

Consolidated Financial Results

for the Second Quarter of the Fiscal Year Ending March 31, 2026

(Under Japanese GAAP)

November 10, 2025

Company name : Sun Frontier Fudousan Co., Ltd.
 Stock exchange listings : Tokyo Stock Exchange
 Stock code : 8934
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 Scheduled date of interim securities report submission : November 11, 2025
 Scheduled date for dividend payment : December 2, 2025
 Supplementary materials for financial summaries : Yes
 Financial results briefing : Yes (For institutional investors and analysts)

(Amounts of less than one million yen are rounded down.)

1. Consolidated Financial Results for the Second Quarter of FY2026/3 (from April 01, 2025 to September 30, 2025)

(1) Consolidated operating results (Cumulative)

(Percentage indicates YoY changes)

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent	
	Million yen	%	Million yen	%	Million yen	%	Million yen	%
FY2026/3 interim	58,232	58.3	14,130	110.8	13,614	114.4	8,993	103.3
FY2025/3 interim	36,786	-24.9	6,703	-44.2	6,350	-46.8	4,422	-47.7

(Note) Comprehensive income for FY2026/3 interim: 8,587 million yen (66.4%)
 for FY2025/3 interim: 5,161 million yen (-42.9%)

	Basic earnings per share	Diluted earnings per share
	Yen	Yen
FY2026/3 interim	185.31	163.50
FY2025/3 interim	91.07	80.34

(2) Consolidated financial positions

	Total assets	Equity	Equity to total assets ratio
	Million yen	Million yen	%
FY2026/3 interim	237,768	109,431	45.8
FY2025/3	218,190	105,892	46.8

(Reference) Owner's equity as of FY2026/3 interim: 108,800 million yen
 as of FY2025/3 : 102,159 million yen

2. Cash dividends

	Annual dividends per share				
	interim end	2Q end	3Q end	Year-end	Total
	Yen	Yen	Yen	Yen	Yen
FY2025/3	-	33.00	-	33.00	66.00
FY2026/3	-	38.00			
FY2026/3 (Forecast)			-	38.00	76.00

(Note) Presence or absence of revisions from the most recently announced dividend forecast: None

3. Consolidated Earnings Forecasts for FY2026/3 (from April 01, 2025 to March 31, 2026)

(Percentages indicate YoY changes)

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent		EPS
	Million yen	%	Million yen	%	Million yen	%	Million yen	%	Yen
Full Year	117,000	13.4	23,840	12.0	22,500	10.0	15,500	9.4	319.40

(Note) Correction of financial forecast from the most recent financial forecast: None

※ Notes

(1) Significant changes in the scope of consolidation during the period: Yes

New companies: five companies. NAGANO LINDENPLAZA HOTEL CO., LTD., and four other companies.

Excluded companies: two companies.

(Note) During this interim of FY2026/3, the company acquired NAGANO LINDENPLAZA HOTEL CO., LTD., and one other company, as well as established three companies, which included in the scope of consolidation. In addition, UT Trading LLC. and one other company have been excluded from the scope of consolidation as they ceased to exist as a result of an absorption-type merger in which the Company was the surviving company.

Moreover, the acquisition date deemed to acquire NAGANO LINDENPLAZA HOTEL CO., LTD., and one other company were at the end of this quarter, so only the balance sheet is consolidated.

(2) Application of specific accounting for the consolidated quarterly financial statements: None

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

(i) Changes in accounting policies due to changes in accounting standard : None

(ii) Changes in accounting policies other than (i) above : None

(iii) Changes in accounting estimates : None

(iv) Retrospective restatement : None

(4) Number of shares issued (common stock)

1) Number of outstanding shares at the end of the period (including treasury stock):	FY2026/3 interim	48,755,500 shares	FY2025/3	48,755,500 shares
2) Number of shares of treasury stock at the end of the period:	FY2026/3 interim	221,997 shares	FY2025/3	172,616 shares
3) Average number of shares for the period (interim):	FY2026/3 interim	48,528,329 shares	FY2025/3 interim	48,563,573 shares

(Note) The number of treasury shares at the end of the interim in FY2026/3 includes 331 shares acquired through free acquisition due to resignation during the vesting period of Restricted Stock Remuneration System, 92,500 shares acquired for the purpose of granting restricted stock, 10,730 treasury shares disposed of upon the exercise of Stock Option, as well as 32,720 treasury shares disposed of as remuneration of restricted stock.

※ Consolidated Financial Results are not eligible for review by Certified Public Accountants or auditors.

※ Explanation for appropriate use of forecast and other special matters.

Earnings per share in the forecast of consolidated financial results for FY2026/3 are calculated based on the average number of shares for the period, 48,528,329 shares.

Forward-looking statements, such as forecasts of consolidated financial performance, stated in this document are based on information currently possessed by the Company as well as certain assumptions deemed rational. It does not mean that the Company assures that the contents mentioned in these forward-looking statements will ever materialize. Actual financial performance may be significantly different from such expectations due to various factors.

For further information on assumptions used in forecasts, please see Page 7, (3) Explanation regarding forward-looking statements such as consolidated forecasts.

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1. Qualitative Information on Quarterly Financial Results

(1) Explanation of operating results

Forward-looking statements in the text are based on the judgment of our group as of the end of the current interim consolidated accounting period.

During the Interim of the consolidated cumulative period (hereinafter, the period), the Japanese economy maintained a moderate recovery trend, supported by improvements in the employment and income environment. The Bank of Japan kept its policy interest rate unchanged, while in September it began the gradual sale of its holdings of exchange-traded funds (ETFs) and real estate investment trusts (REITs), taking steps toward the normalization of monetary policy. In the global economy, amid ongoing geopolitical risks and a slowdown in the Chinese economy, uncertainty remains regarding future growth prospects. In the United States, the Federal Reserve Board (FRB) decided to lower its policy interest rate due to risks of a deteriorating employment environment.

In the real estate market, in the five central wards of Tokyo where our group operates its office building business, the trend of rising rents and improving vacancy rates continues. In 2025, the supply of large-scale office buildings is expected to increase compared to the previous year, but currently, there is steady demand driven by positive relocation and expansion needs aimed at creating innovative office environments and securing talented personnel. In the real estate investment market, although there are moves by the Bank of Japan toward normalizing monetary policy, globally, high investment appetite continues among wealthy individuals, especially in Asia, and domestic and overseas institutional investors, supported by expectations of still relatively low funding costs, rising rents, and declining vacancy rates. In the hotel and tourism market, inbound demand continues to expand, as evidenced by the number of foreign visitors to Japan exceeding 30 million at the fastest pace ever from January to September 2025, and domestic travel consumption is also steady due to the effects of the Osaka-Kansai Expo and other factors, resulting in continued increases in hotel room occupancy rates and unit prices.

In this business environment, our Group's office building business is focusing on the merchandising of real estate that can accommodate diverse operational styles and has obtained environmental certifications, thereby aligning with social values. In property sales for the period, although the number of properties sold decreased, the sale of large-scale properties resulted in increases in both net sales and profit compared to the same period of the previous year. In property acquisitions, we are progressing at a pace exceeding our full-year plan in preparation for future business growth. In the hotel and tourism business, construction for new openings scheduled for this and subsequent periods is proceeding smoothly. At the same time, in hotel operations, we have improved both occupancy rates and room rates through enhanced hospitality and marketing under the theme of 'warm and enjoyable hotels,' which has contributed to business growth.

As a result, both net sales and profits increased in the consolidated results for the period, and progress is steady toward the full-year forecasts.

(million yen)

	Results for FY2025/3 interim	Results for FY2026/3 interim	Rate of change	Forecast	Progress rate
Net sales	36,786	58,232	58.3%	117,000	49.8%
Gross profit	11,520	20,078	74.3%	36,420	55.1%
Operating profit	6,703	14,130	110.8%	23,840	59.3%
Ordinary profit	6,350	13,614	114.4%	22,500	60.5%
Profit attributable to owners of parent	4,422	8,993	103.3%	15,500	58.0%

The results of each segment are as follows.

(Real Estate Revitalization Business)

In the Real Estate Revitalization Business, we are engaged in (i) the Replanning Business and (ii) the Rental Building Business.

- (i) In the Replanning Business, we are committed to renovating office buildings with declining occupancy rates due to aging and other factors, focusing on the "client perspective" to upgrade them into high-occupancy, high-value-added buildings. In addition, our initiatives include real estate revitalization projects in New York, offering fractional real estate merchandise based on the Act on Specified Joint Real Estate Ventures, and the development of new buildings. In the real estate revitalization projects in New York, we leverage the expertise cultivated in Japan to realize a richer lifestyle for local residents and provide Japanese investors with opportunities to invest in overseas real estate. Furthermore, in our specified joint real estate business, we fractionalize high-quality real estate mainly in central Tokyo and offer real estate investment merchandise that allows a wide range of investors to start investing with small amounts. During the period, the number of properties sold was 13 (including two fractional ownership merchandise and two new buildings), representing a decrease of one property compared to the same period of the previous year. However, due to the sale of larger properties and highly profitable new buildings, both net sales and profit increased. Contracts for property sales planned for this period are steadily accumulating, and progress is on track toward the full-year forecast.
- (ii) The Rental Building Business aims to establish a stable revenue base as a stock business. Even during the merchandise period of properties in the replanning business, we strive to increase rental income by leveraging the know-how accumulated in the real estate services business. In the current period, in addition to progress in property acquisitions, both net sales and profit increased due to factors such as a decrease in rental-related expenses compared to the same period of the previous year.

<Business performance of the Real Estate Revitalization segment>

(million yen)

	Results for FY2025/3 interim	Results for FY2026/3 interim	Rate of change	Forecast	Progress rate
Revenue	22,344	39,327	76.0%	81,340	48.3%
Replanning Business	20,987	37,570	79.0%	78,440	47.9%
Rental Building Business	1,357	1,757	29.5%	2,900	60.6%
Gross profit	6,684	13,090	95.8%	25,560	51.2%
Replanning Business	6,501	12,600	93.8%	25,160	50.1%
Rental Building Business	182	489	167.8%	400	122.5%
Segment profit	6,049	11,802	95.1%	-	-
Replanning Business	5,866	11,312	92.8%	-	-
Rental Building Business	182	489	167.8%	-	-

(Real Estate Services Business)

In the Real Estate Services Business, we are engaged in (i) the Property Management Business, (ii) the Building Maintenance Business, (iii) the Sales Brokerage Business, (iv) the Leasing Brokerage Business, (v) the Rental Conference Room Business, and (vi) the Rent Guarantee Business.

- (i) In the Property Management Business, by accurately identifying tenant needs and providing building management accordingly, we strive to improve the profitability of owners' properties and maximize real estate value, thereby supporting highly occupied and highly profitable building operations. In the current period, the number of buildings under management increased by 27 from the end of the previous period to a total of 569 buildings, and the occupancy rate also rose to 95.07% compared to the end of the previous period, resulting in increases in both net sales and profit. We are aiming for 600 buildings under management by the end of this period, and are expanding our business toward the target of 700 buildings set in the Medium-Term Management Plan 2028. We will continue to enhance customer satisfaction and strive to create enthusiastic fans by providing prompt and high-quality services.
- (ii) The Building Maintenance Business, with the slogan "Making Tokyo the most beautiful city in the world," engages in inspections, cleaning, renovation work, and surveys, among other services, to maintain and manage buildings. During the current period, both net sales and profit increased due to the rise in the number of properties managed through collaboration with various departments within the group. We will continue to absorb the increasing costs and aim to grow our performance with appropriate management fees.
- (iii) The Real Estate Brokerage Business, as part of our real estate consulting services, provides speedy solutions for issues such as property sales and purchases raised by customers from various divisions, including the property management business and the leasing brokerage business. In the current period, due to the increase in the scale of transactions handled, both net sales and profit grew significantly compared to the same period of the previous year.
- (iv) The Leasing Brokerage Business has established a service network of 13 locations in major central city areas, providing services that solve all kinds of issues related to building management in line with the needs of building owners, while also supporting tenants with store openings and relocations. In October, we opened a new Ueno branch, actively working to expand our business. During the period, against the backdrop of a robust office market, the number of contracts concluded for properties managed by our company increased, resulting in higher net sales and profits.
- (v) The Rental Conference Room Business operates in central Tokyo and Yokohama, providing spaces that meet a wide range of customer needs such as training, seminars, exhibitions, examination venues, and parties. During the period, while one location was closed due to redevelopment in the store area, "Vision Center Shinagawa Annex" was opened and "Vision Center TOKYO TORANOMON" was expanded the operation area, resulting in an operating scale of 18 locations with a total area of 9,963 tsubo. Both net sales and profit increased year on year, due to factors such as an increase in large-scale projects including training for new graduates and long-term use by repeat customers, as well as successful acquisition of new customers at locations opened less than a year ago. We will continue to pursue business expansion through new openings and expansion of existing locations, aiming for the 16,000 tsubo scale set forth in the Medium-Term Management Plan 2028, under the policy of "not just selling rooms, but ensuring the success of events." At the same time, we will work to strengthen our organizational structure with a view to medium- to long-term business expansion.

- (vi) The Rent Guarantee Business provides "TRI-WINS," a comprehensive rental guarantee service that covers tenant screening, examination, delinquency guarantee, eviction litigation, and move-out procedures for offices and stores. By offering this service, we strive to resolve the risks and challenges faced by both owners and tenants, thereby contributing to economic growth and social stability. In the current period, both the number of new contracts and re-guarantee contracts for our core credit guarantee business increased, resulting in higher net sales and profits compared to the same period of the previous year.

<Performance of the Real Estate Services Business>

(million yen)

	Results for FY2025/3 interim	Results for FY2026/3 interim	Rate of change	Forecast	Progress rate
Revenue	5,954	8,359	40.4%	14,000	59.7%
PM/BM/Brokerage Business, etc.	3,969	5,514	38.9%	8,789	62.7%
Rental conference room	1,984	2,844	43.3%	5,210	54.6%
Gross profit	2,949	4,527	53.5%	6,940	65.2%
PM/BM/Brokerage Business, etc.	2,573	3,533	37.3%	5,915	59.7%
Rental conference room	375	994	164.5%	1,024	97.1%
Segment profit	2,940	4,520	53.7%	-	-
PM/BM/Brokerage Business, etc.	2,573	3,533	37.3%	-	-
Rental conference room	366	986	169.0%	-	-

(Hotel and Tourism Business)

The Hotel and Tourism Business engages in (i) the Hotel Development Business and (ii) the Hotel Operation Business, among other activities.

- (i) The Hotel Development Business is engaged in developing and revitalizing hotels with rich appeal that contribute to the revitalization of cities and society. In the current period, as there were no property sales, net sales decreased, and profits also declined due to increased expenses related to the opening of new hotels. As of now, the total number of hotels scheduled to open, under construction, or in the planning stage is 16 buildings with 2,534 rooms. Among them, the main hotels scheduled to open in the next fiscal year are as follows.

Hotel name	Number of rooms	Scheduled to open
Hiyori Hotel Matsuyama	245	In Spring 2026
Tabino Hotel Aso Kumamoto Airport	213	In Spring 2026
Tabino Hotel lit Toyokawa	110	In Autumn 2026
Tabino Hotel Aomori Rokkashomura	210	In Autumn 2026
Tabino Hotel Utsunomiya Yuinomori	201	In Autumn 2026
Tabino Hotel lit Sakata	175	In Winter 2026
Tabino Hotel lit Akita Ekimae	233	In Winter 2026

- (ii) In the Hotel Operation Business, we operate hotels that value the culture and history of the local community and develop together with the region, while providing natural and friendly services under the theme of "warm and enjoyable hotels." As of the end of October 2025, the number of hotel rooms operated was 32 buildings with 3,649 rooms. Amid steady domestic travel consumption driven by expanding inbound demand and the Osaka-Kansai Expo, both occupancy rates and average daily rates have continued to rise based on our high value-added strategy, resulting in significant increases in both net sales and profits compared to the same period of the previous year. During the period, "STITCH HOTEL Kyoto" opened in Kawaramachi, Kyoto in June, "Tabino Hotel Kakogawa Befu Ekimae" in September, and "Tabino Hotel Ishikari" in October as planned, and in August, "Nagano Linden Plaza Hotel" joined our group through M&A. We are steadily expanding our business toward our goal of operating 10,000 rooms by 2033.

<Operating results of the hotel and tourism business>

(million yen)

	Results for FY2025/3 interim	Results for FY2026/3 interim	Rate of change	Forecast	Progress rate
Revenue	8,216	9,733	18.5%	21,490	45.3%
Hotel Development Business	272	-	-	3,000	-
Hotel Operation Business, etc.	7,943	9,733	22.5%	18,490	52.6%
Gross profit	2,101	2,566	22.1%	4,340	59.1%
Hotel Development Business	107	-27	-	520	-
Hotel Operation Business, etc.	1,994	2,594	30.1%	3,820	67.9%
Segment profit	2,005	2,291	14.3%	-	-
Hotel Development Business	52	-127	-	-	-
Hotel Operation Business, etc.	1,952	2,419	23.9%	-	-

(Others)

In addition, (i) the Construction Business, etc. and (ii) the Overseas Development Business are conducted.

- (i) The Construction Business mainly focuses on renovation projects for office spaces, exteriors, and entrances, as well as interior work for offices and residences, and office communication network installations. In the current period, both net sales and profit increased due to a rise in the number of orders received, as well as the acquisition of large-scale projects. In October 2025, the Otake Kenso Group, which is engaged in the processing and installation of sashes and glass windows, joined our group. With the addition of the Otake Kenso Group to our group, our in-house production system for the Replanning Business, from planning to construction, will be further strengthened, enabling us to provide higher quality and higher functionality office spaces and other facilities more stably and promptly.
- (ii) In the Overseas Development Business, we have entered Da Nang, the largest city in central Vietnam, which is expected to experience growth, and are consistently developing our business from the development and sale of high-rise condominiums to rental brokerage and management services. In the current period, the construction of the second project, "HIYORI Aqua Tower," is also in progress. As the results from this property will be recorded from the next period onward, both net sales and profit for the current period remained at the same level as the previous period.

<Others Results>

(million yen)

	Results for FY2025/3 interim	Results for FY2026/3 interim	Rate of change	Forecast	Progress rate
Revenue	953	1,600	67.9%	2,230	71.8%
Gross profit	259	439	69.6%	530	82.9%
Segment profit	227	408	79.4%	-	-

The sustainability initiatives undertaken during the period are as follows.

Under our sustainability vision, which states, "We value the spirit of altruism as expressed in our Credo, and contribute to the realization of a sustainable society through our business activities," our group is promoting specific initiatives to address social issues through our business. These initiatives are based on three key material issues: "environmental protection," "regional revitalization," and "human resource development."

During the period, in May, we expressed our support for the Keidanren Declaration of Biodiversity and Action Guidelines and participated in the Keidanren Biodiversity Initiative, in order to further promote the effective use of resources and environmental conservation through our business activities, as well as to strive for the conservation of natural capital and biodiversity. In September, for the greenhouse gas (GHG) emissions (Scope 1, 2, 3) generated in fiscal 2024, we conducted a third-party verification in accordance with the international standard "JIS Q 14064-3:2023 (ISO 14064-3:2019)," and obtained a verification report from the Japan Association of Environment and Energy Business, the verification body. We are committed to disclosing accurate and highly reliable data. For more information on our Group's sustainability initiatives, please refer to the sustainability website below.

(<https://www.sunfrt.co.jp/sustainability/>)

In September, our group published its first integrated report, providing stakeholders with a comprehensive explanation that integrates both financial and non-financial information, outlining our roadmap for enhancing future corporate value. We kindly invite you to review it. In consideration of the environment, the integrated report is available as both a viewing and printable file on our corporate website under IR materials at the link below.

(https://www.sunfrt.co.jp/ir/ir_doc/integrated_report/)

(2) Explanation regarding financial positions

At the end of the interim consolidated accounting period, total assets were 237,768 million yen (an increase of 9.0% compared to the end of the previous consolidated fiscal year), liabilities were 128,337 million yen (an increase of 14.3% compared to the same period), and net assets were 109,431 million yen (an increase of 3.3% compared to the same period).

The main factors behind the increase in total assets were the rise in real estate for sale in process of 19,070 million yen, an increase in buildings (net) under property, plant and equipment by 2,167 million yen, and an increase in other (net) by 1,920 million yen, which more than offset a decrease of 6,449 million yen in real estate for sale.

The main factors behind the increase in liabilities were a decrease in long-term borrowings due within one year of 2,027 million yen, an increase in short-term borrowings of 2,125 million yen, an increase in long-term borrowings of 13,662 million yen, and other increases in current liabilities of 1,811 million yen.

The main factors for the increase in net assets were the recording of profit attributable to owners of parent of 8,993 million yen, despite the payment of year-end dividends of 1,606 million yen, among other factors.

In addition, the equity to total assets ratio was 45.8% (a decrease of 1.0 percentage points YoY).

(3) Explanation regarding forward-looking statements such as consolidated forecasts

There are no changes to the earnings forecasts for the fiscal year ending March 2026, as announced on May 9, 2025.

2. Interim Consolidated Financial Statements and Main Notes

(1) Interim Consolidated Balance Sheet

(Unit: Million yen)

	As of March 31, 2025	As of September 30, 2025
Assets		
Current assets		
Cash and deposit	44,920	45,776
Notes and accounts receivable - trade, and contract assets	2,105	2,623
Real estate for sale	17,151	10,701
Real estate for sale in process	116,417	135,487
Construction in progress	39	162
Supplies	105	116
Other	2,983	3,833
Allowance for doubtful accounts	-15	-34
Total current asset	183,706	198,668
Non-current assets		
Property, plant, and equipment		
Buildings, net	11,116	13,283
Land	9,888	10,052
Other (net)	3,285	5,206
Total property, plant and equipment, net	24,290	28,542
Intangible assets		
Goodwill	923	789
Other	1,365	1,451
Total intangible assets	2,288	2,241
Investment Other assets		
Guarantee deposits	3,958	4,429
Long-term loans receivable	1,459	1,447
Deferred tax assets	1,966	1,828
Others	617	708
Allowance for doubtful accounts	-97	-97
Total investment and other assets	7,904	8,316
Total non-current assets	34,484	39,100
Total assets	218,190	237,768

(Unit: million yen)

	As of March 31, 2025	As of September 30, 2025
Liabilities		
Current liabilities		
Trade payables	3,521	3,946
Short-term borrowings	100	2,225
Current portion of long-term borrowings	10,140	8,112
Income taxes payable	4,994	4,517
Provision for bonuses	328	357
Directors' provision for bonuses	80	44
Performance of guarantees	34	40
Other	7,464	9,275
Total current liabilities	26,663	28,520
Non-current liabilities		
Bonds payable	9,999	9,999
Long-term borrowings	72,219	85,881
Liabilities for retirement benefits	1	1
Provision for share awards	113	118
Other	3,299	3,814
Total non-current liabilities	85,634	99,816
Total liabilities	112,298	128,337
Net assets		
Shareholders' equity		
Share capital	11,965	11,965
Capital surplus	6,462	6,454
Retained earnings	82,723	90,109
Treasury shares	-202	-324
Total shareholders' equity	100,949	108,204
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	2	3
Foreign currency translation adjustment	1,207	592
Total accumulated other comprehensive income	1,210	596
Share acquisition rights	30	23
Non-controlling interests	3,702	607
Total net assets	105,892	109,431
Total liabilities and net assets	218,190	237,768

(2) Consolidated Statement of Income and Consolidated Statement of Comprehensive Income for the Interim Period

Interim Consolidated Statement of Income

(Unit: million yen)

	For the six months ended September 30, 2024	For the six months ended September 30, 2025
Revenue	36,786	58,232
Cost of sales	25,265	38,154
Gross profit	11,520	20,078
Selling, general and administrative expenses	4,817	5,947
Operating profit	6,703	14,130
Non-operating income		
Interest and dividend income	19	71
Compensation for leasehold surrender received	-	40
Foreign exchange gains	16	-
Others	28	52
Total non-operating income	64	164
Non-operating expenses		
Interest expense	391	639
Foreign exchange losses	-	3
Others	25	37
Total non-operating expenses	417	680
Ordinary profit	6,350	13,614
Extraordinary income		
National subsidies	212	-
Total extraordinary income	212	-
Extraordinary losses		
Loss on retirement of fixed assets	-	20
Loss on reduction of non-current assets	212	-
Total extraordinary losses	212	20
Net income before income taxes	6,350	13,594
Income taxes - current	2,243	4,328
Income taxes - deferred	-311	0
Total income taxes	1,932	4,329
Net income	4,418	9,264
Net income (loss) attributable to non-controlling interests	-4	271
Profit attributable to owners of parent	4,422	8,993

Interim Consolidated Statement of Comprehensive Income

(Unit: million yen)

	For the six months ended September 30, 2024	For the six months ended September 30, 2025
Net income	4,418	9,264
Other comprehensive income (loss), net of tax		
Valuation difference on available-for-sale securities	0	0
Foreign currency translation adjustment	742	-677
Other comprehensive income, net of tax	743	-677
Comprehensive income	5,161	8,587
Comprehensive income attributable to		
Interim comprehensive income attributable to owners of the parent	5,096	8,379
Comprehensive income attributable to non-controlling interests for the interim period	65	208

(3) Notes to the interim consolidated financial statements
(Notes regarding the assumption of a going concern)
There are no applicable items.

(Notes in case of significant changes in the amount of shareholders' equity)

I For the six months ended September 30, 2024

1. Dividend payments

Resolution	Type of shares	Total dividends (Million yen)	Dividend per share (Yen)	Record date	Effective date	Source of dividends
May 21, 2024 Board of Directors	Common stock	1,553	32.00	March 31, 2024	June 26, 2024	Retained earnings

(Note) 1 The total amount of dividends resolved at the Board of Directors meeting held on May 21, 2024 includes 4 million yen in dividends for the Company's shares held in the stock benefit trust (J-ESOP).

2 The dividend per share includes a 25th anniversary commemorative dividend of 2.00 yen.

2. Among the dividends with the record date falling within the six months ended September 30, 2024, those whose effective date is after the end of the six months ended September 30, 2024

Resolution	Type of shares	Total dividends (Million yen)	Dividend per share (Yen)	Record date	Effective date	Source of dividends
November 7, 2024 Board of Directors	Common stock	1,607	33.00	September 30, 2024	December 3, 2024	Retained earnings

(Note) The total amount of dividends resolved at the Board of Directors meeting held on November 7, 2024 includes 4 million yen in dividends for the Company's shares held in the stock benefit trust (J-ESOP) trust account.

3. Significant changes in shareholders' equity

There are no applicable items.

II For the six months ended September 30, 2025

1. Dividend payments

Resolution	Type of shares	Total dividends (Million yen)	Dividends per share (Yen)	Record date	Effective date	Source of dividends
May 20, 2025 Board of Directors	Common stock	1,607	33.00	March 31, 2025	June 25, 2025	Retained earnings

(Note) The total amount of dividends resolved at the Board of Directors meeting held on May 20, 2025 includes 4 million yen in dividends for the Company's shares held in the stock benefit trust (J-ESOP) trust account.

2. Among the dividends with the record date falling within the six months ended September 30, 2024, those whose effective date of dividend is after the end of the six months ended September 30, 2024

Resolution	Type of shares	Total dividends (Million yen)	Dividends per share (Yen)	Record date	Effective date	Source of dividends
November 10, 2025 Board of Directors	Common stock	1,849	38.00	September 30, 2025	December 2, 2025	Retained earnings

(Note) The total amount of dividends resolved at the Board of Directors meeting held on November 10, 2025 includes 4 million yen in dividends for the Company's shares held in trust under the stock compensation trust (J-ESOP).

3. Significant changes in shareholders' equity

Based on the resolution of the Board of Directors dated May 9, 2025, the Company acquired 92,500 shares of its own stock. In addition, based on the resolution of the Board of Directors dated June 24, 2025, the Company disposed of 10,730 shares of treasury stock as a result of the exercise of stock options and disposed of 32,720 shares of treasury stock to grant restricted stock. As a result, treasury stock increased by 122 million yen, and the balance of treasury stock amounted to 324 million yen as of the end of the current interim consolidated accounting period.

(Segment Information, etc.)

[Segment Information]

I For the six months ended September 30, 2024

1. Information on net sales and profit or loss by reportable segment, and breakdown of revenue

(Unit: million yen)

	Reportable segment				Others (Note) 1	Total
	Real Estate Revitalization	Real Estate Services	Hotel and Tourism	Total		
Revenue						
Revenue from contracts with customers	18,633	4,620	7,998	31,252	881	32,133
Other income (Note) 2	3,710	769	173	4,652	-	4,652
Net sales to external customers	22,343	5,389	8,171	35,904	881	36,786
Internal net sales or transfers between segments	1	564	44	610	71	682
Total	22,344	5,954	8,216	36,515	953	37,468
Segment profit	6,049	2,940	2,005	10,994	227	11,222

(Note) 1. The category of "Others" refers to business segments not included in the reportable segments, and includes overseas development business and construction business, etc.

2. Other income consists of lease revenue, etc. based on Accounting Standard for Lease Transactions (ASBJ Statement No. 13).

2. Difference between the total amount of profit or loss of reportable segments and the amount recorded in the interim consolidated statement of income, and the main contents of such difference (Matters related to reconciliation of differences)

(Unit: million yen)

Profit	Amount
Total for reportable segments	10,994
Profit in the "Other" category	227
Elimination of inter-segment transactions	-30
Company-wide expenses (Note)	-4,842
Ordinary profit for the six months ended September 30, 2024	6,350

(Note) Company-wide expenses mainly consist of general and administrative expenses that are not attributable to any reportable segment.

3. Information on impairment losses of non-current assets or goodwill, etc. by reportable segment

There are no applicable items.

II For the six months ended September 30, 2025

1. Information on net sales and profit or loss by reportable segment, and breakdown of revenue

(Unit: million yen)

	Reportable segment				Others (Note) 1	Total
	Real Estate Revitalization	Real Estate Services	Hotel and Tourism	Total		
Revenue						
Revenue from contracts with customers	34,179	6,725	9,413	50,139	1,527	51,846
Other income (Note) 2	5,147	975	262	6,385	-	6,385
Net sales to external customers	39,327	7,700	9,676	56,704	1,527	58,232
Internal net sales or transfers between segments	0	658	56	715	72	788
Total	39,327	8,359	9,733	57,420	1,600	59,021
Segment profit	11,802	4,520	2,291	18,614	408	19,022

(Note) 1. The category of "Others" refers to business segments not included in the reportable segments, and includes overseas development business and construction business, etc.

2. Other income consists of lease revenue, etc. based on Accounting Standard for Lease Transactions (ASBJ Statement No. 13).

2. Difference between the total amount of profit or loss of reportable segments and the amount recorded in the interim consolidated statement of income, and the main contents of such difference (matters related to reconciliation of differences)

(Unit: million yen)

Profit	Amount
Total for reportable segments	18,614
Profit in the "Other" category	408
Elimination of inter-segment transactions	-3
Company-wide expenses (Note)	-5,405
Ordinary profit for the six months ended September 30, 2024	13,614

(Note) Company-wide expenses mainly consist of general and administrative expenses that are not attributable to any reportable segment.

3. Information on impairment losses of non-current assets or goodwill, etc. by reportable segment

There are no applicable items.

(Revenue Recognition Related)

The breakdown of revenue from contracts with customers is as stated in "Notes (Segment Information, etc.)".