

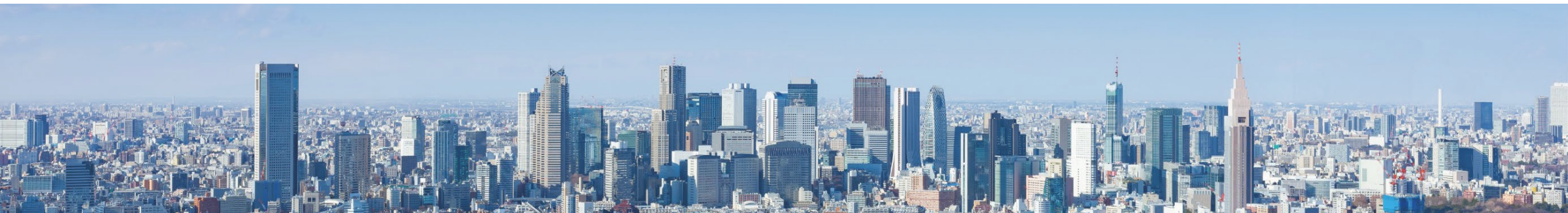
FJ Next Holdings

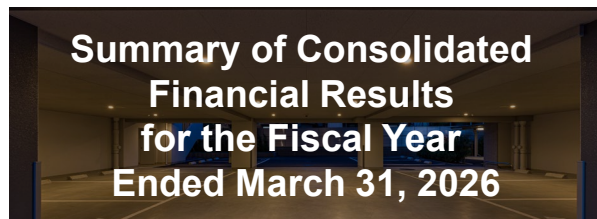
Supplementary Materials to the Financial Results Briefing for the Fiscal Year Ended March 31, 2026

May 12, 2026 (Tuesday)

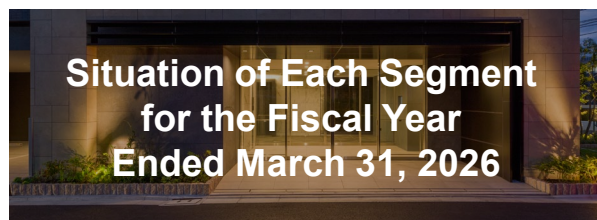


■ Summary of Consolidated Financial Results for the Fiscal Year Ended March 31, 2026	.....	p.4 to p.7
■ Situation of Each Segment	.....	p.8 to p.14
■ Each Segment and Brand of the Group	.....	p.15 to p.21
■ Business Situation and Strategy of the Group	.....	p.22 to p.34
■ Consolidated Performance Forecast for the Fiscal Year Ending March 31, 2027	.....	p.35 to p.37
■ APPENDIX	.....	p.38 to p.48





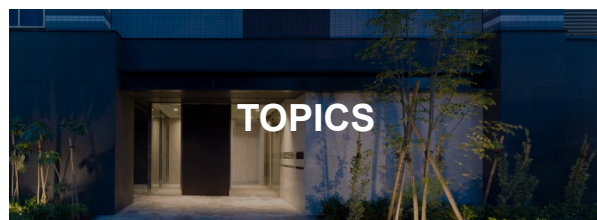
- Net sales of 142.3 billion yen, operating income of 14.4 billion yen, ordinary income of 14.3 billion yen, and net income of 10.0 billion yen
- Record-high results updated



- Sold 3,878 units, achieving a new record in the real estate development business, which is our main business
- In the construction segment, in addition to an increase in the number of construction projects, recent orders have also been strong



- Achieved market-leading supply and sales performance through consistent services in purchasing, sales, and management
- Implemented speedy purchasing and sales of pre-owned condominiums



- Received the Grand Prize of “SUUMO AWARD” from Recruit Co., Ltd. three years in a row under the “Quality-Price Balance Category” in the Tokyo metropolitan area for 2025
- Initiatives for DX promotion and measures to enhance brand value
Commencement of the introduction of the “GMO Rental DX Resident App”
Introduction of “Co.Da.Wa.Rism (Curated Living)”

Consolidated Financial Results

for the Fiscal Year Ended March 31, 2026

Net Sales

142,374
million yen

YOY **+26.6%**



Operating Income

14,402
million yen

YOY **+51.8%**



Ordinary Income

14,356
million yen

YOY **+51.8%**



Net Income Attributable to Shareholders of Parental Company

10,010
million yen

YOY **+54.4%**



Consolidated Statements of Income for the Fiscal Year Ended March 31, 2026

Mainly due to an increase in the number of condominium units sold, both revenue and profit increased, achieving record-high results.

(Millions of yen)

	FY2025	FY2026		
	Results (A)	Results (B)	Increase/Decrease (B)-(A)	Rate of change
Net Sales	112,429	142,374	+29,944	+26.6%
Cost of sales	91,785	115,507	+23,722	+25.8%
Gross profit	20,644	26,866	+6,222	+30.1%
Selling, general and administrative expenses	11,155	12,464	+1,309	+11.7%
Operating income	9,488	14,402	+4,913	+51.8%
Ordinary Income	9,459	14,356	+4,897	+51.8%
Ordinary income ratio	(8.4%)	(10.1%)	—	+1.7P
Net income attributable to shareholders of parental company	6,483	10,010	+3,527	+54.4%

Consolidated Balance Sheet for the Fiscal Year End (March 31, 2026)

By keeping dependency on loans at a low level, we have maintained good financial health.

	(Millions of yen)		
	FY2025 (as of Mar. 31, 2025) (A)	FY2026 (as of Mar. 31, 2026) (B)	Increase/Decrease (B)-(A)
Current assets	92,778	98,498	+5,720
Cash and deposits	24,468	25,740	+1,272
Real estate for sale	16,414	25,431	+9,016
Real estate for sale in process	43,324	39,281	-4,043
Non-current assets	12,699	15,370	+2,671
Total assets	105,477	113,869	+8,391
Current liabilities	15,841	16,266	+424
Non-current liabilities	16,713	16,475	-238
Total liabilities	32,555	32,742	+186
Total net assets	72,922	81,127	+8,204
Interest-bearing liabilities	18,230	14,750	-3,480

Key points

- The Company achieved a low level of dependency on interest-bearing liabilities at **13.0%**.
- The Company continued to maintain good financial health, with equity ratio of **71.2%**.

Situation of Each Segment

for the Fiscal Year Ended March 31, 2026

Financial Results by Segment

(¥ million)

	Net Sales	Segment profit		Net Sales	Segment profit
Real estate development business	127,725	12,453		8,988	829
	YOY			YOY	
	+27.9%	+56.5%		+28.8%	+184.1%
Real estate management business	Net Sales	Segment profit		Net Sales	Segment loss
	4,284	1,108		1,333	-2
	YOY			YOY	
+1.7%	-7.8%		2.7%	compared with segment income of 12 million yen in the previous consolidated fiscal year	
Japanese inn business					

Outline of Real Estate Development Business (1)

FJ Next Holdings / FJ Next / FJ Next Residential

External sales

127,725
million yen

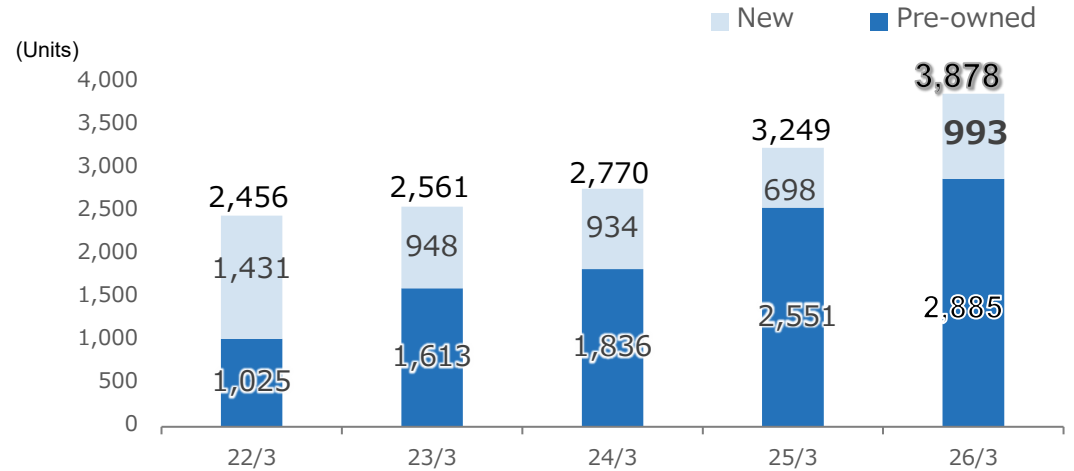
YOY **+27.9%**

Segment income

12,453
million yen

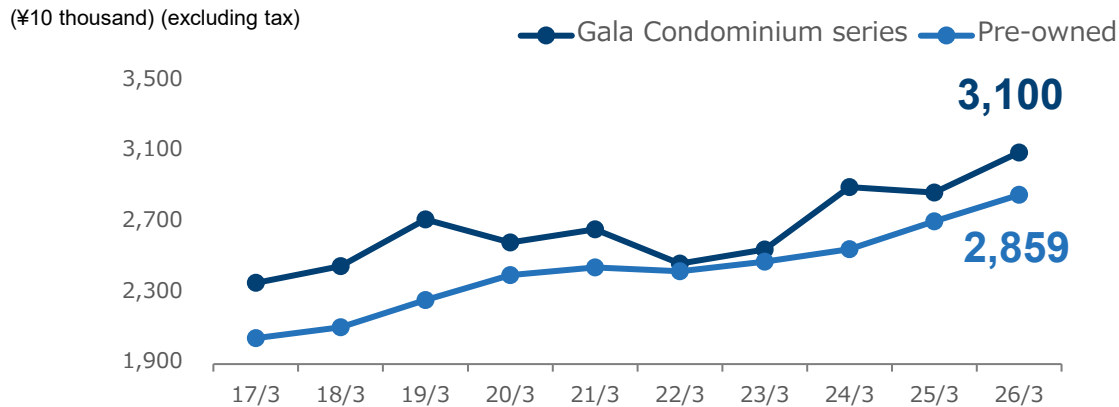
YOY **+56.5%**

Transition in condominium units sold



* "New" includes the Gala Condominium series and the Gala Residence series.

Average sales price (single type*) *Under 40 m²



Outline of Real Estate Development Business (2)

FJ Next Holdings / FJ Next / FJ Next Residential

Delivered 13 newly built condominiums. Sold 3,878 units, achieving a new record.

Condominium Sales Status			FY2026		YOY	
			No. of Units	Sales (¥ million)	No. of Units	Sales (¥ million)
Aggregation category	New	Gala Condominium series	3,878	120,570	+629	+27,261
		Gala Residence series *	(652)	(20,216)	(+136)	+5,388
	Pre-owned condominiums	(341)	(17,184)	(+159)	+8,453	
			(2,885)	(83,170)	(+334)	+13,419

* The "Gala Residence series" includes the units that are equivalent to the Company's equity among the projects based on joint ventures.



Name of property: Gala Station Kawasaki-Hirama

Address: 28-1 Tajiri-cho, Nakahara-ku, Kawasaki, Kanagawa



Total units: 139

Completion: February 2026



Name of property: Gala Residence Umejima Belmont Park

Address: 2-14, Umejima, Adachi-ku, Tokyo



Total units: 78

Completion: February 2026

While revenue increased mainly from management contracts for properties developed by our group, profits decreased due to IT investments and rising personnel costs such as those for condominium managers.

External sales

4,284 million yen

YOY **+1.7%**



Segment income

1,108 million yen

YOY **-7.8%**



— No. of managed condos and units —

385 condos **26,262** units (as of the end of March 2026)

316 single-type, **69** family-type condos

242 building maintenance contracts

...Entrusted mainly with partial facility inspections and cleaning services

Outline of Building Management Business

Through extensive education to the staff members to manage condominiums, we provide operational support for the management of condominiums and retain the assets value of the property.

— No. of managed rental units —

20,307 units (as of the end of March 2026)

Outline of rental unit management business

Combination of the landlord representation system and subleasing allows landlords to hold their asset management-type condominiums over medium to long term and to conduct assets formation for the future in an easy and safe manner.

Sales and profit increased compared with the previous fiscal year due to an increase in the number of construction projects.

External sales

8,988 million yen

YOY +28.8%



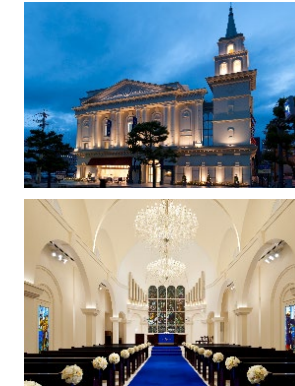
Segment income

829 million yen

YOY +184.1%



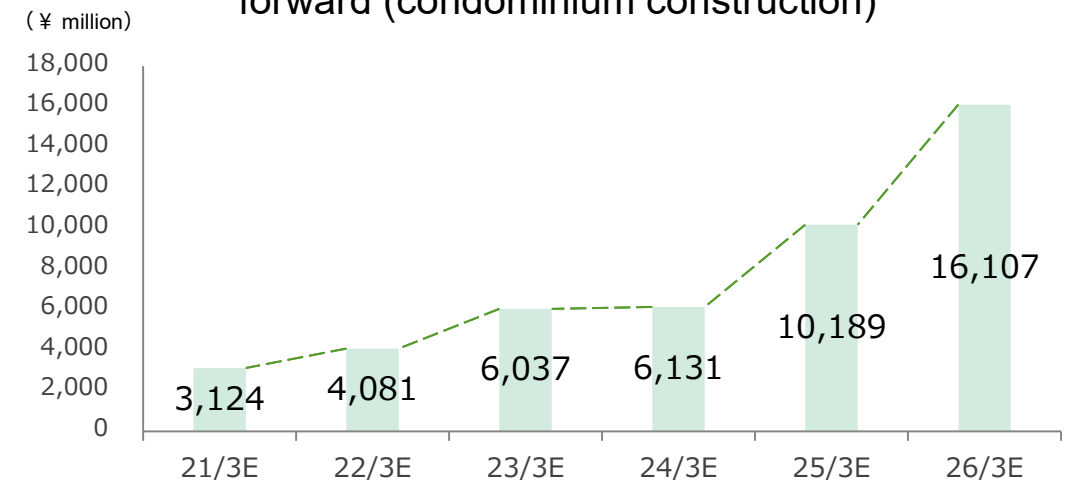
Examples of construction



Example of condominium construction

Examples of wedding hall renovation

Changes in construction work carried forward (condominium construction)



In the Izu area, the occupancy rate was lower than our expectation due to the tendency of the tourists choosing the accommodations in the lower price range.

External sales

1,333 million yen

YOY 2.7%



Segment loss

-2 million yen

compared with segment income of 12 million yen in the previous consolidated fiscal year

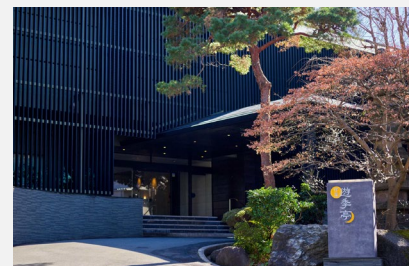


【TOPICS】 Gyokuhokan's 100th Anniversary

On November 22, 1926 (Taisho 15), a miraculous hot spring was born from a massive geyser. Having shared its history with this spring, Gyokuhokan has now celebrated its 100th anniversary. We will continue to strive for improved service quality and to maximize the value of our inn.



Ito Yukitei, a moment of fulfillment, a relaxing inn for your holidays



Closest station: JR Ito Station
No. of rooms: 27

A quiet presence far from everyday troubles, with a sweeping view of Sagami Bay from the hills of Kawana in Ito



Closest station: Izukyu Kawana Station
No. of rooms: 5

Established in 1926, Gyokuhokan provides something new, classic and ultimate.



Closest station: Izukyu Kawazu Station
No. of rooms: 16

With an aesthetic refined by tradition, you can unwind here like nowhere else.



Closest station: Izukyu Rendaiji Station
No. of rooms: 22

Each Segment and Brand of the Group

History of FJ Next Group

Since its founding in 1980, FJ Next Group has been promoting the asset-operated condominium business as its core business for more than 45 years. Continuing our sustained growth, we have supplied 370 condominiums and more than 25,000 units to date, and continue to be the choice of many customers.

1980

- Established

1994

- Started sales of “Gala Condominium series”

2002

- FJ Community Co., Ltd. established as a real estate leasing and building management company

2004

- Shares listed on the JASDAQ Securities Exchange

2005

- Resitec Corporation Co., Ltd., a general construction company, established

2007

- Shares listed on the Second Section of the Tokyo Stock Exchange
- New family-type brand “Gala Residence series” condominium sales commenced

2008

- FJ Resort Management Co., Ltd. established as an inn operator.

2013

- Listed on the First Section of the Tokyo Stock Exchange.

2021

- Transitioned to holding company structure
- FJ Next Co., Ltd. established to take over the “Gala Condominium series” business

2022

- Moved to the “Prime Market” of the Tokyo Stock Exchange

2023

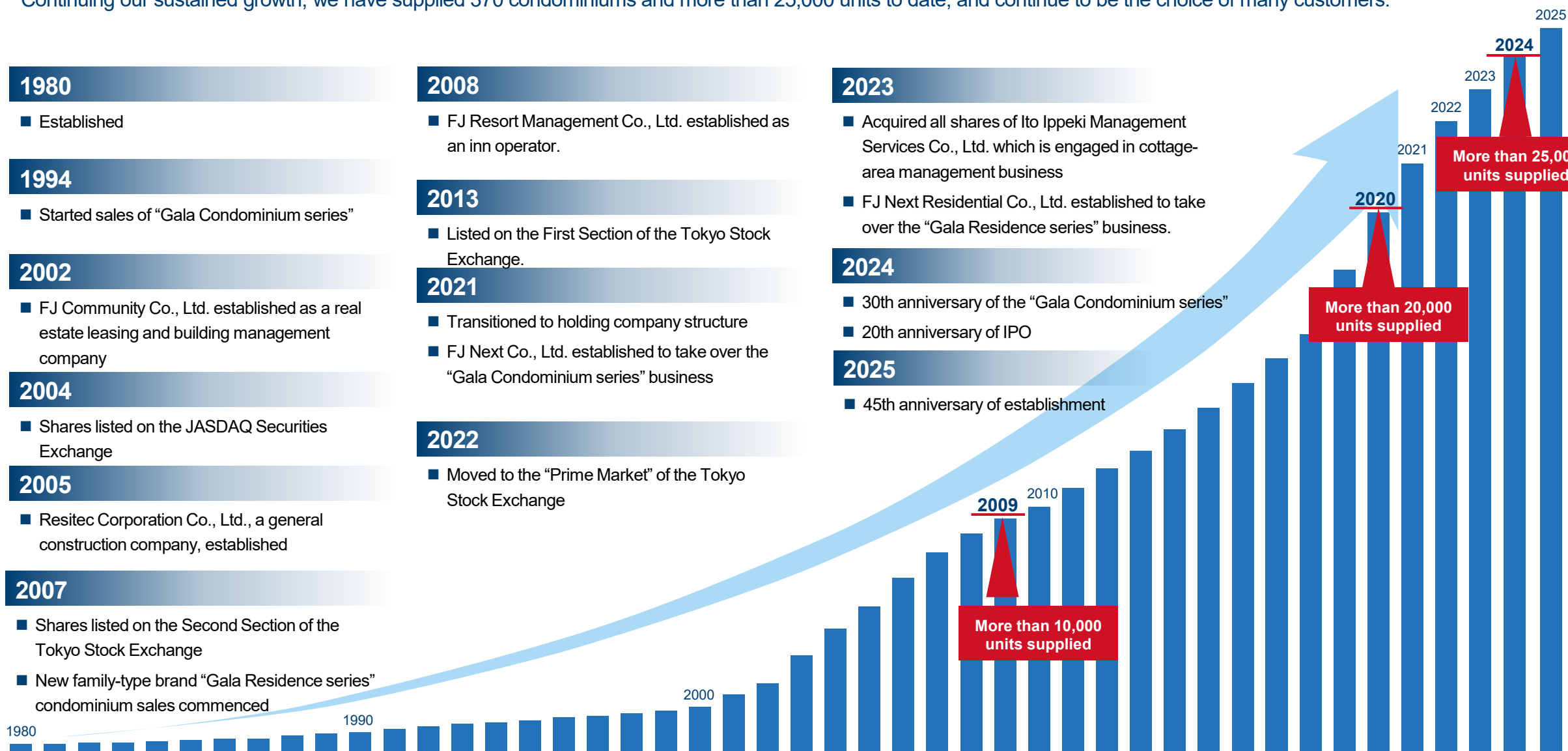
- Acquired all shares of Ito Ippeki Management Services Co., Ltd. which is engaged in cottage-area management business
- FJ Next Residential Co., Ltd. established to take over the “Gala Residence series” business.

2024

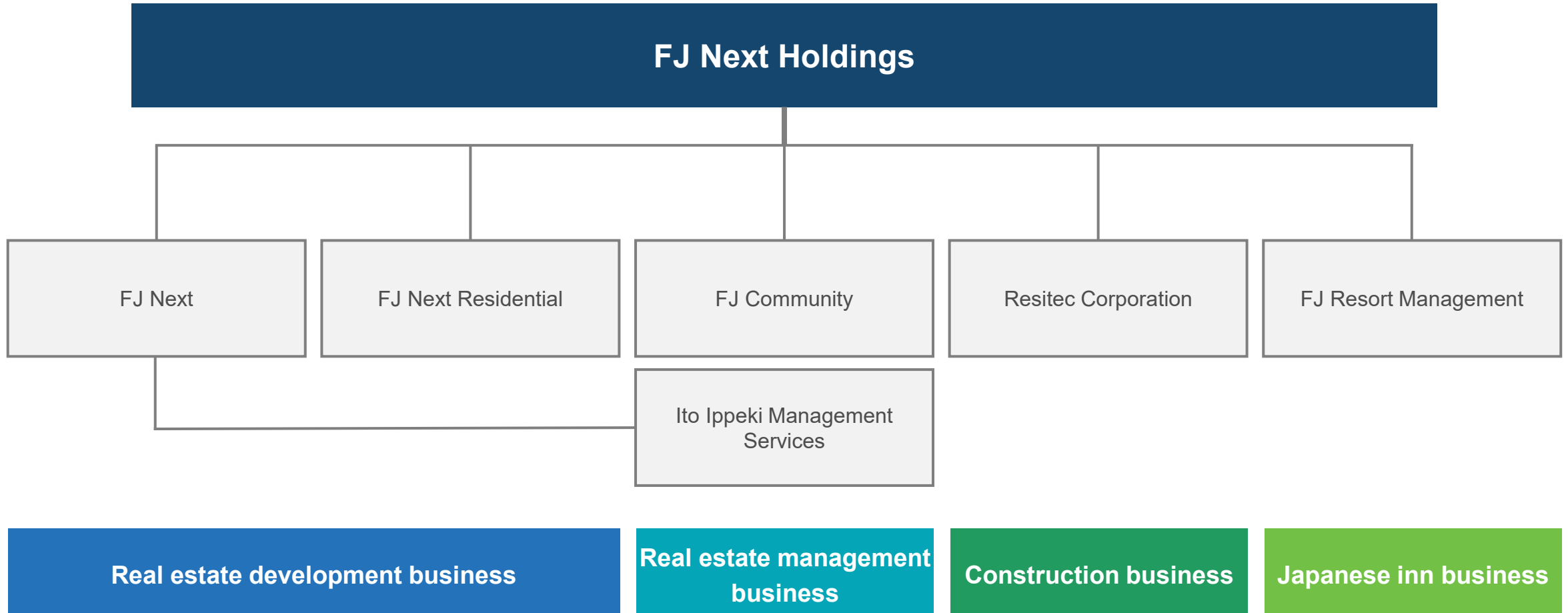
- 30th anniversary of the “Gala Condominium series”
- 20th anniversary of IPO

2025

- 45th anniversary of establishment



Life with a dream



* Ito Ippeki Management Services Co., Ltd. is a subsidiary of FJ NEXT (a sub-subsidiary of the Company).

FJ Next

FJ Next Residential

FJ Community

Ito Ippeki Management Services

Real estate development business

Our core business is the planning, development and sale of asset management-type condominiums under our own brand, the “Gala Condominium series” in the central Tokyo area. In addition, the “Gala Residence Series,” family condominiums inheriting the Gala brand concept and providing “comfortable living,” is being promoted.

Real estate management business

We provide comprehensive real estate management services not only for the maintenance and management of buildings, but also for condominium owners and residents. In addition, we conduct cottage-area management business in the Izu area.

Resitec Corporation

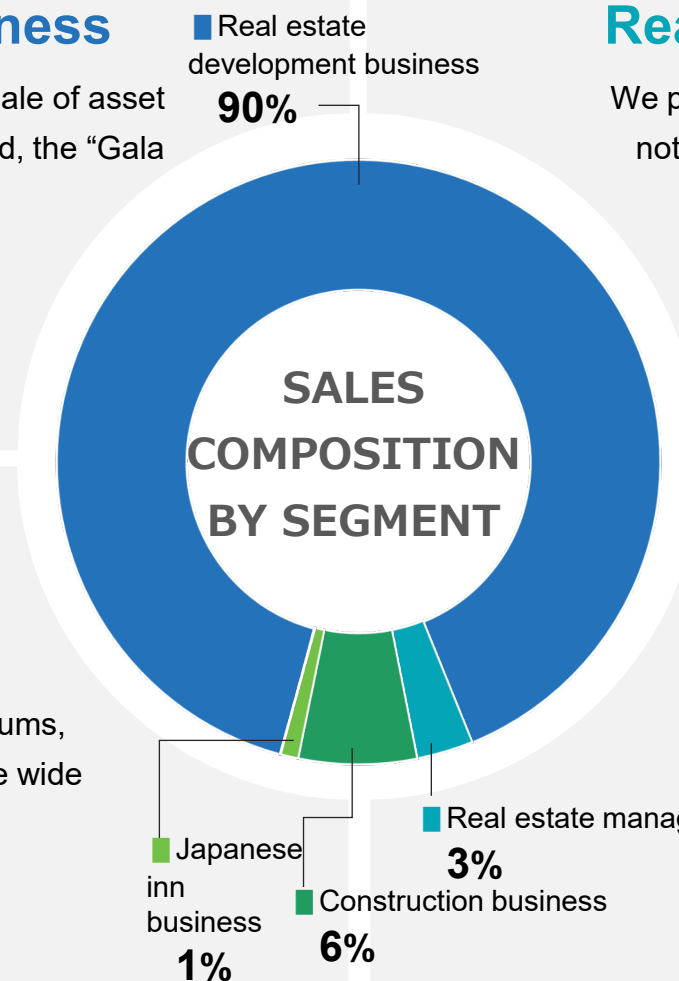
Construction business

Focused on the design and construction of condominiums, we conduct general construction business meeting the wide range of demands from single-family homes to large building renovations.

FJ Resort Management

Japanese inn business

We manage and operate four Japanese inns in the Izu Peninsula area of Shizuoka Prefecture, one of Japan's leading hot spring resorts: “Ito Yukitei”, “Ito Yukitei Kawana Bettei”, “Gyokuhokan”, and “Seiryusou”.



Gala Condominium series



“Gala” is a word meaning “festival” or “special event”. It expresses our hope that life at the Gala condominiums will be bright and enjoyable.

Gala Residence series



It should not be just functional, nor should it be just flamboyant in design. Condominiums must be designed with the utmost attention to detail from the customer's point of view, and must be robust (security and structure for peace of mind). The eight lines represent each residential unit, while the thicker line represents the secure structure.

<p>An asset management-type condominium with a distinctive design and presence in an attractive location as a base for a glamorous single life in the heart of the city</p>	<p>Characteristics</p>	<p>Self-residential condominium offering convenience and a good living environment for families</p>
<p>Single-person households</p>	<p>Target</p>	<p>Family households</p>
<p>Single type</p>	<p>Type</p>	<p>Family type</p>
<div style="display: flex; justify-content: space-around;"> <div data-bbox="267 1035 606 1278"> <p>Gala Station Kawasaki-Kuji</p> </div> <div data-bbox="733 1035 973 1278"> <p>Gala Precious Yotsugi</p> </div> </div>	<p>Examples</p>	<div style="display: flex; justify-content: space-around;"> <div data-bbox="1668 1035 1865 1278"> <p>Gala Residence Hashimoto</p> </div> <div data-bbox="1992 1035 2331 1278"> <p>Gala Residence Matsudo</p> </div> </div>



Dignified entrance design features

We have implemented design planning from the perspective of residents, including a symbolic exterior befitting an urban residence, a stately entrance, and an entrance hall with a sense of calm and dignity.



Facility specifications emphasizing safety and comfort

We plan and develop from the perspective of our residents and adopt systems and structures that meet the needs of the times. In addition, the exclusive consultation service for residents “Gala Concierge Service” collects questions and requests about daily life in the condominium, and provides a wide variety of services.



Convenient living within walking distance of the nearest station

The “Gala Condominium series” carefully selects areas with high rental demand, mainly in Tokyo and Kanagawa Prefecture, to provide comfortable footwork to the heart of the city. In the family-oriented “Gala Residence series”, we have carefully selected locations with an emphasis on rich and convenient residential conditions, as well as comfortable transportation access.

Supply Achievement for the Gala Brand

We have supplied condominiums by focusing on the area with more potential tenants such as central Tokyo and Yokohama area.

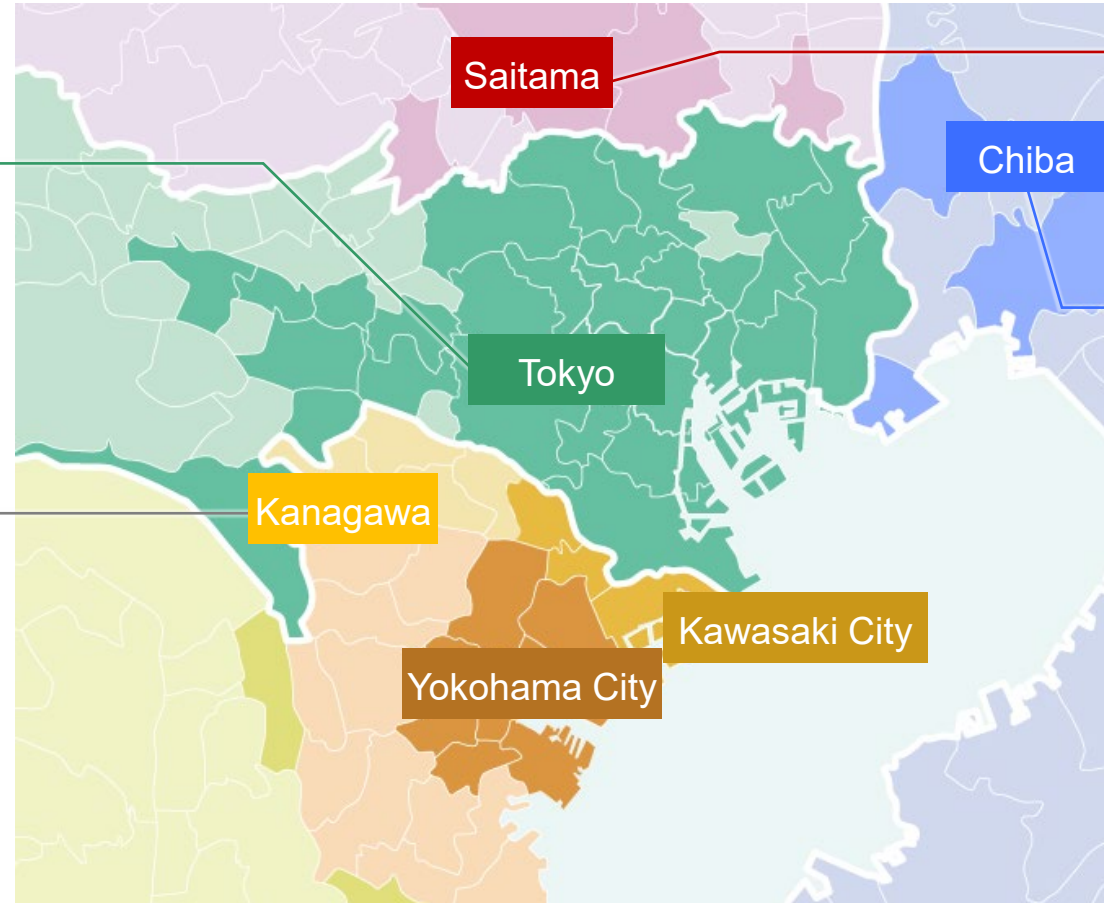
Supply map

Tokyo

- All of Tokyo Prefecture
265 condos, 17,572 units
- 23 Wards (Tokyo)
247 condos, 16,450 units

Kanagawa

- All of Kanagawa Prefecture
91 condos, 7,626 units
- Yokohama City
50 condos, 4,596 units
- Kawasaki City
36 condos, 2,714 units



Saitama
18 condos, 1,085 units

Chiba
5 condos, 258 units

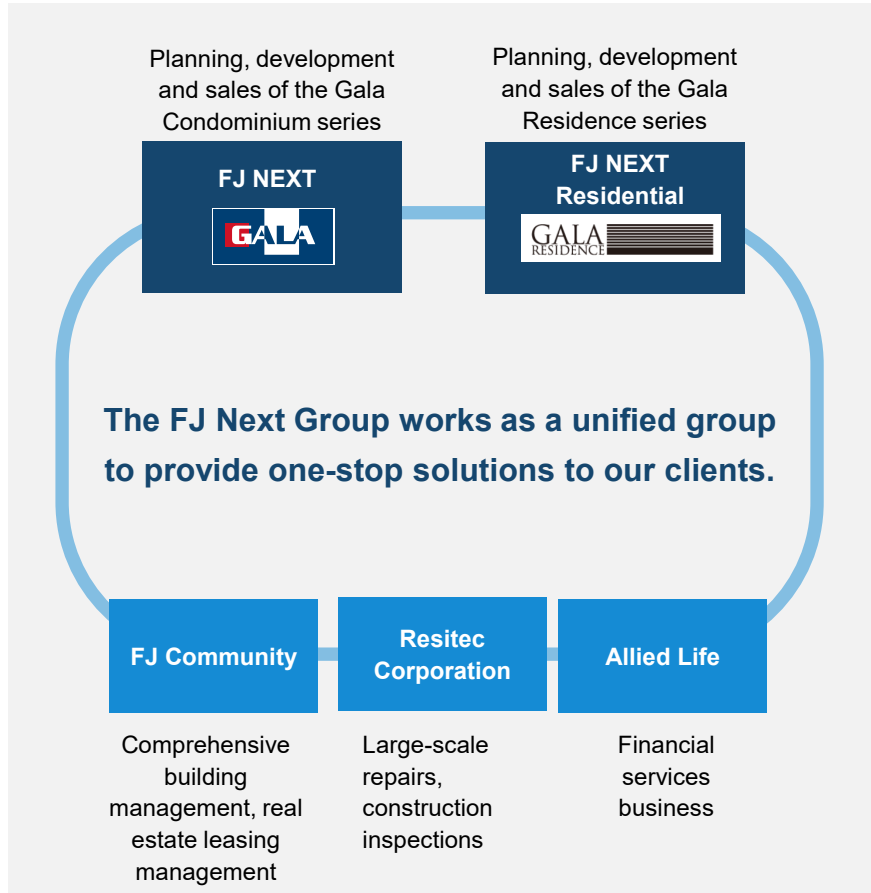
Total 379 condos
Total 26,541 units
(as of the end of March 2026)

※ Supply results for studio-type condominiums and family-type condominiums are also included.

Business Situation and Strategy

of the Group

Providing one-stop solutions through Group-wide efforts



We will build a robust business strategy through the synergy effects of the Group.

Purchase

With the strengths of more than 45 years of solid performance and robust financial affairs as our foundation, we use rapid and precise decision-making to secure land with superior business viability.



Sales

We promote sales using our precise payment simulator based on long years of actual business results and proposals for optimal asset management plans.



Management

Based on our extensive management experience, we not only maintain and manage buildings, but also provide total management of properties for sale in order to increase asset value. In addition, we have created a sales system that does not rely solely on rental businesses for tenant recruitment.

2024 -Tokyo metropolitan area new condominium supply ranking

(Target period: January to December 2024)

Rank	Owned by	No. of units supplied
1	Nomura Real Estate Development	2,315 units
2	Mitsui Fudosan Residential	2,245 units
3	Sumitomo Realty & Development	1,818 units
4	Mitsubishi Estate Residence	1,115 units
5	Open House Development	790 units
6	Tokyo Tatemono	773 units
7	FJ Next	767 units
8	Invalance	733 units
9	Shinnihon Corporation	718 units
10	Nippon Steel Kowa Real Estate	710 units

* Family, compact, and studio combined.

* Joint venture properties are proportionally divided according to the business rate.

* Fixed-term lease condominiums are included.

Source: Real Estate Economic Institute Co., Ltd. in February and August 2025

Investment-type condominium supplier ranking in the Tokyo metropolitan area

Fiscal year	No. of units supplied	Rank	Market share
2024	518 units	3	12.2%
2023	699	1	14.6%
2022	844	1	14.2%
2021	1,067	1	17.7%
2020	900	1	14.4%
2019	868	1	14.5%
2018	635	4	8.1%
2017	664	2	10.9%
2016	1,072	1	15.3%
2015	849	1	14.0%
2014	725	2	11.6%
2013	898	1	15.7%

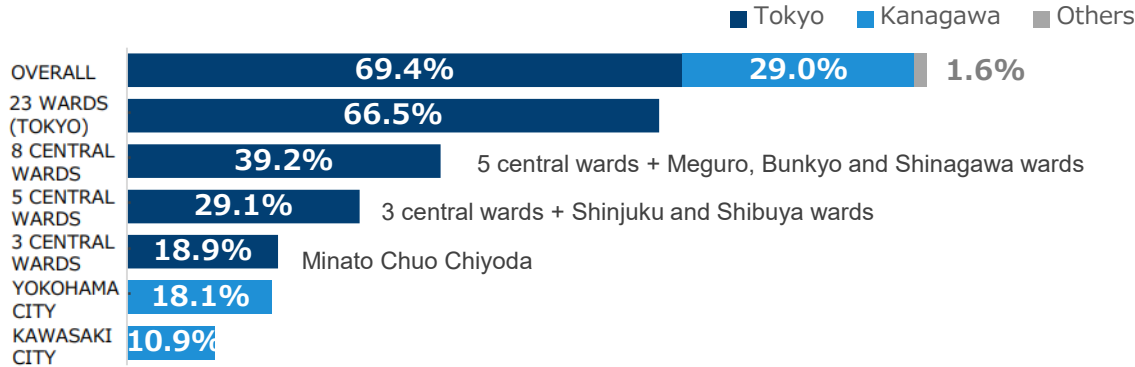
Source: Real Estate Economic Institute Co., Ltd. in August every year

Careful selection of areas with the highest demand for rental property through a strategy

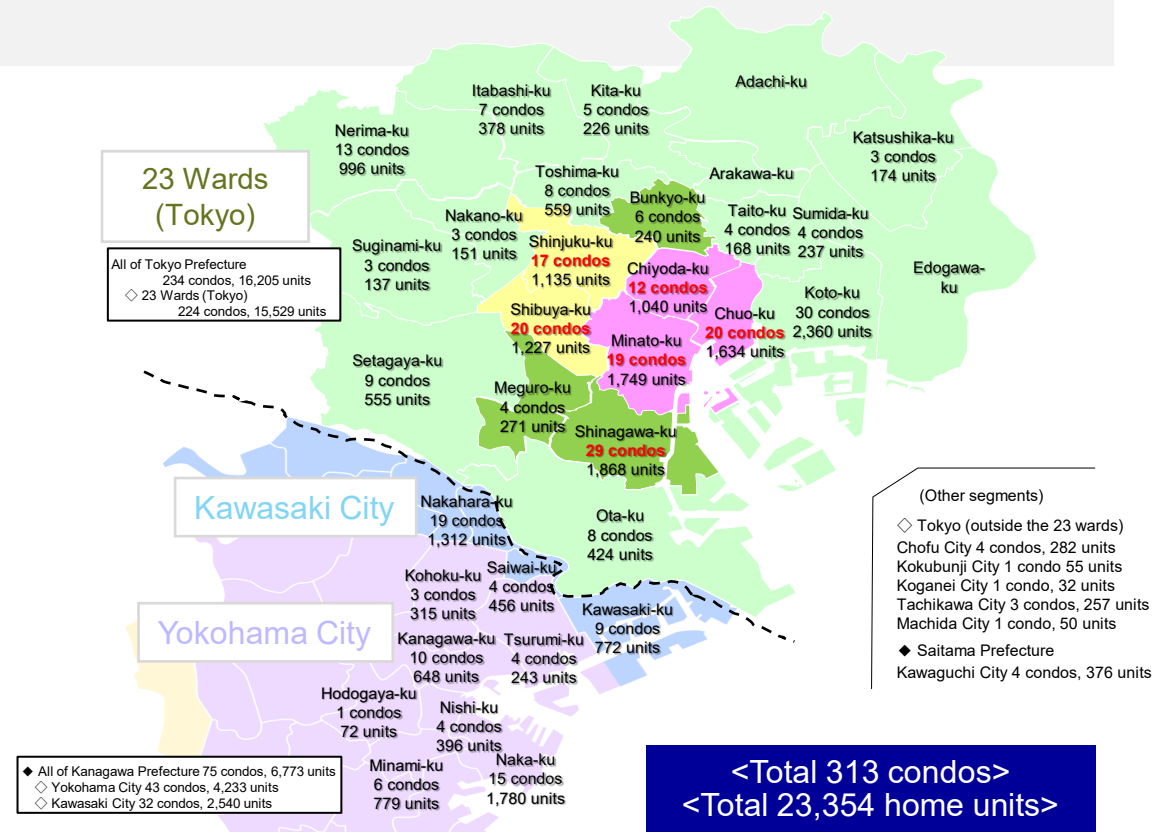
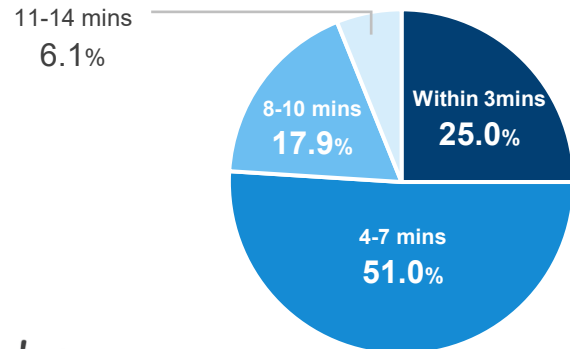
Decision to include in our business target areas

- We decide our business target area by selecting from many potential condominium sites proposed by financial institutions and brokers based on the future prospect and values as the assets.
- We carefully analyze **rental demand** based on location (train station in walking distance, value of train station as a commuting link, train and subway access, access to shopping, schools, etc.).
- Development plans of roads and others are also considered.

Supply by area



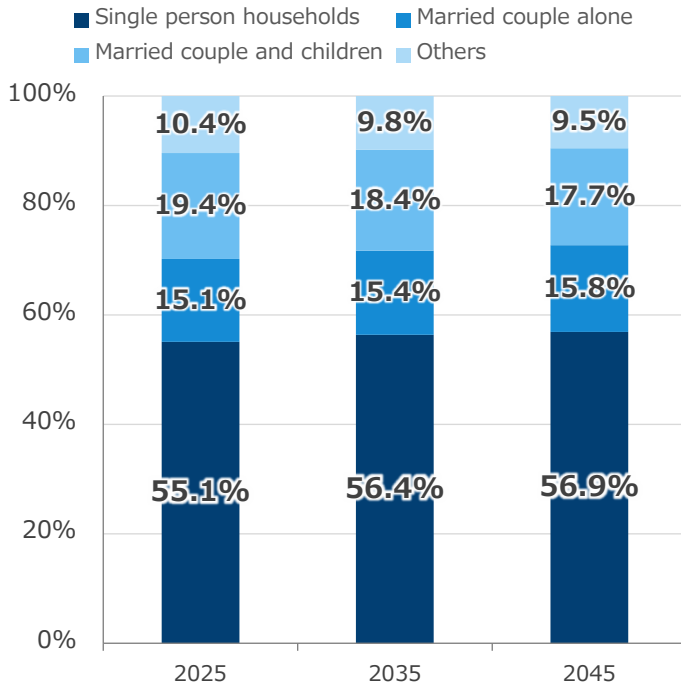
Walking distance from closest station



* Compiled only for asset-managed condominiums supplied as new construction (as of March 31, 2026)

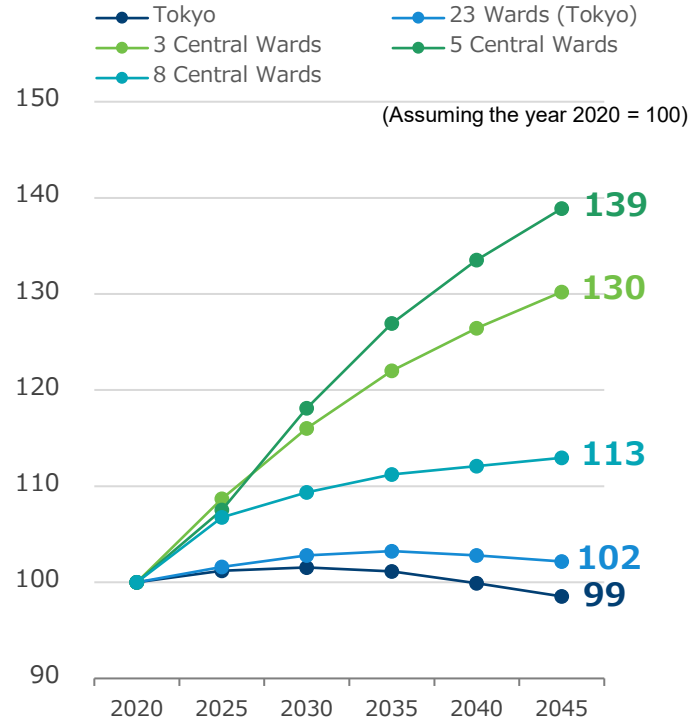
The number of single-person households will continue to increase. Hence, the potential tenants are expected to increase in the medium to long term.

Estimate for the numbers of households in the 23 Wards of Tokyo



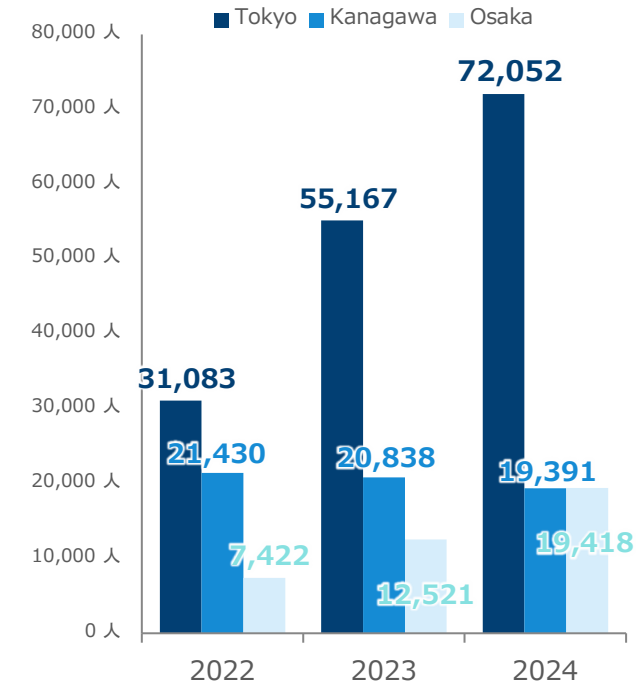
Source: Statistical Department, Bureau of General Affairs, Tokyo Metropolitan Government in March 2024

Estimate for future vital index of Tokyo



Source: Statistical Department, Bureau of General Affairs, Tokyo Metropolitan Government in March 2024

Trend in social increase and decrease (top 3 prefectures in population)



Source: Population, Demographic Movement and Households Numbers According to the Basic Resident Register (published by Ministry of Internal Affairs and Communications in August 2025)

Note: Social increase and decrease = (Number of people entering – number of people exiting); excludes foreign workers

Prefectures ranked up to 10th

Rank (for the previous year)	Prefecture name
1 (1)	Tokyo
2 (5)	Osaka
3 (2)	Kanagawa
4 (4)	Chiba
5 (3)	Saitama
6 (6)	Fukuoka
7 (30)	Aichi
8 (7)	Yamanashi
9 (8)	Shiga
10 (14)	Nagano

Future: Demand is expected to be stable.

Efficient rental sales force to enable early occupancy

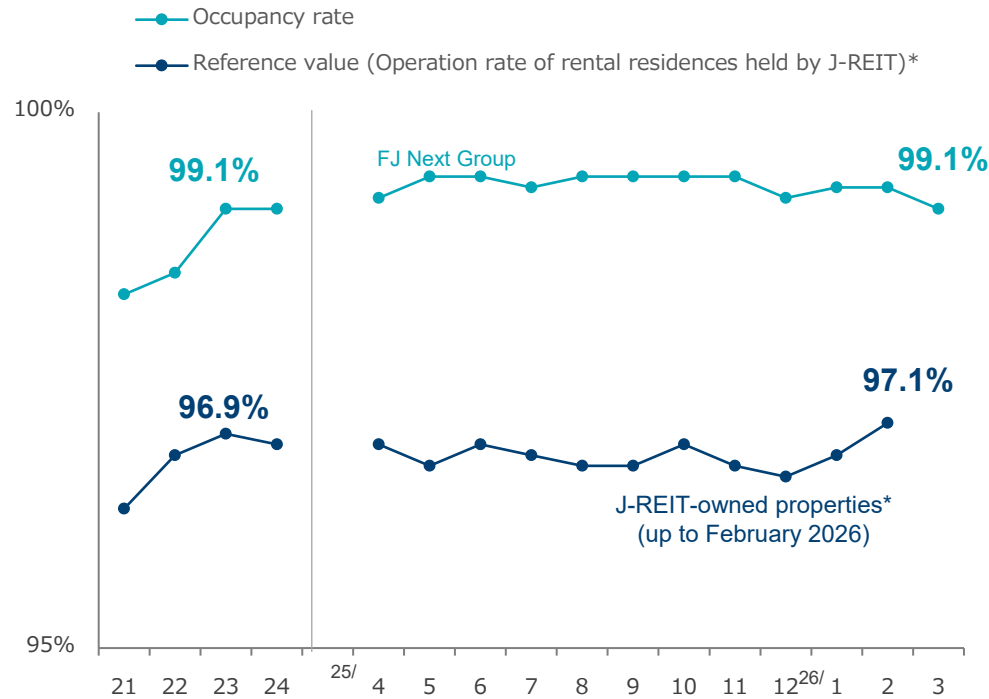
Track record of high occupancy rates Area-specific sales system

- Maintained a high occupancy rate of **99%** by supplying properties in carefully selected locations and accumulating management know-how
- We have established a five-area system that includes four areas in Tokyo and the Yokohama/Kawasaki area to provide a meticulous response and speedy occupancy

Realization of rent improvement Various networks

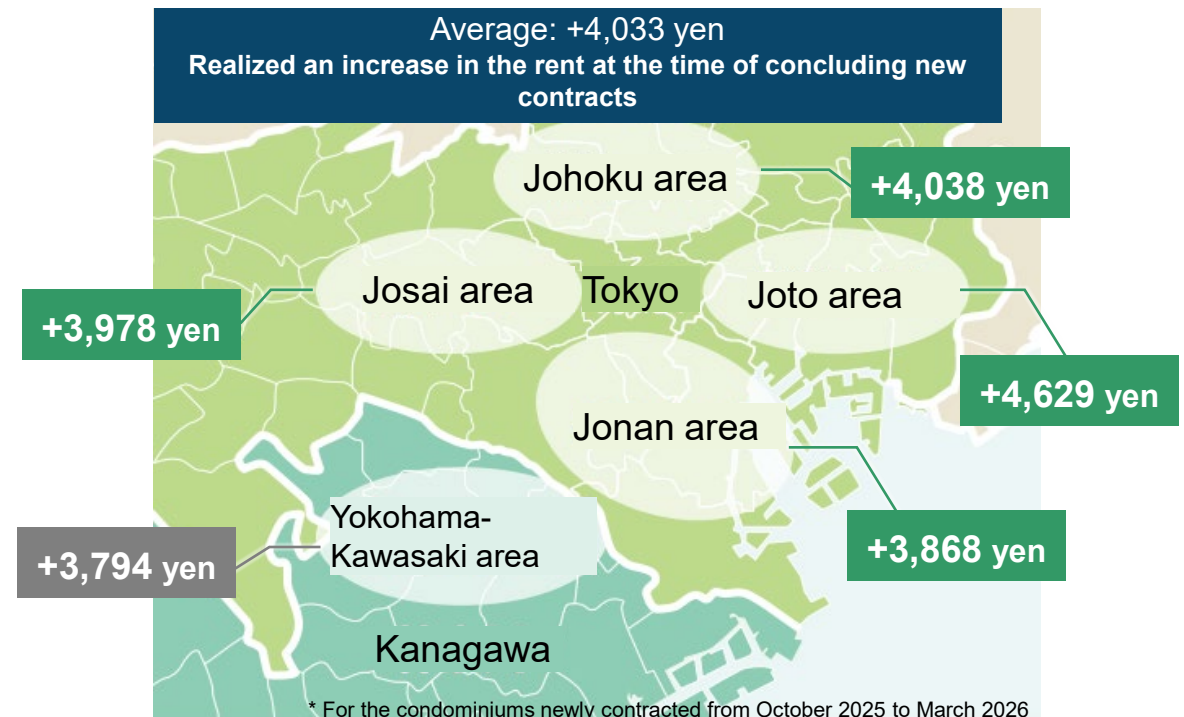
- Maintained a high occupancy rate despite the increase in the rent through the appropriate management system and efficient sales promotion
- We conduct continuous sales visits to approximately 1,200 brokers in the Tokyo metropolitan area with whom we do business, and conclude lease contracts at an early stage

● Trend in occupancy rate of rental units managed by FJ Next Group ●



* Source: Drafted by FJ Next Holdings from the Japan Investment Trust Association (JITA) data

● Areas of the sales system
Difference in rent between new area and old contract for sales system ●



Purchasing continues to expand based on corporate credibility, financial strength, and abundant information

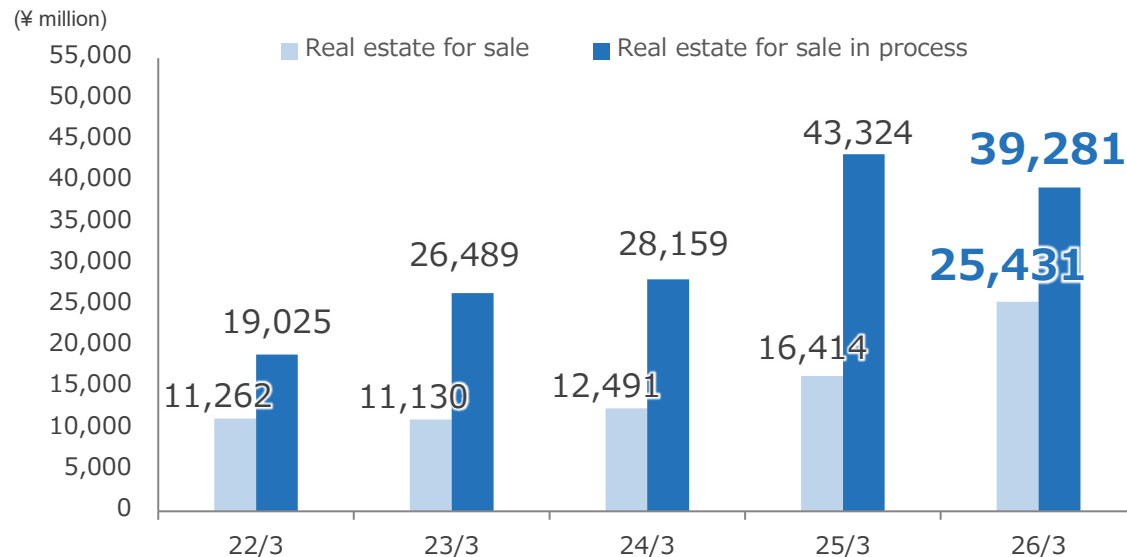
Real estate for sale

- Sold more new condominiums than the previous year.
- Even amid a challenging environment due to recent land price surges, we continued procurement emphasizing profitability based on the income approach, achieving stable procurement

Real estate for sale in process

- Even amid a challenging environment due to recent land price surges, we continued **procurement emphasizing profitability** based on the income approach, achieving stable procurement

Transition in balance of real estate for sale and real estate for sale in process



[Reference] Consolidated net sales incurred from rental income

6,543 million yen

(Result for the fiscal year ended March 31, 2026)

In addition to non-current assets, secure stable rental income from real estate for sale

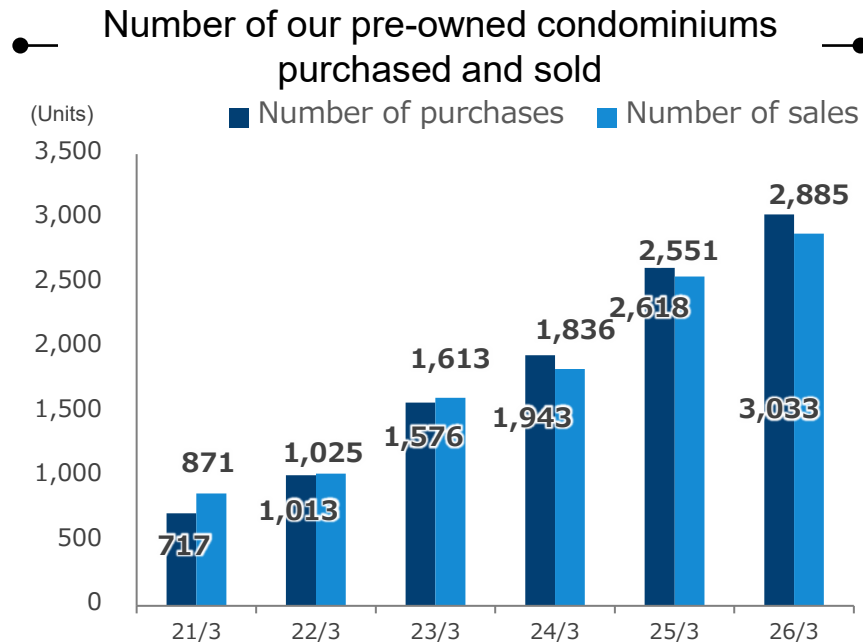
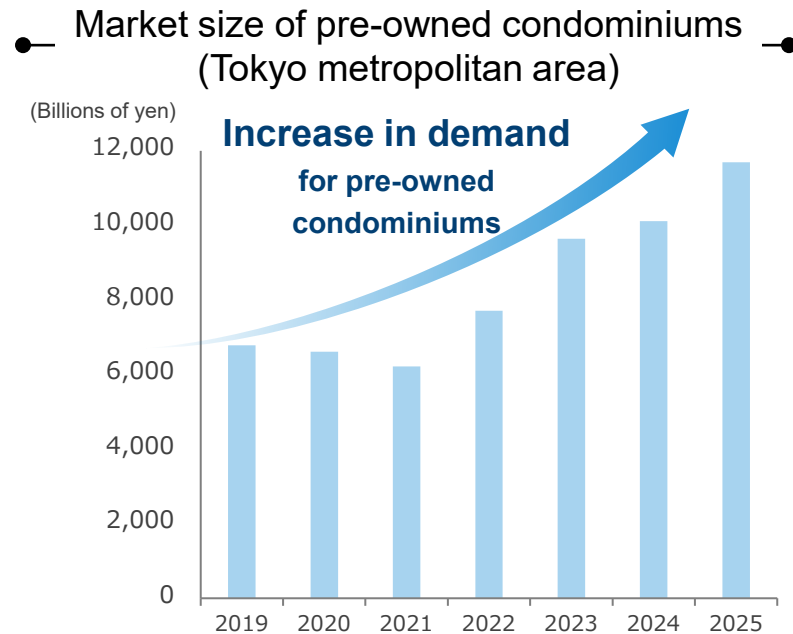
* Continuous profit can be expected as a stock business, not just inventory

※ Pre-owned condominium inventory is included in "real estate for sale".

Expansion of pre-owned condominium business and speedy purchase and resale utilizing the Gala brand

Characteristics of pre-owned condominium business

- Business expanded due to favorable conditions in the market for pre-owned condominiums and increasing demand
- Rapid assessment and purchase is conducted by building an extensive financial capacity and extensive support system
- With a carefully selected area strategy and eligible rent settings, we have established the Gala brand trusted by financial institutions that can be sold at the earliest by means of rapid collateral evaluation



Speedy purchasing and sales
 Average number of sales days of pre-owned condominiums (FY ended March 31, 2026) ^{*1}
32.0 days
 Industry average: 82.5 days ^{*2}

^{*1} Aggregate properties purchased and delivered during the period
^{*2} Publication by Real Estate Information Network for East Japan: Days between registration and conclusion of contract of pre-owned condominiums in the entire year 2025

* (= Average price per unit x number of units)

Source: Tokyo Kantei Co., Ltd.

Supply results of family-type condominiums are steadily improving. New projects keep on coming!

Examples of new projects

“CENTER OF WONDERFUL” Gala Residence Fuchu Musashinodai Dual

To be completed in November 2026. Total units: 39

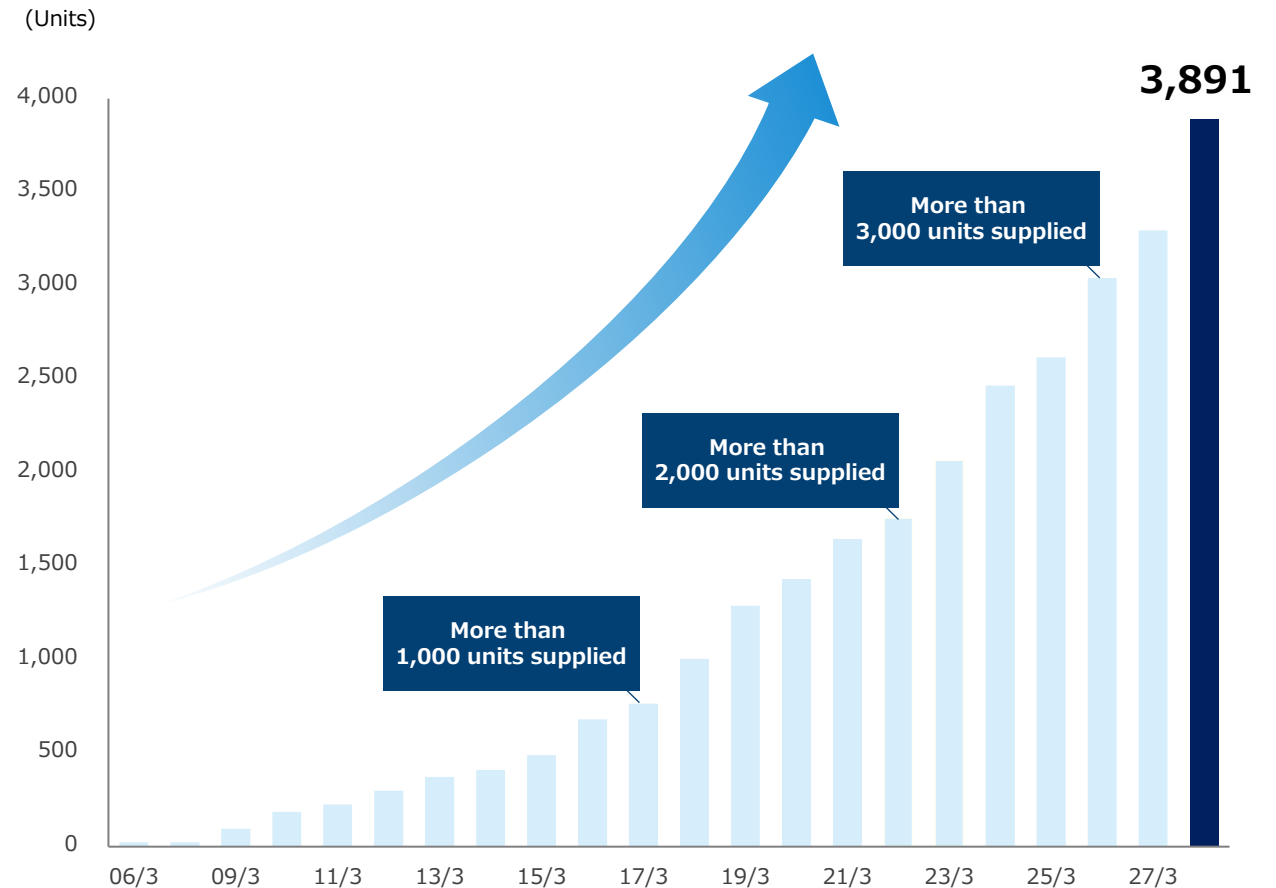


“SHONANDAI ANSWERS” Gala Residence Shonandai

To be completed in February 2027. Total units: 48



Supply achievement for the Gala Residence series



* In the forecast for the fiscal year ending March 2027, the projects under progress are included as the ones that are expected to be supplied within the term.

* Includes projects based on joint ventures.

To increase the satisfaction of both residents and owners, and to maintain and improve the asset value of the property

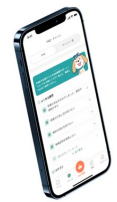
Improvement of resident satisfaction

■ Providing extensive services suited to the lifestyles of residents

GALA コンシェルジュ
サービス



We deliver services and information regarding residences through members' web site and distribution of email magazines. Furthermore, we aim to improve operational efficiency and enhance convenience for residents by introducing a resident app.



Introducing a resident app

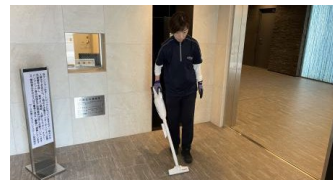
Reduce phone calls and paperwork by using chat and electronic contracts.

■ Promotion of management systems and facilities for condominiums that support lifestyles



Introduction of "flooding and earthquake sensors"

A continuous monitoring system enables rapid disaster prevention and reduction in the event of a disaster



Direct employment of condominium management staff

Training condominium management professionals to maintain and improve buildings and management quality



Introduction of EV charging service

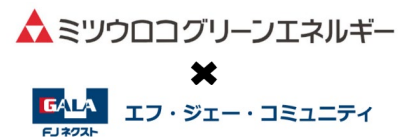
Contribution to improved convenience and solutions to environmental problems by responding to EV usage needs

Improvement of owner satisfaction



Introduction of condominium management IoT service "Mobakan"

Improvement in business efficiency through computerization of management association management. Contribution to greater convenience and reduced burden for owners.



Provision of "Gala eleco Denki"

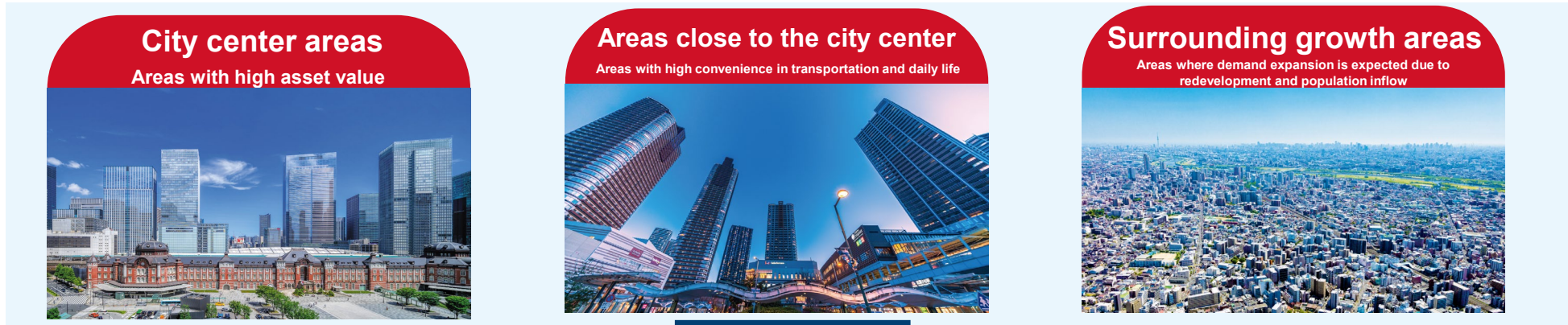
Reduces the cost of electricity charges borne by management associations through low-cost renewable energy generation.

Maintenance and improvement of asset value

Growth Direction in the Tokyo Metropolitan Area Market

Expand the scope of supply while identifying high-demand areas in the Tokyo metropolitan area, and aim for sustainable growth through coordination among the real estate development segment, real estate management segment, and construction segment

Gradual expansion of supply areas



Real estate development business



Expansion of supply and distribution of new and pre-owned condominiums leveraging the GALA brand

Real estate management business



Accumulation of stock revenues through expansion of managed units

Construction business



Strengthening supply capacity through expansion of orders and improvement of quality

Expansion of revenue base → Sustainable growth

Competitive Advantages and Key Initiatives Supporting Growth



Selective procurement and product planning

- ✓ Identification of high-demand areas
- High value-added product planning



Construction and supply system

- ✓ Quality and construction schedule responsiveness
- Stable order intake and supply system



Sales capability and customer development

- ✓ Sales proposal capability tailored to customer needs
- Customer development through membership programs and seminars, etc.



Management and after-sales service

- ✓ Detailed rental and building management
- Balance between asset value and living environment

Key initiatives

Strengthening land acquisition capability



Expansion of procurement capability and project sourcing

Strengthening construction and staffing systems



Expansion of order intake systems through personnel acquisition and training

Strengthening sales channels



New customer development utilizing online initiatives and real events

Strengthening sales and management platforms



Strengthening customer touchpoints and improving service quality

Strengthening supply system × strengthening product competitiveness × expanding earnings base

Consolidated Performance Forecast

for the Fiscal Year Ending March 31, 2027

Consolidated Performance Forecast for the Fiscal Year Ending March 31, 2027

Net sales

152,000
million yen

Compared to the consolidated fiscal year under review **+6.8%**



Operating income

15,000
million yen

Compared to the consolidated fiscal year under review **+4.2%**



Ordinary income

15,000
million yen

Compared to the consolidated fiscal year under review **+4.5%**



Net income attributable to shareholders of parental company

10,500
million yen

Compared to the consolidated fiscal year under review **+4.9%**



Key points

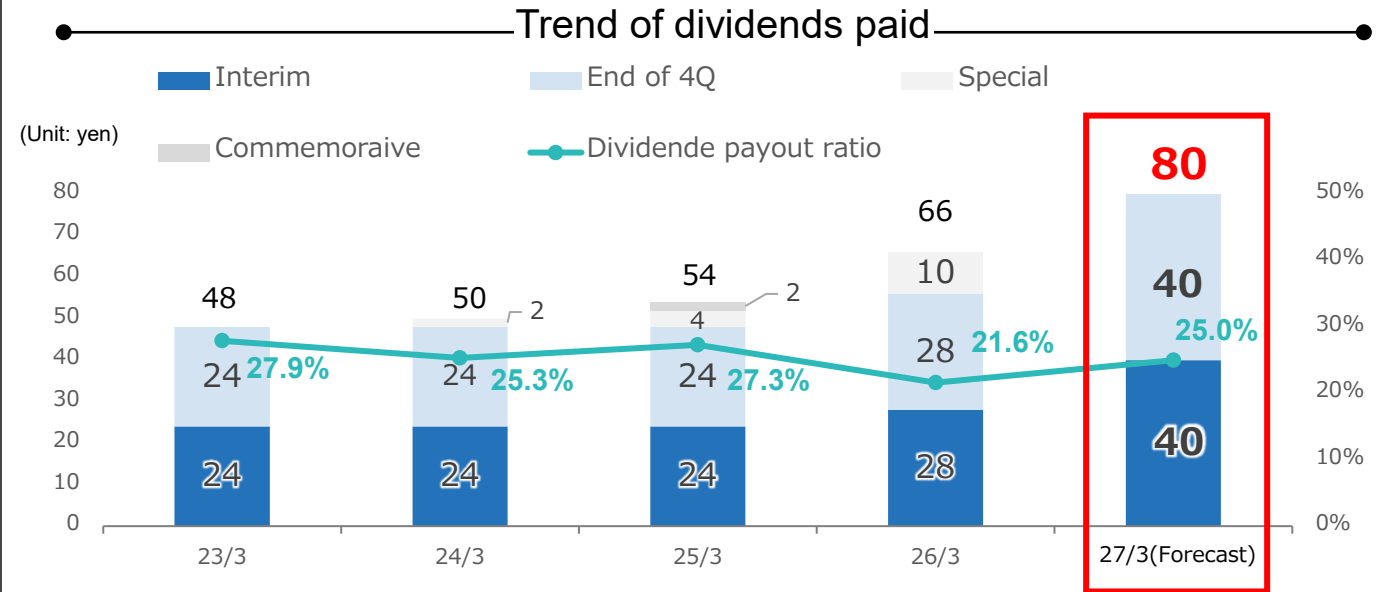
- Plan to sell **4,000** condominium units annually (including 343 units in the Gala Residence series)
- With rising raw material prices anticipated, the operating margin is **9.9%** (expecting to rise in raw material prices)
- ➔ While we anticipate some impact on raw material prices and construction schedules due to the situation in the Middle East, we currently expect the impact on our full-year earnings forecast to be limited.

Annual dividend
80 yen

(Breakdown)

Interim dividend: 40 yen
Year-end dividend: 40 yen

YOY **+14 yen**
Compared to the ordinary dividend **+24 yen**



Key points

- Increased by **14 yen** YOY, by **24 yen** compared to the ordinary dividend
- Progressive dividend policy is adopted, according to which the dividend amount is increased in line with medium- to long-term growth

APPENDIX

Initiatives for DX promotion and measures to enhance brand value

Improving operational efficiency and resident satisfaction through the use of chat and electronic contracts

Commencement of the introduction of the “GMO Rental DX Resident App”



New quality standards introduced for our brand “Gala Residence” series Introduction of “Co.Da.Wa.Rism (Curated Living)”



Key points

- Enables communication from move-in checks and handling issues at move-in to renewal contracts and move-out applications
- Allows uploading images and videos to bulletin board notices and chat, enabling more accurate information sharing
- Frequently asked questions are compiled as FAQs, and inquiries to the management company can be made via chat when direct contact is desired

Overview

“Co.Da.Wa.Rism (Curated Living)” is an initiative to elevate to a higher level the know-how our group has accumulated through the development and sale of our branded condominiums, the “Gala Residence” series—such as “highly flexible space design,” “storage with meticulous attention to detail,” and “universal design that is easy for anyone to use”—and to reflect it in future product planning in a timely and appropriate manner.

“SUUMO AWARD” 2025 Tokyo Metropolitan Area

Received the Grand Prize three years in a row under the “Quality-Price Balance Category”

We believe that we have received high evaluations from our customers as a result of the Group's track record as a condominium developer, having supplied more than 25,000 condominium units (as of the end of March 2025), and our continued pursuit of creating more satisfying residences and providing a higher level of service. This is the fourth consecutive year that we have won awards in these two categories.



Quality and Price Balance Category

Companies that were highly evaluated by buyers in terms of a good balance between property quality and price.

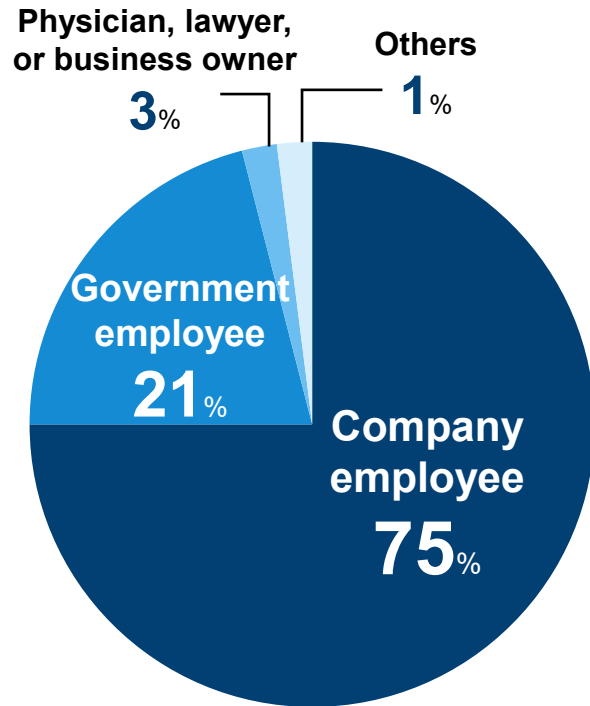
Customer Service Satisfaction Category

Companies that were highly evaluated for their quick response, politeness, and reliability during the purchase process, including answers to questions and explanations of various procedures

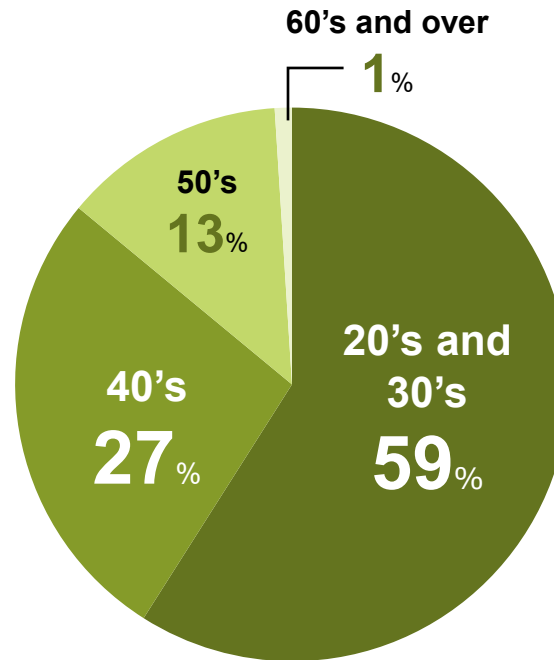
The “SUUMO AWARD (2025 Tokyo Metropolitan Area)” is a ranking of the satisfaction levels of condominium developers and condominium sales companies in various aspects, such as quality, price, and initiatives, of people who have purchased a new condominium in the Tokyo metropolitan area, by Recruit Co., Ltd.

We have acquired a broad range of owners by providing a wide variety of products.

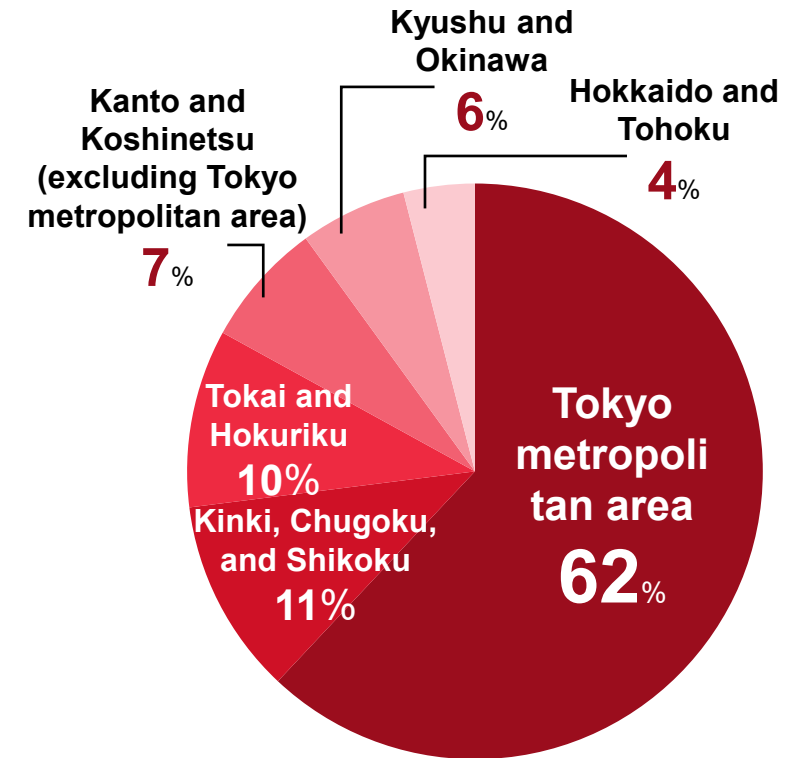
By occupation



By age



By residential area



Note: Statistics are calculated using only asset management-type condominiums (Apr. 2025 through Mar. 2026).

Actively develop marketing initiatives

Direct approach to those considering asset management

~Collaboration with highly compatible companies and events~

Actively develop seminars in collaboration with experts in specific fields, financial institutions, companies that operate asset management services, etc., and utilize web seminars.

Expanding New Customer Acquisition Through Web and Social Media Utilization

~Acquiring New Customers Through Information Dissemination and Strengthening Engagements~

We will expand new customer acquisition through web advertising and social media, while also strengthening the dissemination of information on asset management and real estate investment to foster continuous engagement.

Results

- PR targeting consumers highly interested in asset building and life planning
- Collaboration with highly compatible companies and services
- Participation in exhibitions, seminars, and partner events
- Creation of consultation and business negotiation opportunities through face-to-face interactions



Results

- Expanding new customer acquisition through web advertising and social media
- Strengthening information dissemination regarding asset management and real estate investment
- Creating continuous contact with members and potential customers
- Guiding customers to online consultations and seminars



New Investment Opportunities for Asset Management-Type Condominiums



Based on a track record and expertise accumulated over more than 45 years since its foundation, the FJ Next Group carefully selects projects best suited to real-estate crowd-funding.



FJ Next Group's real-estate crowd-funding service, starting from as little as **¥10,000**

Subscriptions to Fund No. 1 began on May 10, 2022. The Group has created thirty five funds to date.

Fund Information

GALA FUNDING #31 (Yokohama-Kannai)	GALA FUNDING #32 (Yokohama-Kannai)	GALA FUNDING #33 (Nihonbashi-Hamacho)	GALA FUNDING #34 (Shibuya Nanpeidai)	GALA FUNDING #35 (Shirokane-Takanawa)
Location: Fujimi-cho, Naka-ku, Yokohama City, Kanagawa	Location: Fujimi-cho, Naka-ku, Yokohama City, Kanagawa	Location: Nihonbashi-Hamacho, Chuc-ku, Tokyo	Location: Nanpeidai-cho, Shibuya-ku, Tokyo	Location: Takanawa, Minato-ku, Tokyo

Amount raised:
25,900,000 yen

Amount raised:
25,900,000 yen

Amount raised:
34,160,000 yen

Amount raised:
43,890,000 yen

Amount raised:
72,800,000 yen

Estimated distribution rate	Operation period	Minimum investment	Selection method	Investment structure
3%	6 months	¥10,000	Lottery format	Priority and subordinate structure (Priority 70% , Subordinate 30%)

Note: The above are the terms and conditions at the time of offer for the fund currently under management (before operation), and are not necessarily applied to the funds scheduled to be formed in the future.

Copyright© 2026 FJ NEXT HOLDINGS CO., LTD. All Rights Reserved. 43

Adoption of environmentally-friendly materials and fixtures

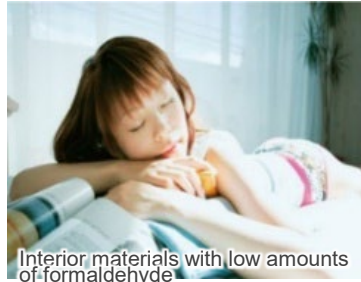
Proactively adopting environmentally-friendly materials and fixtures



Use of LED for lighting in common spaces



Flooring using environmentally-friendly plywood



Interior materials with low amounts of formaldehyde

Introducing the EV charging service to promote CO2 reduction



For the Gala condominiums, we are progressively working on introducing and installing EV chargers to promote the reduction of carbon dioxide (CO2). The demand of using EVs has been increased in recent years. Installing the chargers allows us to contribute to improving the residents' convenience and enhancing the asset value of the condominiums.

Initiatives regarding climate change and biodiversity

Promotion of rooftop gardens as part of heat island countermeasures



Sponsorship of various environmental preservation activities



Support for environmental conservation of Akagi Nature Park



Participation in **BRING UNIFORM™**

To reduce CO2 emissions, we promote the recycling of uniforms worn and used by our staff engaged in management work of our condominiums.



Global warming prevention campaign

Support for “Deco-Katsu” (decarbonization activities), support for tree-planting activities, etc.



We recognize that climate change is an important management issue that will affect our business continuity, and we are conducting scenario analysis based on TCFD recommendations for the Group's business.

Governance

Analysis and assessment of environmental and other risks and opportunities, including climate-related risks and opportunities, and measures to address them are reviewed by our Risk and Compliance Committee. The Board of Directors shall receive reports from the Risk and Compliance Committee as appropriate, consider and resolve countermeasures as necessary, and monitor the progress of countermeasures.

Strategy

We have considered the impact on our company up to 2030 by referring to climate change scenarios (1.5°C and 4°C scenarios) by the International Energy Agency (IEA) and the Intergovernmental Panel on Climate Change (IPCC), and conducted scenario analysis for the real estate development business, which is the main business of our group.

Risk management

For climate-related risks, the Risk and Compliance Committee identifies and evaluates issues through scenario analysis. The risk management process identifies climate-related risks relevant to the Group's business, assesses the impact of the risk according to likelihood of occurrence and magnitude of impact, and then analyzes the financial impact and considers countermeasures as necessary. If there is a possibility that climate-related risks with a large impact may arise, the Risk and Compliance Committee will formulate countermeasures, and the chairperson of the committee will report to the Executive Committee or the Board of Directors for integrated deliberation and decision-making by the Board of Directors.

Indicators and targets

We have designated the total amount of greenhouse gas (CO₂) emissions (scope 1 and 2) as an indicator so that the group can evaluate and monitor the effects caused by the climate change problem on business management.

Scope1	Scope 2 (market standard)	Scope 1 and 2 Total
552.96 t-CO ₂	805.39 t-CO ₂	1,358.35 t-CO ₂

* Entities included in the calculation: All Group companies, including non-consolidated companies
We promote activities aimed at reducing the amount of greenhouse gas emissions and continue an examination on the reduction target.

* The calculated indicator values are based on the results of the FY ended March 31, 2025.

Details are disclosed on the FJ Next Holdings Co., Ltd. website.



Diversity initiatives

In order to promote female employees and create a comfortable work environment, we have introduced a gender-neutral childcare leave system and a shortened working hour system.

Rate of returning to work after taking maternity leave and childcare leave

Result for the fiscal year ended March 31, 2026	Target
100%	100%

Percentage of female workers among candidates for management positions

Result for the fiscal year ended March 31, 2026	Target
24.0%	30.0%

(Note) In the group, candidates for management positions mean deputy managers and section chiefs who will be responsible for business management in the future.

Postpartum paternity leave (childcare leave at birth)

Under the Act on Childcare Leave, Caregiver Leave, and Other Measures for the Welfare of Workers Caring for Children or Other Family Members, “postpartum paternity leave” went into effect in October 2022, instilling the awareness that men will naturally take childcare leave as well.

All eligible employees are given a confirmation of their intention to take leave and an individual explanation to create a work environment in which they can raise their children with peace of mind.

Employee health and safety activities

The “Health Committee,” consisting of board members and employees, meets once a month to improve the workplace environment and share the latest information on the working environment. In addition, we have been certified as a “Healthy Company (Silver Certificate)” under the certification system for healthy companies by the Tokyo Federation of Health Insurance Associations for our various efforts to manage the health of our employees.

Promotion of long-term employment

For full-time employees of all Group companies, the retirement age has been raised from 60 to 65 years as of January 2025. For retirement after 60 years of age, the full of the accumulated amount will be paid even before reaching the specified retirement age. This allows the personnel to enjoy their flexible work styles and various life styles.

Based on the idea that the experience and knowledge gained through their work constitute a valuable asset, we are working to create an environment where the personnel can remain active even after their retirement. We are actively implementing long-term employment for management staff, who are responsible for “maintaining the asset value of the building” and “providing on-site support for residents' lives,” which are indispensable for comfortable living in condominiums, with a retirement age of 75 years old.

Enhancement of work-life balance

We are striving to establish a comfortable work environment for the personnel by enhancing the company benefits such as the support systems for joining the self-education programs and acquiring qualifications, introduction of the company housing, and the increase of annual paid holidays. Besides, we actively promote male employees taking their childcare leave and have achieved a high leave rate.

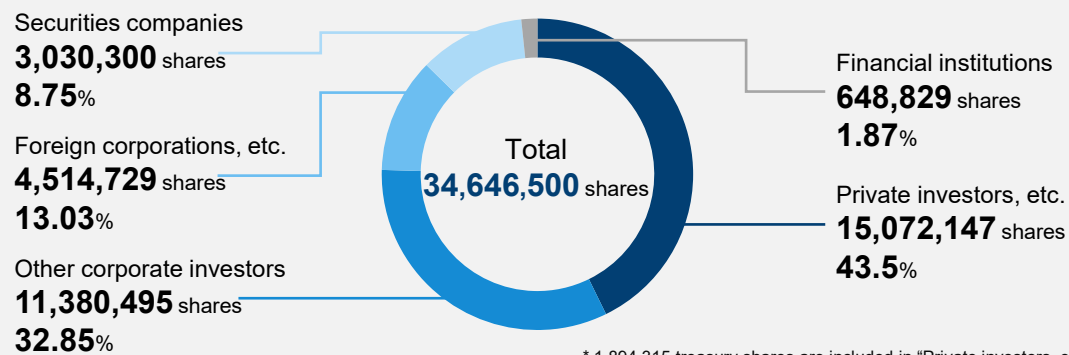
Company outline

Company name	FJ Next Holdings Co., Ltd.
Established	July 1980
Capital	¥2,774,400 thousand
Number of employees	46 (600 on a consolidated basis)
Head office	6-5-1 Nishi-Shinjuku, Shinjuku-ku, Tokyo 163-1310
URL	https://www.fjnext-hd.co.jp

Share information

Total number of authorized shares	36,861,000 shares
Total number of issued shares	34,646,500 shares
Number of shareholders	14,381

Breakdown of shareholders



* 1,894,315 treasury shares are included in "Private investors, etc."

Supplementary share information

Fiscal year	From April 1 of each year through March 31 of the following year
Annual shareholders meeting	Late June of each year
Record date	Year-end dividend: March 31 Interim dividend: September 30
Share unit number	100
Public notice	Public notice of the Company shall be given by electronic public notice. If the Company is unable to give public notice by electronic public notice due to an accident or any other unavoidable circumstances, such notices shall be published on Nihon Keizai Shimbun Newspaper. Company's website (https://www.fjnext-hd.co.jp)
Shareholder registry administrator <small>(Account management institution regarding special accounts)</small>	Mizuho Trust & Banking Co., Ltd. 1-3-3 Marunouchi, Chiyoda-ku, Tokyo
Place of business	Transfer Agent Department, Head Office, Mizuho Trust & Banking Co., Ltd. 1-3-3 Marunouchi, Chiyoda-ku, Tokyo <Address for mail and inquiries (including inquiry for receipt of unpaid dividends)> Transfer Agent Department, Mizuho Trust & Banking Co., Ltd. 2-8-4 Izumi, Suginami-ku, Tokyo 168-8507 TEL: 0120-288-324 (toll-free number)
Stock exchange listing	Prime Market, Tokyo Stock Exchange
Securities code	8935

■ Contact Details

Management Strategy Department

 **03-6733-7711**  **galair@fjg.co.jp**

 **<https://www.fjnext-hd.co.jp>**

Cautionary Note:

These materials were created for the purpose of providing information related to the explanation of company business and are not meant to solicit investment in marketable securities issued by the Company. Furthermore, these materials were prepared based on data available as of May 12, 2026. Opinions and projections noted in these materials are determinations made by the Company as of the time these materials were created. We do not guarantee or promise the accuracy or completeness of this information and, further, reserve the right to make changes without notice.