up 30.1% year on year), consolidated operating profit of ¥21.2 billion (up 20.5% year on year), and consolidated profit before tax of ¥20.1 billion (up 19.9% year on year), achieving 69.9% of the full-year forecast based on consolidated

revenue and 91.5% based on consolidated profit before tax.
Sales of office buildings and rental apartments, in particular, drove performance in the Company's mainstay business, the Revitalization Business, which achieved 95.7% of the full-year forecast for this segment based on consolidated operating profit.
In addition, four businesses, namely the Rental Business, the Fund and Consulting Business, the Property Management Business, and the Hotel Business, which are considered to be the Company's stable sources of income, have all achieved in excess of 50% of the full-year forecast based on consolidated operating profit, and are progressing steadily. Among these four stable businesses, the particularly high-performing Fund and Consulting Business, despite a greater than expected decrease in assets under management against the backdrop of a booming real estate investment market, acquired more new projects that compensated for the decrease and also earned fees such as acquisition fees and disposition fees, incidental to these transactions. Assets under management (AUM) increased by ¥72.7 billion from the end of the previous fiscal year to a total of ¥ 2.73 trillion. In the Hotel Business, despite the request by the Chinese authorities on its citizens to refrain from traveling to Japan, thanks to our efforts to capture inbound demand from countries other than China, such as South Korea, the U.S., and Europe, GOP was up 3.9% year on year.
Meanwhile, the impact of the escalating tensions in the Middle East on the Company's business, and by extension, on the real estate industry as a whole, cannot be ignored. The rising prices of construction materials resulting from the rise in manufacturing costs, as well as the delays in the delivery of materials and facilities due to the disruption of the supply chain, could have a particularly adverse effect on the Company's Development Business. While we have determined that, for the time being, the impact of the revised prices of materials and delivery schedule adjustments on the Group's business performance is limited, we will continue to closely monitor changes in the situation and the resulting market trends.
The Company will continue to strive to achieve the targets for the final year of the current medium-term management plan, centered on portfolio management that balances its sales business and stable business, while responding flexibly to various issues stemming from geopolitical risks and fluctuations in the financial and capital markets.

(2) Analysis of Financial Positions

As of May 31, 2026, total assets were ¥309,601 million, an increase of ¥2,174 million compared with November 30, 2025, while total liabilities were ¥198,409 million, a decrease of ¥6,182 million.
Increase in total assets were due to an increase in cash and cash equivalents and trade and other receivables despite a decrease in Inventories. Decrease in total liabilities were due to a decrease in trade and other payables and interest-bearing liabilities.
Total equity increased by ¥8,356 million to ¥111,192 million, mainly due to an increase in retained earnings, payment of cash dividends.

(3) Analysis of Cash Flows

Cash and cash equivalents (hereinafter “cash”) as of May 31, 2026 totaled ¥48,072 million, up ¥8,468 million compared with November 30, 2025.
The cash flows for the six months ended May 31, 2026 and factors contributing to those amounts are as follows:

Cash Flows from Operating Activities
Net cash provided by operating activities totaled ¥25,419 million (up 92.2% year on year). This is mainly due to profit before tax of ¥20,140 million, a decrease in inventories of ¥10,568 million, and income taxes paid of ¥3,550 million.

Cash Flows from Investing Activities
Net cash used in investing activities totaled ¥4,363 million (down 289.6% year on year). This is mainly due to payments of loans receivable of ¥6,227 million and collection of loans receivable of ¥3,704 million etc.

Cash Flows from Financing Activities
Net cash used by financing activities totaled ¥12,594 million (up 102.5% year on year). This is mainly

due to proceeds from non-current borrowings of ¥45,095 million, repayments of non-current borrowings of ¥49,157 million, and cash dividends paid of ¥4,846 million.

(4) Operational and financial issues to be addressed

During the six months ended May 31, 2026, there was no significant change in issues to be addressed by the Tosei Group.

The Group has set the basic policy regarding the persons who control the decision-making on the financial and business policies of the Company, but there have been no material changes during the six months ended May 31, 2026 after the date of submission of the securities report in the previous fiscal year.

(5) Research and development activities

No item to report.

3. Important operational contracts, etc.

No important operational contracts, etc. were determined or entered into during the six months ended May 31, 2026 under review.

III. Filing company

1. Information on the Company (Tosei)’s shares, etc.

(1) Total number of authorized shares, etc.

1) Total number of authorized shares

Class	Total number of authorized shares
Ordinary shares	300,000,000
Total	300,000,000

2) Number of shares issued

Class	Number of issued shares (Shares: as of May 31, 2026)	Number of issued shares (Shares: as of the date of filing: July 10, 2026)	Name of financial instruments exchange where the stock of Tosei is traded or the name of authorized financial instruments firms association where Tosei is registered	Details
Ordinary shares	97,367,600	97,367,600	Tokyo Stock Exchange (Prime Market), Singapore Exchange (Mainboard)	Share unit number: 100
Total	97,367,600	97,367,600	–	–

(2) Status of stock acquisition rights

1) The detail of the stock option system

No item to report.

2) Details of other stock acquisition rights, etc.

No item to report.

(3) Exercise of bond certificates with stock acquisition rights with exercise price amendment clause

No item to report.

(4) Trends in total number of issued shares, share capital, etc.

Date	Fluctuation in the number of issued shares (Shares)	Balance of issued shares (Shares)	Fluctuation in share capital (¥ thousand)	Balance of share capital (¥ thousand)	Fluctuation in capital reserves (¥ thousand)	Balance of capital reserves (¥ thousand)
From December 1, 2025 to May 31, 2026	48,683,800	97,367,600	—	6,624,890	—	6,708,366

Note: The Company conducted a 2-for-1 share split of ordinary shares effective December 1, 2025. The total number of shares issued has increased by 48,683,800.

(5) Status of major shareholders

(As of May 31, 2026)

Name of shareholder	Address	Number of shares held (Share)	Ownership percentage to the number of issued shares (excluding treasury stock) (%)
Nagoya Railroad Co., Ltd	1-2-4 Meieki, Nakamura-ku, Nagoya-shi, Aichi, Japan	15,000,200	15.46
Zeus Capital Limited	2-22-26-103 Uehara, Shibuya-ku, Tokyo, Japan	12,000,000	12.37
Seiichiro Yamaguchi	Shibuya-ku, Tokyo, Japan	10,799,538	11.13
The Master Trust Bank of Japan, Ltd. (Trust Account)	Akasaka Intercity AIR, 1-8-1 Akasaka, Minato-ku, Tokyo, Japan	8,531,600	8.79
STATE STREET BANK AND TRUST COMPANY 505001 (Standing proxy: Mizuho Bank, Ltd., Settlement &cleaning Services Division)	ONE CONGRESS STREET, SUITE 1, BOSTON, MASSACHUSETTS (2-15-1 Konan, Minato-ku, Tokyo, Japan)	3,829,590	3.94
Custody Bank of Japan, Ltd. (Trust Account)	1-8-12, Harumi, Chuo-ku, Tokyo, Japan	3,179,400	3.27
Government of NORWAY (Standing proxy: Citibank, N.A., Tokyo Branch)	Bankplassen 2, 0107 Oslo 1 Oslo 0107 NO (6-27-30 Shinjuku, Shinjuku-ku, Tokyo, Japan)	2,235,834	2.30
Kiraboshi Capital Tokyo Sparkle Investment Limited Partnership	3-10-43, Minami-Aoyama, Minato-ku, Tokyo, Japan	2,000,000	2.06
CACEIS BANK, LUXEMBOURG BRANCH / AIF CLIENTS ASSETS (Standing proxy: Hongkong Shanghai Bank, Tokyo Branch)	5 ALLEE SCEFFER, L-2520 LUXEMBOURG (3-11-1 Nihombashi, Chuo-ku, Tokyo, Japan)	1,818,400	1.87
HOST-PLUS PTY LIMITED-HOSTPLUS POOLED SUPERANNUATION TRUST HOSKING PARTNERS LLP (Standing proxy: Citibank, N.A., Tokyo Branch)	LEVEL 9,114 WILLIAM STREET, MELBOURNE VICTORIA 3000 (6-27-30 Shinjuku, Shinjuku-ku, Tokyo, Japan)	1,491,800	1.53
Total	–	60,886,362	62.76

Notes: 1. Ownership percentage to the number of issued shares (excluding treasury stock) is rounded down to the second decimal place.

2. The number of shares of treasury shares (361,550 of shares) is not included in the chart above.

3. The change report for the large shareholding report, which was made accessible to the public as of April 6, 2026, states that Grantham, Mayo, Van Ottterloo & Co. LLC held the following shares as of March 30, 2026. However, since the Company could not confirm the actual number of shares held by this company as of the end of the fiscal year under review, the company was not included in the status of major shareholders described above.

The content of the change report for the large shareholding report is as follows:

Large volume holder	Grantham, Mayo, Van Otterloo & Co. LLC.
Address	53 State Street, Suite3300, Boston, Massachusetts 02109, U.S.A.
Number of share certificates, etc. held (shares)	4,940,600
Holding ratio of share certificates, etc. (%)	5.07

(6) Status of voting rights

1) Issued shares

(As of May 31, 2026)

Classification	Number of shares (Shares)	Number of voting rights	Details
Shares without voting rights	–	–	–
Shares with restricted voting rights (Treasury shares, etc.)	–	–	–
Shares with restricted voting rights (Other)	–	–	–
Shares with full voting rights (Treasury shares, etc.)	(Treasury shares held) Ordinary shares 361,500	–	–
Shares with full voting rights (Other)	Ordinary shares 96,963,100	969,631	–
Shares less than one unit	Ordinary shares 43,000	–	–
Total number of issued shares	97,367,600	–	–
Voting rights owned by all shareholders	–	969,631	–

Notes:1. The number of "Shares with full voting rights (Other)" includes 800 shares in the name of Japan Securities Depository Center, Inc. "Number of voting rights" includes 8 units of voting rights related to shares with full voting rights in its name.

2. Number of ordinary shares in "Shares less than one unit" includes 50 shares of treasury shares.

2) Treasury shares, etc.

(As of May 31, 2026)

Name of shareholder	Address	Number of shares held under own name (Shares)	Number of shares held under the name of others (Shares)	Total number of shares held (Shares)	Percentage of number of shares held in the total number of issued shares (%)
(Treasury shares held) TOSEI CORPORATION	4-5-4, Shibaura, Minato-ku, Tokyo, Japan	361,500	－	361,500	0.37
Total	–	361,500	－	361,500	0.37

Note: Due to the disposal of treasury shares as restricted stock remuneration based on a resolution of the Board of Directors held on February 26, 2026, the number of treasury shares decreased by 36,450 shares.

2. Status of Officers

(1) There was change in Officers during the six months ended May 31, 2026 after the filing date of annual securities report for the previous fiscal year is as follows.

Change of position

New Post	Old Post	Name	Date of Change
Director, COO and Senior Executive Officer of Business Division in charge of Asset Solution Department 2 and Asset Solution Department 5	Director, COO and Senior Executive Officer of Business Division in charge of Asset Solution Department 2, Asset Solution Department 3, and Asset Solution Department 5	Hideki Nakanishi	March 1, 2026
Director, Managing Executive Officer, Deputy Chief of Administrative Division in charge of M&A・Group Strategy Department	Director, Managing Executive Officer, Deputy Chief of Administrative Division in charge of Finance Department and M&A・Group Strategy Department	Hiroyasu Yoneda	March 1, 2026

(2) Calculation method of performance-linked remuneration

Regarding "1) The policy on determining the amount of remuneration for officers or the method of calculation, (4) Remuneration, etc., of officers, 4. Status of corporate governance, etc., IV. Filing company, A. Company Information" of the Company's Annual Securities Report for the previous fiscal year, the calculation method of performance-linked remuneration had not been determined at the time of filing of the report. However, it was determined at the meeting of the Board of Directors held on February 26, 2026, and is stated here.

“Directors’ bonuses”

As directors of a listed company, engaged in consolidated management, the Company’s Directors are charged with the important tasks of maintaining and increasing the level of consolidated profit before tax and achieving the consolidated profit before tax targets each fiscal year. For these reasons, consolidated profit before tax is used to index Directors’ bonuses for Executive Directors.

Directors’ bonuses are determined based on the pre-determined level of consolidated pretax profit, plus an additional amount if the consolidated pretax profit target for a single fiscal year is achieved, and are paid after the close of the Ordinary General Meeting of Shareholders for the relevant fiscal year.

The amounts paid are calculated based on the table below.

a) Linkage with performance (¥ thousand)

Profit before tax (consolidated)	President and CEO	Director Senior Executive Officer GradeⅢ	Director Senior Executive Officer GradeⅡ	Director Senior Executive Officer GradeⅠ	Director Managing Executive Officer GradeⅡ	Director Managing Executive Officer GradeⅠ	Director Executive officer GradeⅡ	Director Executive officer GradeⅠ	Director Executive officer in charge of Special Mission
3.0billion or more	1,790	883	820	770	703	653	618	600	19
4.0billion or more	3,581	1,767	1,641	1,540	1,407	1,306	1,237	1,200	19
5.0billion or more	5,372	2,650	2,461	2,310	2,110	1,959	1,856	1,800	19
6.0billion or more	7,162	3,534	3,282	3,080	2,814	2,612	2,475	2,400	19
10.0billion or more	8,953	4,417	4,102	3,850	3,517	3,265	3,094	3,000	39
11.0billion or more	8,953	4,417	4,102	3,850	3,517	3,265	3,094	3,000	59
12.0billion or more	10,744	5,301	4,923	4,620	4,221	3,918	3,713	3,600	78
13.0billion or more	11,639	5,742	5,333	5,005	4,572	4,245	4,023	3,900	98
14.0billion or more	12,534	6,184	5,743	5,390	4,924	4,571	4,332	4,200	118
15.0billion or more	13,430	6,626	6,153	5,775	5,276	4,898	4,642	4,500	138
16.0billion or more	14,325	7,068	6,564	6,160	5,628	5,224	4,951	4,800	157
17.0billion or more	15,220	7,509	6,974	6,545	5,979	5,551	5,261	5,100	177
18.0billion or more	16,116	7,951	7,384	6,930	6,331	5,877	5,570	5,400	197
19.0billion or more	17,011	8,393	7,794	7,315	6,683	6,204	5,880	5,700	217
20.0billion or more	17,907	8,835	8,205	7,701	7,035	6,531	6,189	6,000	236
21.0billion or more	18,802	9,276	8,615	8,086	7,386	6,857	6,499	6,300	256
22.0billion or more	19,697	9,718	9,025	8,471	7,738	7,184	6,808	6,600	276
23.0billion or more	20,593	10,160	9,435	8,856	8,090	7,510	7,118	6,900	296
24.0billion or more	21,488	10,602	9,846	9,241	8,442	7,837	7,427	7,200	315

25.0billion or more	22,383	11,043	10,256	9,626	8,793	8,163	7,737	7,500	335
26.0billion or more	23,279	11,485	10,666	10,011	9,145	8,490	8,046	7,800	355
27.0billion or more	24,174	11,927	11,076	10,396	9,497	8,816	8,356	8,101	375
28.0billion or more	25,069	12,369	11,487	10,781	9,849	9,143	8,665	8,401	394
29.0billion or more	25,965	12,810	11,897	11,166	10,200	9,469	8,975	8,701	414
30.0billion or more	26,860	13,252	12,307	11,551	10,552	9,796	9,284	9,001	434

b) Achievement of budget

Achievement of budget	1,074	530	492	462	422	391	371	360	157

c) Maximum amount of remuneration

a)+b)	27,934	13,782	12,799	12,013	10,974	10,187	9,655	9,361	591

“Share-based compensation”

In order to further clarify the linkage between remuneration for Directors and the Company’s business performance and share value, and to continuously improve the Company’s corporate value, share-based compensation for Executive Directors is granted in the form of a number of ordinary shares of the Company after the close of the Ordinary General Meeting of Shareholders for the relevant fiscal year, corresponding to an amount determined according to the level of consolidated pre-tax profit for a single year predetermined by the Board of Directors after discussion at the Nomination and Compensation Advisory Committee, plus an additional amount if the consolidated pretax profit target for a single fiscal year is achieved.

In order to continuously improve the Company’s corporate value, share-based remuneration for Outside Directors is granted in the form of the Company’s ordinary shares after the close of the Ordinary General Meeting of Shareholders for the relevant fiscal year, subject to the achievement of the amount of consolidated pre-tax profit for a single fiscal year predetermined by the Board of Directors after discussion at the Nomination and Compensation Advisory Committee.

The ordinary shares granted to full-time Directors and Outside Directors are all subject to certain restrictions on transfer.

The amounts paid to Executive Directors are calculated based on the table below.

a) Linkage with performance (¥ thousand)

Profit before tax (consolidated)	President and CEO	Director Senior Executive Officer GradeⅢ	Director Senior Executive Officer GradeⅡ	Director Senior Executive Officer GradeⅠ	Director Managing Executive Officer GradeⅡ	Director Managing Executive Officer GradeⅠ	Director Executive officer GradeⅡ	Director Executive officer GradeⅠ	Director Executive officer in charge of Special Mission
3.0billion or more	2,148	1,060	984	924	844	783	742	720	19
4.0billion or more	4,297	2,120	1,969	1,848	1,688	1,567	1,485	1,440	19
5.0billion or more	6,446	3,180	2,953	2,772	2,532	2,351	2,228	2,160	19
6.0billion or more	8,595	4,240	3,938	3,696	3,376	3,134	2,971	2,880	19
10.0billion or more	10,744	5,301	4,923	4,620	4,221	3,918	3,713	3,600	39
11.0billion or more	10,744	5,301	4,923	4,620	4,221	3,918	3,713	3,600	59
12.0billion or more	12,893	6,361	5,907	5,544	5,065	4,702	4,456	4,320	78
13.0billion or more	13,967	6,891	6,399	6,006	5,487	5,094	4,828	4,680	98
14.0billion or more	15,041	7,421	6,892	6,468	5,909	5,486	5,199	5,040	118
15.0billion or more	16,116	7,951	7,384	6,930	6,331	5,877	5,570	5,400	138

16.0billion or more	17,190	8,481	7,876	7,392	6,753	6,269	5,942	5,760	157
17.0billion or more	18,265	9,011	8,369	7,855	7,175	6,661	6,313	6,120	177
18.0billion or more	19,339	9,541	8,861	8,317	7,597	7,053	6,684	6,480	197
19.0billion or more	20,413	10,071	9,353	8,779	8,019	7,445	7,056	6,840	217
20.0billion or more	21,488	10,602	9,846	9,241	8,442	7,837	7,427	7,200	236
21.0billion or more	22,562	11,132	10,338	9,703	8,864	8,229	7,799	7,560	256
22.0billion or more	23,637	11,662	10,830	10,165	9,286	8,620	8,170	7,920	276
23.0billion or more	24,711	12,192	11,322	10,627	9,708	9,012	8,541	8,281	296
24.0billion or more	25,786	12,722	11,815	11,089	10,130	9,404	8,913	8,641	315
25.0billion or more	26,860	13,252	12,307	11,551	10,552	9,796	9,284	9,001	335
26.0billion or more	27,934	13,782	12,799	12,013	10,974	10,188	9,656	9,361	355
27.0billion or more	29,009	14,312	13,292	12,475	11,396	10,580	10,027	9,721	375
28.0billion or more	30,083	14,842	13,784	12,937	11,818	10,972	10,398	10,081	394
29.0billion or more	31,158	15,372	14,276	13,399	12,240	11,363	10,770	10,441	414
30.0billion or more	32,232	15,903	14,769	13,861	12,663	11,755	11,141	10,801	434

b) Achievement of budget

Achievement of budget	1,289	636	590	554	506	470	445	432	177

c) Maximum amount of remuneration

a)+b)	33,521	16,539	15,359	14,415	13,169	12,225	11,586	11,233	611

(Consolidated profit before tax targets and results in recent fiscal years)

Profit before tax (consolidated)	74th term Fiscal year ended Nov. 30, 2023	75th term Fiscal year ended Nov. 30, 2024	76th term Fiscal year ended Nov. 30, 2025
Targets	¥14.0 billion	¥16.5 billion	¥18.8 billion
Results	¥15.3 billion	¥17.3 billion	¥20.6 billion

IV. Accounting

1. Preparation policy of the condensed Semi-annual consolidated financial statements

The condensed semi-annual consolidated financial statements of the Company have been prepared in accordance with International Accounting Standard (IAS) 34 “Interim Financial Reporting” under the provision of Article 312 of the “Ordinance on Terminology, Forms and Preparation Methods of Consolidated Financial Statements” (Ministry of Finance Ordinance No. 28 of 1976).

Tosei also falls under the category of companies listed in the upper column of Article 24-5, Paragraph 1, Item (i) of the Financial Instruments and Exchange Act, and prepares Type 1 interim consolidated financial statements in accordance with Part 1 and Part 5 of the “Regulation on Consolidated Financial Statements.”

2. Audit attestation

The condensed semi-annual consolidated financial statements for the first six months of the fiscal year ending November 30, 2026 (from December 1, 2025 to May 31, 2026) were reviewed by Shinsoh Audit Corporation pursuant to Article 193-2, paragraph 1 of the Financial Instruments and Exchange Act.

1. Condensed Semi-annual Consolidated Financial Statements

(1) Condensed Semi-annual Consolidated Statement of Financial Position

(¥ thousand)

	Notes	As of November 30, 2025	As of May 31, 2026
Assets			
Current assets			
Cash and cash equivalents	10	39,604,289	48,072,529
Trade and other receivables	10	10,198,324	13,924,521
Inventories	6	170,357,783	159,971,313
Other current assets		91,459	1,030,697
Total current assets		220,251,856	222,999,061
Non-current assets			
Property, plant and equipment		32,961,224	32,542,238
Investment properties		38,509,920	38,356,182
Goodwill		1,401,740	1,401,740
Intangible assets		89,953	84,600
Trade and other receivables	10	1,914,916	2,135,071
Other financial assets	10	11,141,295	10,819,850
Deferred tax assets		1,095,042	1,201,207
Other non-current assets		61,523	61,523
Total non-current assets		87,175,618	86,602,415
Total assets		307,427,474	309,601,476
Liabilities and equity			
Liabilities			
Current liabilities			
Trade and other payables	10	9,863,882	7,622,249
Interest-bearing liabilities	10	27,625,866	20,717,697
Current income tax liabilities		3,606,113	6,404,874
Provisions		1,788,240	1,016,956
Total current liabilities		42,884,102	35,761,778
Non-current liabilities			
Trade and other payables	10	5,494,144	5,730,943
Interest-bearing liabilities	10	155,014,462	155,818,603
Retirement benefits obligations		808,683	852,048
Provisions		86,783	87,205
Deferred tax liabilities		303,103	158,505
Total non-current liabilities		161,707,178	162,647,306
Total Liabilities		204,591,281	198,409,084
Equity			
Share capital		6,624,890	6,624,890
Capital reserves		7,453,348	7,562,178
Retained earnings		87,876,336	96,827,435
Treasury shares		(217,705)	(197,803)
Other components of equity		1,068,237	375,690
Total equity attributable to owners of parent		102,805,108	111,192,391
Non-controlling interests		31,085	—
Total equity		102,836,193	111,192,391
Total liabilities and equity		307,427,474	309,601,476

(2) Condensed Semi-annual Consolidated Statement of Comprehensive Income
Six months ended May 31, 2026

(¥ thousand)

	Notes	Six months ended May 31, 2025	Six months ended May 31, 2026
Revenue	5,7	66,058,790	85,956,997
Cost of revenue	6	40,088,110	55,374,604
Gross profit		25,970,680	30,582,392
Selling, general and administrative expenses		8,406,001	9,443,272
Other income		103,675	96,016
Other expenses		68,037	20,515
Operating profit	5	17,600,316	21,214,621
Finance income		327,742	373,266
Finance costs		1,123,671	1,447,386
Profit before tax		16,804,387	20,140,501
Income tax expense		4,569,468	6,331,479
Profit for the period		12,234,919	13,809,021
Other comprehensive income			
Other comprehensive income items that will not be reclassified to profit or loss			
Net change in financial assets measured at fair values through other comprehensive income		248,891	(725,369)
Remeasurements of defined benefit pension plans		—	(7,840)
Total of other comprehensive income items that will not be reclassified to profit or loss		248,891	(733,209)
Other comprehensive income items that may be reclassified to profit or loss			
Exchange differences on translation of foreign operations		(1,065)	7,211
Net change in fair values of cash flow hedges		9,800	25,609
Total of other comprehensive income items that may be reclassified to profit or loss		8,734	32,821
Other comprehensive income for the period, net of tax		257,626	(700,387)
Total comprehensive income for the period		12,492,546	13,108,634
Profit attributable to:			
Owners of parent		12,226,532	13,806,031
Non-controlling interests		8,387	2,990
Profit for the period		12,234,919	13,809,021
Total comprehensive income attributable to:			
Owners of parent		12,484,158	13,105,644
Non-controlling interests		8,387	2,990
Total comprehensive income for the period		12,492,546	13,108,634
Earnings per share attributable to owners of the parent			
Basic earnings per share (¥)	9	126.12	142.35
Diluted earnings per share (¥)	9	126.10	141.01

(3) Condensed Semi-annual Consolidated Statement of Changes in Equity

Six months ended May 31, 2025 (December 1, 2024 – May 31, 2025)

(¥ thousand)

	Notes	Share capital	Capital reserves	Retained earnings	Treasury shares	Other components of equity	Total equity attributable to owners of parent	Non-controlling interests	Total equity
Balance at December 1, 2024		6,624,890	7,288,479	76,914,414	(243,716)	(83,780)	90,500,287	366,448	90,866,736
Profit for the period				12,226,532			12,226,532	8,387	12,234,919
Other comprehensive income						257,626	257,626		257,626
Total comprehensive income for the period		—	—	12,226,532	—	257,626	12,484,158	8,387	12,492,546
Amount of transactions with owners									
Disposal of treasury shares			(26,011)		26,011		—		—
Dividends of surplus	8			(3,828,419)			(3,828,419)		(3,828,419)
Dividends to non-controlling interests							—	(8,396)	(8,396)
Changes in ownership interest in subsidiaries							—	(79,205)	(79,205)
Share-based payment transactions			100,468				100,468		100,468
Balance at May 31, 2025		6,624,890	7,362,936	85,312,527	(217,705)	173,846	99,256,495	287,233	99,543,729

Six months ended May 31, 2026 (December 1, 2025 – May 31, 2026)

(¥ thousand)

	Notes	Share capital	Capital reserves	Retained earnings	Treasury shares	Other components of equity	Total equity attributable to owners of parent	Non-controlling interests	Total equity
Balance at December 1, 2025		6,624,890	7,453,348	87,876,336	(217,705)	1,068,237	102,805,108	31,085	102,836,193
Profit for the period				13,806,031			13,806,031	2,990	13,809,021
Other comprehensive income						(700,387)	(700,387)		(700,387)
Total comprehensive income for the period		—	—	13,806,031	—	(700,387)	13,105,644	2,990	13,108,634
Amount of transactions with owners									
Disposal of treasury shares			(19,901)		19,901		—		—
Dividends of surplus	8			(4,848,480)			(4,848,480)		(4,848,480)
Dividends to non-controlling interests							—	(2,985)	(2,985)
Changes in ownership interest in subsidiaries				1,387			1,387	(31,089)	(29,702)
Transfer from other components of equity to retained earnings				(7,840)		7,840	—		—
Share-based payment transactions			128,731				128,731		128,731
Balance at May 31, 2026		6,624,890	7,562,178	96,827,435	(197,803)	375,690	111,192,391	—	111,192,391

(4) Condensed Semi-annual Consolidated Statement of Cash Flows

(¥ thousand)

	Notes	Six months ended May 31, 2025	Six months ended May 31, 2026
Cash flows from operating activities			
Profit before tax		16,804,387	20,140,501
Depreciation expense		808,828	697,652
Increase (decrease) in provisions and retirement benefits obligations		(681,511)	(769,812)
Interest and dividend income		(327,742)	(373,266)
Interest expenses		1,123,671	1,447,386
Decrease (increase) in trade and other receivables		(401,837)	(787,680)
Decrease (increase) in inventories		639,396	10,568,702
Increase (decrease) in trade and other payables		(1,778,358)	(2,444,690)
Other, net		112,592	95,886
Subtotal		16,299,427	28,574,678
Interest and dividend income received		324,666	365,754
Income taxes paid		(3,640,937)	(3,550,155)
Income taxes refund		239,098	29,109
Net cash from (used in) operating activities		13,222,255	25,419,387
Cash flows from investing activities			
Payments into time deposits		(3,000)	(1,000,000)
Proceeds from time deposits		—	49,470
Purchase of property, plant and equipment		(39,247)	(161,038)
Purchase of investment properties		(60,744)	(19,014)
Purchase of intangible assets		(13,367)	(13,154)
Payments of loans receivable		(4,659,000)	(6,227,000)
Collection of loans receivable		3,606,221	3,704,125
Purchase of other financial assets		(55,772)	(1,115,321)
Collection of other financial assets		95,824	415,015
Payments for sale of subsidiaries		(8,224)	—
Other, net		17,205	3,445
Net cash from (used in) investing activities		(1,120,105)	(4,363,472)
Cash flows from financing activities			
Net increase (decrease) in current borrowings		(2,854,328)	(1,661,115)
Proceeds from non-current borrowings		32,872,969	45,095,201
Repayments of non-current borrowings		(30,979,141)	(49,157,500)
Redemption of bonds		(5,678)	(243,474)
Repayments of lease obligations		(201,079)	(137,139)
Repayments to non-controlling shareholders		(79,205)	(29,702)
Cash dividends paid		(3,826,345)	(4,846,222)
Dividends paid to non-controlling interests		(8,396)	(2,985)
Proceeds from disposal of treasury shares		57,329	59,559
Interest expenses paid		(1,195,325)	(1,671,527)
Net cash from (used in) financing activities		(6,219,202)	(12,594,905)
Net increase (decrease) in cash and cash equivalents		5,882,947	8,461,008
Cash and cash equivalents at beginning of period		34,874,164	39,604,289
Effect of exchange rate change on cash and cash equivalents		(923)	7,231
Cash and cash equivalents at end of period		40,756,188	48,072,529

Notes to Condensed Semi-annual Consolidated Financial Statements

1. Reporting entity

Tosei Corporation (hereinafter, the “Company”) is a share company located in Japan whose shares are listed on the Prime Market of the Tokyo Stock Exchange and the Mainboard of Singapore Exchange. The Company’s condensed semi-annual consolidated financial statements for the first six months (December 1, 2025 to May 31, 2026) have been prepared in respect of the Company and its consolidated subsidiaries (hereinafter collectively, the “Group”). The Group engages in the following six business operations: Revitalization Business, Development Business, Rental Business, Fund and Consulting Business, Property Management Business and Hotel Business. The operations of each business segment are presented in “5. Segment information” in the notes.

2. Basis of preparation

(1) Compliance with IFRS

Since the Company qualifies as a Designated International Financial Reporting Standards specified company” as provided in Article 1-2 of the Regulations on Consolidated Financial Statements , its condensed semi-annual consolidated financial statements have been prepared in accordance with International Accounting Standard (IAS) 34 “Interim Financial Reporting” under the provision of Article 312 of the same Article.

Since the condensed semi-annual consolidated financial statements do not include all the information required for a complete set of annual consolidated financial statements, they should be read in conjunction with the consolidated financial statements for the fiscal year ended November 30, 2025.

These condensed quarterly consolidated financial statements were approved by Seiichiro Yamaguchi, the Company’s President and CEO, and Noboru Hirano, Director and CFO, on July 8, 2026.

(2) Basis of measurement

The condensed semi-annual consolidated financial statements have been prepared on the historical cost basis except for assets and liabilities measured at fair value.

(3) Presentation currency and unit amount

The condensed semi-annual consolidated financial statements in this report are presented in Japanese yen, the Company’s functional currency. All financial information presented in Japanese yen is rounded down to the nearest thousand yen.

3. Material accounting policies

With the exception of the following items, material accounting policies that the Group applies in condensed semi-annual consolidated financial statements are the same as the accounting policies used in the consolidated financial statements for the previous fiscal year.

Income tax expenses for the six months ended May 31, 2026 are calculated based on the estimated annual effective income tax rate.

4. Significant accounting estimates and judgments requiring estimates

The preparation of the condensed semi-annual consolidated financial statements in compliance with IFRS requires the management of the Group to make judgments, estimates and assumptions that affect the application of accounting policies and the amounts of assets, liabilities, revenue and expenses. However, actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Changes in accounting estimates are recognized in the period in which the estimates are changed and in future periods in which the change will affect.

The estimates and assumptions made by management that affect the amounts of the condensed semi-annual consolidated financial statements are consistent with those applied to the consolidated financial statements for the fiscal year ended November 30, 2025.

5. Segment information

The Group's reportable segments are components of the Group about which separate financial information is available that the Board of Directors regularly conducts deliberations to determine the allocation of management resources and to assess the performance.

The Group draws up comprehensive strategies for each of the following six business segments and conducts business activities accordingly; "Revitalization Business", "Development Business", "Rental Business", "Fund and Consulting Business", "Property Management Business" and "Hotel Business". In the Revitalization Business, the Group acquires the properties whose asset values have declined, renovates, and resells them. In the Development Business, the Group sells condominium units and detached houses to individual customers as well as rental apartments and office buildings to investors. In the Rental Business, the Group rents office buildings and apartments. The Fund and Consulting Business mainly provides asset management services for the properties placed in real estate funds. The Property Management Business provides comprehensive property management services. The Hotel Business provides mainly hotel operating services.

The Group's revenue and profit/loss by reportable segment are as follows:

Six months ended May 31, 2025
(December 1, 2024 – May 31, 2025)

(¥ thousand)

	Reportable Segments						Adjustment	Total
	Revitalization Business	Development Business	Rental Business	Fund and Consulting Business	Property Management Business	Hotel Business		
Revenue								
Revenue to external customers	29,113,681	20,275,668	4,280,462	5,033,702	3,682,202	3,673,073	—	66,058,790
Intersegment revenue	—	—	55,252	24,140	822,496	21,910	(923,799)	—
Total	29,113,681	20,275,668	4,335,714	5,057,842	4,504,698	3,694,983	(923,799)	66,058,790
Segment profit	5,545,885	5,874,309	2,303,326	3,541,107	654,297	1,521,468	(1,840,078)	17,600,316
Finance income/costs, net								(795,929)
Profit before tax								16,804,387

Six months ended May 31, 2026
(December 1, 2025 – May 31, 2026)

(¥ thousand)

	Reportable Segments						Adjustment	Total
	Revitalization Business	Development Business	Rental Business	Fund and Consulting Business	Property Management Business	Hotel Business		
Revenue								
Revenue to external customers	56,250,489	12,532,058	4,831,946	4,748,858	3,680,060	3,913,584	—	85,956,997
Intersegment revenue	—	—	60,817	112,856	829,390	20,591	(1,023,657)	—
Total	56,250,489	12,532,058	4,892,764	4,861,715	4,509,451	3,934,175	(1,023,657)	85,956,997
Segment profit	11,858,608	3,284,570	2,868,316	3,165,650	560,762	1,381,504	(1,904,790)	21,214,621
Finance income/costs, net								(1,074,119)
Profit before tax								20,140,501

6. Inventories

The amount of loss on valuation of inventory and the amount of reversal of valuation loss recognized as expenses are as follows:

(¥ thousand)

	Six months ended May 31, 2025	Six months ended May 31, 2026
The amount of loss on valuation	22,653	52,029
The amount of reversal of valuation loss	86,424	144,235

7. Sales Revenue

Composition of revenue recognized from contracts with customers are as follows:

The Group engages in six major businesses consisting of the Revitalization Business, the Development Business, the Rental Business, the Fund and Consulting Business, the Property Management Business, and the Hotel Business. Revenue generated from these businesses is recorded in accordance with contracts with customers, and the promised amount of consideration does not contain significant financing components.

The relationship between the sales revenue of each reportable segment and the sales revenue classified according to type is shown below.

Six months ended May 31, 2025

(December 1, 2024 – May 31, 2025)

(¥ thousand)

	Revitalization Business	Development Business	Rental Business	Fund and Consulting Business	Property Management Business	Hotel Business	Total
Sales of real estate	29,113,681	20,275,668	—	—	—	—	49,389,349
Revenue from services	—	—	310,651	5,008,985	3,682,202	3,658,297	12,660,137
Revenue recognized from other sources	—	—	3,969,810	24,717	—	14,775	4,009,303
Revenue to external customers	29,113,681	20,275,668	4,280,462	5,033,702	3,682,202	3,673,073	66,058,790

Note: Revenue recognized from other sources is revenue recognized under IFRS 16 Leases and IFRS 9 Financial Instruments.

Six months ended May 31, 2026

(December 1, 2025 – May 31, 2026)

(¥ thousand)

	Revitalization Business	Development Business	Rental Business	Fund and Consulting Business	Property Management Business	Hotel Business	Total
Sales of real estate	56,250,489	12,532,058	—	—	—	—	68,782,548
Revenue from services	—	—	360,698	4,667,511	3,680,060	3,901,101	12,609,371
Revenue recognized from other sources	—	—	4,471,248	81,346	—	12,482	4,565,077
Revenue to external customers	56,250,489	12,532,058	4,831,946	4,748,858	3,680,060	3,913,584	85,956,997

Note: Revenue recognized from other sources is revenue recognized under IFRS 16 Leases an IFRS 9 Financial Instruments.

8. Dividends

Dividends paid in the six months ended May 31, 2025 and May 31, 2026 are as follows:

Six months ended May 31, 2024				
Resolution	Dividends per share (¥)	Total dividends (¥ thousand)	Record date	Effective date
Ordinary General Meeting of Shareholders held on February 26, 2025	79	3,828,419	November 30, 2024	February 27, 2025

Six months ended May 31, 2025				
Resolution	Dividends per share (¥)	Total dividends (¥ thousand)	Record date	Effective date
Ordinary General Meeting of Shareholders held on February 26, 2026	100	4,848,480	November 30, 2025	February 27, 2026

Note: The Company conducted a 2-for-1 share split of ordinary shares effective December 1, 2025. The dividends per share are stated as the actual dividend amount before the share split.

9. Earnings per Share

	Six months ended May 31, 2025	Six months ended May 31, 2026
Profit attributable to owners of parent (¥ thousand)	12,226,532	13,806,031
Net income used to figure diluted net income per share (¥ thousand)	12,226,532	13,806,031
Weighted average number of outstanding ordinary shares (shares)	96,942,402	96,985,221
The number of increased ordinary shares used to figure diluted earnings per share (shares)		
Subscription rights to shares relating to stock options (shares)	—	902,078
Common stock relating to PSU (shares)	18,148	18,580
Common stock relating to RSU (shares)	412	331
The weighted-average number of ordinary shares used to figure diluted earnings per share (shares)	96,960,962	97,906,210
Basic earnings per share (¥)	126.12	142.35
Diluted net income per share (¥)	126.10	141.01

Notes: 1. Basic earnings per share is calculated by dividing profit attributable to owners of the parent, by the weighted average number of outstanding ordinary shares during the reporting period.

2. The Company conducted a 2-for-1 share split of ordinary shares effective December 1, 2025. The basic earnings per share and the diluted earnings per share have been calculated on the assumption that this share split had been implemented at the beginning of the previous fiscal year ended November 30, 2025.

10. Financial instruments

i) Fair values and book values

Fair values of financial assets and liabilities and their book values presented in the condensed semi-annual consolidated statement of financial position are as follows:

(¥ thousand)

	As of November 30, 2025		As of May 31, 2026	
	Book value	Fair value	Book value	Fair value
Financial assets				
Financial assets measured at amortized cost				
Cash and cash equivalents	39,604,289	39,604,289	48,072,529	48,072,529
Trade and other receivables	9,604,670	9,604,670	12,388,838	12,388,838
Financial assets measured at fair value through other comprehensive income				
Other financial assets	11,141,295	11,141,295	10,819,850	10,819,850
Financial liabilities				
Financial liabilities measured at amortized cost				
Trade and other payables	10,778,788	10,778,788	10,429,904	10,429,904
Interest-bearing liabilities	182,640,328	182,588,815	176,536,301	176,485,254

Method for measuring fair value of financial instruments

<u>Cash and cash equivalents, trade and other receivables, trade and other payables, and current interest-bearing liabilities</u>

The book values of these financial instruments that are settled in a short period of time approximate the fair values.

However, the fair values of interest rate swaps are based on market values presented by financial institutions.

<u>Other financial assets</u>

The fair values of listed securities are measured based on quoted market prices. For financial assets for which there is no active market and unlisted securities, the Group estimates fair values using certain valuation techniques including the use of recent arm’s length transactions, reference to other instruments that are substantially at the same price, and the discounted cash flow method.

<u>Non-current interest-bearing liabilities</u>

The fair values of non-current borrowings with floating interest rate approximate the book values, as interest rates reflect market interest rates in short-term intervals. The fair values of those with fixed interest rate are measured based on the present value of the total amount of principal and interest discounted by the interest rate that would be charged for a new similar borrowing.

Fair value hierarchy of non-current interest-bearing liabilities is classified as Level 2.

ii) Fair value hierarchy

The following shows the analysis of financial instruments measured at fair value after the initial recognition. Fair values of financial instruments are classified into level 1 to level 3.

Level 1: Fair values measured at a price quoted in an active market
Level 2: Fair values calculated directly or indirectly using an observable price except for level 1
Level 3: Fair values calculated through valuation techniques, including inputs that are not based on observable market data

Transfers between the different levels of the fair value hierarchy are recognized on the date on which the event or the changes in circumstances causing the transfer occurred.

(¥ thousand)

	As of November 30, 2025			
	Level 1	Level 2	Level 3	Total
Financial assets measured at fair values through other comprehensive income	10,029,913	―	1,111,381	11,141,295
Financial assets measured at fair value through other comprehensive income (derivative)	―	52,675	―	52,675

(¥ thousand)

	As of May 31, 2026			
	Level 1	Level 2	Level 3	Total
Financial assets measured at fair values through other comprehensive income	8,923,912	―	1,895,938	10,819,850
Financial assets measured at fair value through other comprehensive income (derivative)	―	90,056	―	90,056

Reconciliation of financial assets classified in level 3 at the beginning of the period with those at the end of the period is as follows:

(¥ thousand)

	Six months ended May 31, 2025	Six months ended May 31, 2026
Balance at beginning of period	640,201	1,111,381
Acquisition	17,190	1,114,507
Profit or loss		
Net Profit (loss)	―	―
Other comprehensive income	(8,078)	46,754
Disposal	(95,824)	(376,705)
Balance at end of period	553,488	1,895,938

Note: Profit or loss included in other comprehensive income is included in “Net change in financial assets measured at fair values through other comprehensive income” in the Condensed Semi-annual Consolidated Statement of Comprehensive Income.

iii) Evaluation Process

The fair values of financial instruments of Level 3 are measured in accordance with related internal policies. In measuring of fair values, the most appropriate method and input to reflect the characteristics and risk of financial instruments, are employed.

11. Significant Subsequent Events

No item to report.

2. Other

No item to report.

B. Information on Guarantee Companies, etc. of Filing Company

No items to report.

(Translation)

Independent Auditor's Report on Review of Semi-annual Consolidated Financial Statements

July 8, 2026

To the Board of Directors of
Tosei Corporation

Shinsoh Audit Corporation

Chuo-ku, Tokyo

Designated and Engagement Partner,
Certified Public Accountant:

Takashi Aikawa (Seal)

Designated and Engagement Partner,
Certified Public Accountant:

Hiroshi Matsubara (Seal)

Auditor's Conclusion

Pursuant to the first paragraph of Article 193-2 of the Financial Instruments and Exchange Act, we have reviewed the condensed semi-annual consolidated financial statements of Tosei Corporation included in the "Accounting" section, namely, the condensed semi-annual consolidated statements of financial position, comprehensive income, changes in equity, and cash flows, as well as their notes, for the first six-month period (December 1, 2025 to May 31, 2026) of the fiscal year from December 1, 2025 to November 30, 2026.

In our review, we have concluded that the condensed semi-annual consolidated financial statements referred to above are in conformity with International Accounting Standard 34 "Interim Financial Reporting," under the provision of Article 312 of the Ordinance on Terminology, Forms and Preparation Methods of Consolidated Financial Statements of Japan, and nothing has come to our attention that causes us to believe that they do not fairly present, in all material respects, the financial positions of the Company and its consolidated subsidiaries as of May 31, 2026, and the consolidated results of their operations and their cash flows for the six-month period then ended.

Basis for Auditor's Conclusion

We conducted a review in conformity with review standards generally accepted in Japan. Our responsibility under the review standards is described in "Auditor's Responsibility in the Review of the Condensed Semi-annual Consolidated Financial Statements." In accordance with the professional ethics regulations in Japan (including those that are relevant to audits of the financial statements of public interest entities), we are independent of the Company and its consolidated subsidiaries and fulfill our other ethical responsibilities as an auditor. We believe that we have obtained the evidence to provide a basis for our conclusion.

Responsibilities of Management, Audit & Supervisory Board Members and the Audit & Supervisory Board for the Condensed Semi-annual Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these condensed semi-annual consolidated financial statements in conformity with International Accounting Standard 34 "Interim Financial Reporting." This includes the design, implementation, and maintenance of internal control as management determines is necessary to enable the preparation and fair presentation of condensed semi-annual consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the condensed semi-annual consolidated financial statements, management evaluates whether it is appropriate to prepare the condensed semi-annual consolidated financial statements based on a going concern assumption, and is responsible for disclosing any matters as a going concern that require disclosure pursuant to Paragraph 4 of International Accounting Standard 1 "Presentation of Financial Statements."

Audit & Supervisory Board Members and the Audit & Supervisory Board are responsible for monitoring the execution of duties by Directors in designing, implementing and maintaining a financial reporting process.

Auditor's Responsibility in the Review of the Condensed Semi-annual Consolidated Financial Statements

Our responsibility is to express a conclusion from an independent perspective on these condensed semi-annual consolidated financial statements based on our review as independent auditor.

We will make professional judgments throughout the review process in conformity with the review standards generally accepted in Japan, and carry out the following with professional skepticism.

・Make inquiries, primarily of management and persons responsible for financial and accounting matters, and apply analytical procedures and other review procedures. Such a review is substantially less in scope than an audit conducted in conformity with auditing standards generally accepted in Japan.

・If material uncertainties related to events or conditions that may cast significant doubt upon going concern assumption are recognized, conclude whether nothing comes to attention that causes us to believe that the documents are not fairly presented based on the evidence obtained in the condensed semi-annual consolidated financial statements in conformity with Paragraph 4 of International Accounting Standard 1 "Presentation of Financial Statements." In addition, if material uncertainties regarding going concern assumption are recognized, the review report shall refer to the notes to the condensed semi-annual consolidated financial statements, or, if material uncertainties stated in the notes to the condensed semi-annual consolidated financial statements are inadequate, we are required to express qualified or adverse conclusions on the condensed semi-annual consolidated financial statements. The auditor's conclusions are based on evidence obtained by the review reporting date, but future events and circumstances may prevent the Company from continuing as a going concern.

・Evaluate whether nothing comes to attention that causes us to believe that the presentation and notes to the condensed quarterly consolidated financial statements do not comply with International Accounting Standard 34 "Interim Financial Reporting," or that the presentation, composition and contents of the condensed semi-annual consolidated financial statements including related notes as well as the transactions and accounting events underlying the condensed semi-annual consolidated financial statements are not fairly presented.

・Obtain evidence regarding financial information of the Company and its consolidated subsidiaries to express a conclusion on the condensed semi-annual consolidated financial statements. The auditor is responsible for directing, supervising, and conducting the review of the condensed semi-annual consolidated financial statements, and is solely responsible for its conclusion.

The auditor reports to Audit & Supervisory Board Members and the Audit & Supervisory Board on the scope and timing of the planned review and material findings in the review.

The auditor reports to Audit & Supervisory Board Members and the Audit & Supervisory Board regarding the observance of provisions related to professional ethics in Japan regarding independence as well as matters that are reasonably considered to have an impact on the auditor's independence, the content of measures, if any, taken in order to eliminate obstacles, and the content of safeguards, if any, taken in order to reduce obstacles to an acceptable level.

Interest

Our firm and the engagement partners do not have any interest in the Company and its consolidated subsidiaries for which disclosure is required under the provisions of the Certified Public Accountants Act

End

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*1.The original copy of the Review Report in above, is in the custody of the Company (filing company of the semi-annual securities report) as attachments to the financial statements.

2.XBRL data is excluded from the scope of the review.

Note:
The English version of the financial statements consists of an English translation of the reviewed Japanese financial statements. The actual text of the English translation of the financial statements was not covered by our review. Consequently, for the auditors' review report of the English financial statements, the Japanese original is the official text, and the English version is a translation of that text. Should there be any inconsistency between the translation and the official Japanese text, the latter shall prevail.