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Nov 14, 2025

Consolidated Financial Results for the Fiscal Year Ended September 30, 2025 (Under Japanese GAAP)

Company name:	Open House Group Co., Ltd.
Listing:	Tokyo Stock Exchange
Securities code:	3288
URL:	https://openhouse-group.co.jp/ir/en/
Representative:	Ryosuke Fukuoka, President and CEO
Inquiries:	Kotaro Wakatabi, Senior Managing Director and CFO
Scheduled date to file quarterly securities report:	Dec 22, 2025
Scheduled start date of dividend payment	Dec 25, 2025
Preparation of supplementary material on financial results:	Yes
Holding of financial results briefing:	Yes

(Yen amounts are rounded down to millions, unless otherwise noted.)

Consolidated financial results for the fiscal year ended September 30, 2025 (October 1, 2024 to September 30, 2025)

(1) Consolidated Operating Results (Cumulative)

(Percentages indicate year-on-year changes.)

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
FY 2025	1,336,468	3.1	145,933	22.5	139,491	16.0	100,670	8.3
FY 2024	1,295,862	12.8	119,088	(16.3)	120,283	(12.2)	92,921	0.9

Note: Comprehensive income: For the fiscal year ended September 30, 2025: 108,186 million yen (12.4%)

For the fiscal year ended September 30, 2024: 96,266 million yen (-5.1%)

	Basic earnings per share	Diluted earnings per share	Return on equity	Return of ordinary profit to total assets	Ratio of operating profit to net sales
	Yen	Yen	%	%	%
FY 2025	875.20	873.53	20.1	10.4	10.9
FY 2024	782.60	781.26	21.1	9.7	9.2

Reference: Share of profit(loss) of entities accounted for using equity method

For the fiscal year ended September 30, 2025 (30 million) yen

For the fiscal year ended September 30, 2024 (21 million) yen

(2) Consolidated financial position

	Total assets	Net assets	Equity-to-asset ratio	Net assets per share
As of	Millions of yen	Millions of yen	%	Yen
FY 2025	1,412,001	538,834	38.1	4,777.42
FY 2024	1,282,090	535,919	36.2	3,982.75

Reference: Equity: As of FY2025: 537,625 million yen

As of FY2024: 463,947 million yen

(3) Consolidated Cash Flow

	Cash flows from operating activities	Cash flows from investing activities	Cash flows from financing activities	Cash and cash equivalents at end of period
	Millions of yen	Millions of yen	Millions of yen	Millions of yen
FY 2025	29,530	(11,107)	(2,959)	407,682
FY 2024	104,764	(22,584)	(69,253)	390,924

2. Cash dividends

	Annual dividends per share					Total cash Dividends (Annual)	Payout ratio (Consolidated)	Ratio of dividends to net assets (Consolidated)
	1Q	2Q	3Q	Year-end	Annual			
	Yen	Yen	Yen	Yen	Yen	Millions of yen	%	%
FY 2024	—	83.00	—	83.00	166.00	19,530	21.2	4.5
FY 2025	—	84.00	—	94.00	178.00	20,256	20.3	4.1
FY 2026 (forecast)	—	94.00	—	94.00	188.00		19.1	

3. Forecast of consolidated operating results for FY 2026 (October 1, 2025 to September 30, 2026)

(Percentages indicate year-on-year changes)

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent		Basic earnings per share
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
2Q (Cumulative)	691,600	7.5	79,800	8.2	76,200	6.4	53,400	14.6	474.52
Full year	1,485,000	11.1	170,000	16.5	160,000	14.7	112,000	11.3	995.25

*** Notes**

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

None

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

(i) Changes in accounting policies due to revisions to accounting standards and other regulations: Yes

(ii) Changes in accounting policies due to other reasons: None

(iii) Changes in accounting estimates: None

(iv) Restatement: None

(Note) For details, please refer to "3. Consolidated Financial Statements and Major Notes 5) Notes to Consolidated Financial Statements (Changes in Accounting Policies)" on page 15 of the attached document.

(3) Number of issued shares (common shares)

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

As of September 30, 2025	120,709,700 shares
As of September 30, 2024	120,661,500 shares

(ii) Number of treasury shares at the end of the period

As of September 30, 2025	8,174,834 shares
As of September 30, 2024	4,172,434 shares

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

As of September 30, 2025	115,025,656 shares
As of September 30, 2024	118,734,098 shares

* Financial results reports are exempt from audits conducted by certified public accountants or an audit firm.

* Proper use of earnings forecasts, and other special matters:

The forecasts and other forward-looking statements contained in this summary are based on assumptions from information available to the Company at the time of disclosure and those deemed to be reasonable. They do not imply a commitment by the Company to achieve them. Furthermore, actual performance may vary significantly due to various factors. For conditions underlying performance forecasts and cautionary notes on the use of performance forecasts, please refer to "1. Qualitative Information Regarding Current Results (4) Future Outlook on page 6 of the attached document.

1. Qualitative Information Regarding Current Results

(1) Overview of Business Performance

During the current consolidated fiscal year, the Japanese economy, despite being affected by rising prices, has generally remained favorable, with the Nikkei Stock Average renewing its record high for the second consecutive year. Personal consumption has shown signs of picking up, supported by improvements in the employment and income environments, and consumer prices have also risen. Furthermore, corporate earnings are on an improving trend, business sentiment remains at a favorable level, and capital investment is also picking up moderately. In addition, public investment has remained solid. Although some weaknesses are visible, the economy is recovering moderately.

In the real estate industry, to which the Group (the Company, consolidated subsidiaries, and equity method affiliates) belongs, backed by the moderate economic recovery and the accommodative monetary environment, the nationwide average land price has risen for the fourth consecutive year for both residential and commercial land, and the rate of increase has also expanded. In particular, the rate of increase in the three major metropolitan areas has been significant, and the upward trend continues. For residential land, housing demand remains strong in areas with high living convenience in urban centers, and land prices in central Tokyo and Osaka, in particular, have shown high growth. For commercial land, in addition to solid demand for retail stores and hotels in major cities, profitability has improved due to rising office rents, and land prices continue to rise.

Under this business environment, the Group has worked to achieve the management targets set forth in the "Three-Year Management Policy (FY2024–FY2026)" formulated in November 2023.

As a result, for the current consolidated fiscal year, our performance was as follows: sales were 1,336,468 million yen (an increase of 3.1% compared to the previous consolidated fiscal year), operating profit was 145,933 million yen (an increase of 22.5%), ordinary profit was 139,491 million yen (an increase of 16.0%), and net profit attributable to owners of the parent was 100,670 million yen (an increase of 8.3%).

Overview by segment is as follows.

Note that from the beginning of the current consolidated fiscal year, the Group has eliminated the "Meldia" segment and consolidated it into existing business segments, thereby changing the Group's reportable segment categories. Additionally, the segment information for the previous annual consolidated accounting period has been prepared using the new categorization method, and these figures have been used to calculate year-on-year comparisons. For other details on segment information, please refer to "3. Consolidated Financial Statements and Major Notes 5) Notes to Consolidated Financial Statements (Segment and Other Information)".

(Single-Family Homes Related Business)

In the single-family homes related business, in addition to the recovery in demand in the areas where the Group operates, the inventory replacement efforts undertaken in the previous consolidated fiscal year have proven successful, resulting in a notable improvement in the gross profit margin.

As a result, sales were 671,339 million yen (increase of 2.8% year on year), and operating profit was 69,507 million yen (increase of 36.9%).

(Condominium Business)

In the condominium business, the Group exercised caution in its land acquisition decisions due to a significant rise in prices for condominium land and construction materials. Consequently, although net sales were lower than the previous consolidated fiscal year, the gross profit margin improved, supported by strong demand and smooth sales progress.

As a result, sales were 68,810 million yen (decrease of 22.9% year on year), and operating profit was 8,047 million yen (decrease of 24.5% year on year).

(Property Resale Business)

In the property resale business, the gross profit margin improved, driven by high demand from the Group's clients (such as corporations and high-net-worth individuals) for investment properties, including rental condominiums and office buildings.

As a result, net sales were 218,420 million yen (decrease of 5.9% year on year), and operating profit was 23,196 million yen (increase of 31.4%).

(Others)

In other segment, there is high investment demand for U.S. real estate for the purpose of asset diversification among the affluent in Japan, and sales have been progressing smoothly.

As a result, net sales were 151,111 million yen (increase of 24.5% year on year), and operating profit was 15,743 million yen (increase of 41.0%).

(PRESSANCE CORPORATION)

PRESSANCE CORPORATION focused on the sale of investment condominiums and condominiums for families in prime locations in its main sales areas of Kinki and Tokai-Chukyo regions.

As a result, net sales were 226,755 million yen (increase of 13.2% year on year), and operating profit was 28,720 million yen (increase of 1.3%).

(2) Overview of Financial Condition

As of the end of the current consolidated fiscal period, total assets were 1,412,001 million yen, an increase of 129,910 million yen year on year. This is mainly due to an increase of 85,817 million yen in real estate for sale and real estate for sale in progress combined, 16,518 million yen in investments and other assets, and 11,941 million yen in cash and deposits.

Total liabilities were 873,167 million yen, an increase of 126,995 million yen year on year. This is mainly due to an increase of 108,291 million yen in short-term borrowings, long-term borrowings (including current portion of long-term borrowings), and bonds (including the current portion of bonds), as well as an increase of 13,216 million yen in income tax payable.

Total net assets were 538,834 million yen, an increase of 2,915 million yen year on year. This is mainly due to a decrease of 70,988 million yen in non-controlling interests, resulting from factors such as PRESSANCE CORPORATION becoming a wholly owned subsidiary, and a decrease of 24,999 million yen in net assets due to the acquisition of treasury stock, while retained earnings increased by 81,324 million yen and capital surplus increased by 13,378 million yen.

(3) Overview of Cash Flows

At the end of the current consolidated fiscal year, cash and cash equivalents (hereinafter as "funds") increased by 16,758million yen year on year, amounting to 407,682 million yen.

(Cash Flows from Operating Activities)

Funds provided by operating activities were 29,530 million yen (compared to funds provided of 104,764 million yen in the previous consolidated fiscal year). This was mainly due to profit before income taxes of 144,796 million yen, while there was an increase in inventories of 70,678 million yen and income taxes paid of 32,307 million yen.

(Cash Flows from Investing Activities)

Funds used in investing activities were 11,107 million yen (compared to funds used of 22,584 million yen in the previous consolidated fiscal year). This was mainly due to payments for investments in associates of 13,878 million yen, while there were proceeds from collection of loans receivable of 1,864 million yen.

(Cash Flows from Financing Activities)

Funds used in financing activities were 2,959 million yen (compared to funds used of 69,253 million yen in the previous consolidated fiscal year). This was mainly due to payments for acquisition of subsidiary shares not resulting in a change in the scope of consolidation of 61,013 million yen, as well as combined payments for acquisition of treasury stock and cash dividends paid totaling 44,345 million yen, while there were net proceeds from borrowings and repayments of borrowings of 102,892 million yen.

(Reference) Trends in Cash Flow-Related Indicators

	FY2023	FY2024	FY2025
Equity ratio (%)	34.7	36.2	38.1
Equity ratio based on market value (%)	51.0	49.1	61.0
Cash flow to interest-bearing debt ratio (Years)	33.1	5.7	22.5
Interest coverage ratio (x)	4.4	18.9	3.9

Equity ratio: Shareholders' Equity / Total Assets

Equity ratio based on market value: Market Capitalization / Total Assets

Cash flow to interest-bearing debt ratio: Interest-bearing Debt / Operating Cash Flow

Interest coverage ratio: Operating Cash Flow / Interest Payments

(Notes)

- (1) Each indicator is calculated using consolidated financial data.
- (2) Market capitalization is calculated by multiplying the closing stock price at the end of the fiscal year by the number of shares issued and outstanding (excluding treasury stock) at the end of the fiscal year.
- (3) Operating cash flow refers to "Cash Flows from Operating Activities" on the Consolidated Statement of Cash Flows. Interest-bearing debt includes all interest-paying liabilities recorded on the Consolidated Balance Sheet. Interest payments refers to "Interest Paid" on the Consolidated Statement of Cash Flows.

(4) Future Outlook

(Forecast for the next fiscal period)

Looking ahead at the Japanese economy, a moderate recovery is expected to be supported by steady improvements in the employment and income environments, as well as the effects of various policies. However, downside risks to the Japanese economy include the impact on personal consumption from declining consumer sentiment due to rising domestic prices, in addition to changes in external economic policies by major countries. Continued attention to trends in financial and capital markets is also necessary.

In the real estate industry, to which the Group belongs, amid a moderate economic recovery, condominium prices continue to soar while the number of units sold remains limited. Consequently, demand for condominiums in highly convenient urban centers and for affordably priced single-family homes is expected to increase further. Furthermore, as rent increases become more pronounced in urban areas, high demand for investment properties, such as income-generating real estate, is anticipated, backed by the accommodative monetary environment. Additionally, demand for U.S. real estate is growing among high-net-worth individuals due to their need to diversify assets from Yen to Dollars.

Under this business environment, the Group will strive to enhance its corporate value through portfolio management, which consists of real estate for actual demand (comprising single-family homes and condominiums) and investment real estate (comprising resale properties and U.S. real estate).

As a result of the business development described above, for the fiscal year ending September 2026, the Group forecasts consolidated net sales of 1,485,000 million yen (an 11.1% increase year on year), operating profit of 170,000 million yen (a 16.5% increase year on year), ordinary profit of 160,000 million yen (a 14.7% increase year on year), and profit attributable to owners of parent of 112,000 million yen (a 11.3% increase year on year).

(5) Basic Policy regarding Profit Distribution and Dividends for the Current and Next Fiscal Periods

The Group recognizes the return of profits to shareholders as a key management priority. The Group's basic policy is to continuously implement stable dividend payments while taking into consideration future business development and the strengthening of its financial position. As an indicator for returns, the Group targets a total return ratio (including acquisition of treasury stock) of 40% or more. Internal reserves will be utilized for future business expansion.

Based on the policy above, for the fiscal year ending September 2025, the annual dividend per share is planned to be 178 yen (comprising an interim dividend of 84 yen and a year-end dividend of 94 yen).

For the fiscal year ending September 2026, the annual dividend per share is planned to be 188 yen, (comprising an interim dividend of 94 yen and a year-end dividend of 94 yen).

2. Basic Policy on the Adoption of Accounting Standards

The Group prepares its consolidated financial statements in accordance with Japanese accounting standards (J-GAAP), in consideration of period-to-period comparability and comparability between companies.

The application of International Financial Reporting Standards (IFRS) is currently undecided.

3. Consolidated Financial Statements and Major Notes

1) Consolidated Balance Sheets

(Millions of yen)

	End of FY 2024 (as of September 30, 2024)	End of FY 2025 (as of September 30, 2025)
Assets		
Current assets		
Cash and deposits	409,957	421,898
Trade accounts receivable and contract assets	19,048	21,210
Real estate for sale	198,422	168,855
Real estate for sale in process	485,757	601,140
Operating loans	64,530	71,536
Other	21,702	28,755
Allowance for doubtful accounts	(815)	(582)
Total current assets	1,198,602	1,312,814
Non-current assets		
Property, plant and equipment		
Building and structures	9,785	8,394
Accumulated depreciation	(3,638)	(3,495)
Buildings and structures, net	6,147	4,898
Real estate for rent	22,354	23,006
Accumulated depreciation	(1,815)	(1,580)
Real estate for rent, net	20,538	21,425
Land	3,039	2,940
Other	3,757	3,953
Accumulated depreciation	(2,240)	(2,601)
Other, net	1,496	1,352
Total property, plant and equipment	31,221	30,617
Intangible assets	2,493	2,277
Investments and other assets		
Investment securities	33,371	47,296
Deferred tax assets	8,671	11,200
Other	8,077	8,309
Allowance for doubtful accounts	(346)	(513)
Total Investments and other assets	49,773	66,291
Total non-current assets	83,488	99,186
Total Assets	1,282,090	1,412,001

(Millions of yen)

	End of FY 2024 (as of September 30, 2024)	End of FY 2025 (as of September 30, 2025)
Liabilities		
Current liabilities		
Notes payable – trade	1,834	357
Trade accounts payable	42,070	43,785
Electronically recorded obligations - operating	10,021	6,482
Short-term borrowings	171,610	190,428
Current portion of bonds payable	494	110
Current portion of long-term borrowings	44,416	70,292
Income taxes payable	12,512	25,729
Contract liabilities	27,366	32,599
Guarantee deposits received	2,829	3,253
Provision for bonuses	4,941	6,914
Provision for loss on completed construction	1,522	1,602
Other	29,138	30,562
Total current liabilities	348,758	412,118
Non-current liabilities		
Bonds payable	14,789	14,685
Long-term borrowings	380,461	444,546
Retirement benefit liability	817	103
Asset retirement obligations	328	307
Deferred tax liabilities	29	-
Other	986	1,405
Total non-current liabilities	397,412	461,048
Total liabilities	746,171	873,167
Net assets		
Shareholder's equity		
Share capital	20,149	20,235
Capital surplus	19,442	32,821
Retained earnings	433,547	514,871
Treasury shares	(19,896)	(44,895)
Total shareholders' equity	453,243	523,033
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	(130)	34
Foreign currency translation adjustment	10,834	14,557
Total accumulated other comprehensive income	10,704	14,592
Share acquisition rights	773	998
Non-controlling interests	71,198	209
Total net assets	535,919	538,834
Total liabilities and net assets	1,282,090	1,412,001

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

(Millions of yen)

	FY 2024 (From October 1, 2023 to September 30, 2024)	FY 2025 (From October 1, 2024 to September 30, 2025)
Net sales	1,295,862	1,336,468
Cost of sales	1,088,944	1,093,301
Gross profit	206,917	243,167
Selling, general and administrative expenses	87,828	97,233
Operating profit	119,088	145,933
Non-operating income		
Interest income	1,309	2,100
Dividend income	1,594	113
Gain on sale of investment securities	3,518	181
Gains from securities investment	262	132
Rental income from buildings	216	211
Foreign exchange gains/loss	283	812
Other	1,966	897
Total non-operating income	9,152	4,450
Non-operating expenses		
Interest expenses	5,512	7,705
Share of loss of entities accounted for using equity method	21	30
Commission expenses	1,109	1,579
Other	1,313	1,577
Total non-operating expenses	7,957	10,892
Ordinary profit	120,283	139,491
Extraordinary profit		
Gain on negative goodwill	12,766	5,147
Gain on sale of shares in affiliated companies	956	549
Total extraordinary profit	13,723	5,696
Extraordinary loss		
Impairment loss	360	54
Loss on valuation of shares of affiliated companies	-	337
Total extraordinary loss	360	391
Profit before income taxes	133,646	144,796
Income taxes - current	34,235	43,238
Income taxes - deferred	(568)	(2,745)
Total income taxes	33,667	40,493
Profit	99,979	104,303
Profit attributable to non-controlling interests	7,058	3,633
Profit attributable to owners of parent	92,921	100,670

Consolidated Statements of Comprehensive Income

(Millions of yen)

	FY 2024 (From October 1, 2023 to September 30, 2024)	FY 2025 (From October 1, 2024 to September 30, 2025)
Profit	99,979	104,303
Other comprehensive income		
Valuation difference on available-for-sale securities	(190)	165
Foreign currency translation adjustment	(3,528)	3,712
Share of other comprehensive income of entities accounted for using equity method	5	4
Total other comprehensive income	(3,713)	3,883
Comprehensive income	96,266	108,186
(Breakdown)		
Comprehensive income attributable to owners of parent	89,214	104,558
Comprehensive income attributable to non-controlling interests	7,052	3,627

3) Consolidated Statements of Change in Equity

FY 2024 (October 1, 2023 to September 30, 2024)

(Millions of yen)

	Shareholders' equity				
	Share capital	Capital surplus	Retained earnings	Treasury shares	Total shareholders' equity
Balance at beginning of period	20,110	19,767	361,583	(18)	401,443
Changes in items during period					
Issuance of new shares (Exercise of share acquisition rights)	38	38			77
Dividend of surplus			(20,955)		(20,955)
Profit attributable to owners of parent			92,921		92,921
Purchase of treasury shares				(19,878)	(19,878)
Changes in the scope of consolidation			(2)		(2)
Changes in parent's ownership interest due to transactions with non-controlling interests		(364)			(364)
Net changes of items other than shareholders' equity					
Total changes in items during period	38	(325)	71,963	(19,878)	51,799
Balance at end of period	20,149	19,442	433,547	(19,896)	453,243

	Accumulated other comprehensive income			Subscription rights to shares	Non-controlling interest	Total net assets
	Valuation difference on available-for-sale securities	Foreign currency translation adjustment	Total accumulated other comprehensive income			
Balance at beginning of period	42	14,368	14,411	752	63,808	480,416
Changes in items during period						
Issuance of new shares (Exercise of share acquisition rights)						77
Dividend of surplus						(20,955)
Profit attributable to owners of parent						92,921
Purchase of treasury shares						(19,878)
Changes in the scope of consolidation						(2)
Changes in parent's ownership interest due to transactions with non-controlling interests						(364)
Net changes of items other than shareholders' equity	(172)	(3,534)	(3,707)	20	7,389	3,703
Total changes in items during period	(172)	(3,534)	(3,707)	20	7,389	55,502
Balance at end of period	(130)	10,834	10,704	773	71,198	535,919

FY 2025 (October 1, 2024 to September 30, 2025)

(Millions of yen)

	Shareholders' equity				
	Share capital	Capital surplus	Retained earnings	Treasury shares	Total shareholders' equity
Balance at beginning of period	20,149	19,442	433,547	(19,896)	453,243
Changes in items during period					
Issuance of new shares (Exercise of share acquisition rights)	86	86			172
Dividend of surplus			(19,346)		(19,346)
Profit attributable to owners of parent			100,670		100,670
Purchase of treasury shares				(24,999)	(24,999)
Changes in the scope of consolidation			0		0
Changes in parent's ownership interest due to transactions with non-controlling interests		13,292			13,292
Net changes of items other than shareholders' equity					
Total changes in items during period	86	13,378	81,324	(24,999)	69,790
Balance at end of period	20,235	32,821	514,871	(44,895)	523,033

	Accumulated other comprehensive income			Subscription rights to shares	Non-controlling interest	Total net assets
	Valuation difference on available-for-sale securities	Foreign currency translation adjustment	Total accumulated other comprehensive income			
Balance at beginning of period	(130)	10,834	10,704	773	71,198	535,919
Changes in items during period						
Issuance of new shares (Exercise of share acquisition rights)						172
Dividend of surplus						(19,346)
Profit attributable to owners of parent						100,670
Purchase of treasury shares						(24,999)
Changes in the scope of consolidation						0
Changes in parent's ownership interest due to transactions with non-controlling interests						13,292
Net changes of items other than shareholders' equity	164	3,723	3,888	225	(70,988)	(66,874)
Total changes in items during period	164	3,723	3,888	225	(70,988)	2,915
Balance at end of period	34	14,557	14,592	998	209	538,834

4) Consolidated Statements of Cash Flows

(Millions of yen)

	FY 2024 (From October 1, 2023 to September 30, 2024)	FY 2025 (From October 1, 2024 to September 30, 2025)
Cash flows from operating activities		
Profit before income taxes	133,646	144,796
Depreciation	2,256	2,053
Stock compensation expenses	446	317
Increase (decrease) in provision for bonuses	(73)	1,902
Increase (decrease) in allowance for doubtful accounts	(87)	(65)
Increase (decrease) in provision for warranties for completed construction	82	79
Increase (decrease) in retirement benefit liability	(324)	(762)
Loss (gain) on sales of shares of subsidiaries and associates	(956)	(549)
Loss (gain) on valuation of investment securities	-	115
Loss (gain) on valuation of shares of subsidiaries and associates	-	337
Loss (gain) on sale of investment securities	(3,518)	(181)
Loss (gain) on securities investment	(262)	(132)
Share of loss (profit) of entities accounted for using equity method	21	30
Interest and dividend income	(2,904)	(2,214)
Foreign exchange losses (gains)	(681)	72
Interest expenses	5,512	7,705
Gain on negative goodwill	(12,766)	(5,147)
Decrease (increase) in trade receivables	(2,853)	(2,123)
Decrease (increase) in inventories	58,206	(70,678)
Increase (decrease) in trade payables	(11,006)	(3,642)
Decrease (increase) in operating loans receivable	(15,229)	(7,005)
Increase (decrease) in contract liabilities	(6,192)	5,064
Increase (decrease) in guarantee deposits received	(1,167)	288
Increase (decrease) in deposits received	(7,591)	1,407
Decrease (increase) in advance payments to suppliers	1,247	(3,380)
Increase (decrease) in accrued consumption taxes	1,952	917
Other, net	5,194	(1,926)
Subtotal	142,953	67,277
Interest and dividends received	2,900	2,212
Interest paid	(5,555)	(7,651)
Income taxes paid	(35,534)	(32,307)
Net cash provided by (used in) operating activities	104,764	29,530

(Millions of yen)

	FY 2024 (From October 1, 2023 to September 30, 2024)	FY 2025 (From October 1, 2024 to September 30, 2025)
Cash flows from investing activities		
Payments into time deposits	4,651	7,928
Purchase of property, plant and equipment	(4,842)	(3,106)
Proceeds from sale of property, plant and equipment	1,855	415
Purchase of intangible assets	(503)	(538)
Loan advances	(1,528)	(1,094)
Proceeds from collection of loans receivable	2,015	1,864
Purchase of investment securities	(31,486)	(2,273)
Proceeds from sale and redemption of investment securities	35,588	1,448
Purchase of shares of subsidiaries and associates	(236)	(60)
Proceeds from sale of shares of subsidiaries and associates	134	102
Payments for investments in capital of subsidiaries and Associates	(11,787)	(13,878)
Proceeds from repayment from investment in capital of subsidiaries and affiliates	3,303	919
Proceeds from sales of investments in capital of subsidiaries and affiliates	700	-
Payments of leasehold and guarantee deposits	(694)	(580)
Proceeds from refund of leasehold and guarantee deposits	1,334	456
Purchase of investments in subsidiaries resulting in change in scope of consolidation	(23,867)	(2,739)
Proceeds from sales of investments in subsidiaries resulting in change in scope of consolidation	2,795	-
Other, net	(18)	28
Net cash provided by (used in) investing activities	(22,584)	(11,107)
Cash flows from financing activities		
Proceeds from short-term borrowings	354,569	412,988
Repayments of short-term borrowings	(390,006)	(397,122)
Proceeds from long-term borrowings	203,346	256,569
Repayments of long-term borrowings	(192,728)	(169,015)
Proceeds from Issuance of bonds	12,000	-
Redemption of bonds	(12,324)	(526)
Proceeds from exercise of employee share options	53	124
Purchase of treasury shares	(19,878)	(24,999)
Repayments to non-controlling shareholders	(0)	(0)
Proceeds from share issuance to non-controlling shareholders	527	-
Dividends paid	(20,955)	(19,346)
Dividends paid to non-controlling interests	(1,094)	(617)
Payments for acquisition of subsidiaries' stock without change in scope of consolidation	(2,762)	(61,013)
Net cash provided by (used in) financing activities	(69,253)	(2,959)
Effect of exchange rate change on cash and cash equivalents	(744)	1,102
Net increase (decrease) in cash and cash equivalents	12,181	16,565
Cash and cash equivalents at beginning of period	378,643	390,924
Increase (decrease) in cash and cash equivalents resulting from change in scope of consolidation	100	76
Increase in cash and cash equivalents resulting from merger with a non-consolidated subsidiary	-	115
Cash and cash equivalents at end of period	390,924	407,682

5) Notes to Consolidated Financial Statements

(Notes Regarding On-Going Concern Assumptions)

Not applicable.

(Changes in Accounting Policies)

The "Accounting Standard for Income Taxes, etc." (ASBJ Statement No. 27, October 28, 2022. Hereinafter referred to as the "2022 Revised Accounting Standard") and related standards have been applied from the beginning of the current consolidated fiscal year.

Regarding the revision related to the classification of income taxes (taxation on other comprehensive income), we follow the transitional treatment prescribed in the proviso to Paragraph 20-3 of the 2022 Revised Accounting Standard and the transitional treatment prescribed in the proviso to Paragraph 65-2(2) of the "Implementation Guidance on Accounting Standard for Tax Effect Accounting" (ASBJ Guidance No. 28, October 28, 2022. Hereinafter referred to as the "2022 Revised Implementation Guidance"). This change in accounting policy has no impact on the quarterly consolidated financial statements.

Additionally, regarding the revision related to the treatment in consolidated financial statements of deferred gains or losses for tax purposes arising from the sale of subsidiary shares between consolidated companies, the Group has applied the 2022 Revised Implementation Guidance from the beginning of the current consolidated fiscal year. This change in accounting policy has been applied retrospectively, and the consolidated financial statements for the previous consolidated fiscal year have been retrospectively adjusted. However, this change in accounting policy has no impact on the consolidated financial statements for the previous consolidated fiscal year.

(Application of "Practical Solution on the Accounting Treatment and Disclosures for Income Taxes related to the Global Minimum Tax")

The "Practical Solution on the Accounting Treatment and Disclosures for Income Taxes related to the Global Minimum Tax" (ASBJ PITF No. 46, March 22, 2024) has been applied to from the beginning of the current consolidated fiscal year. This change in accounting policy has no impact on the consolidated financial statements.

(Segment and Other Information)

1. Outline of reportable segments

The reportable segments of the Group comprise those business units for which separate financial information is available, and which are subject to a regular review conducted by the Company's Board of Directors in order to determine the allocation of management resources and evaluate their performance.

From the beginning of the current consolidated fiscal year, the Company has changed its reportable segment categories from the previous six segments of "Single-Family Homes Related Business," "Condominium Business," "Property Resale Business," "Others," "PRESSANCE CORPORATION," and "Meldia" to five segments by eliminating and consolidating the "Meldia" segment. This change was made because the management integration of MELDIA Co., Ltd. and its subsidiaries, which became subsidiaries on October 5, 2023, has progressed smoothly, and PRESSANCE CORPORATION Co., Ltd. has made MELDIA Development & Construction CO., LTD its subsidiary. After reviewing the current state of the Group's future business development, allocation of management resources, and management structure, it was determined that consolidating the reportable segments would more appropriately reflect the business categories and business activities of the entire Group. The businesses previously categorized as "Meldia" have been reclassified into "Single-Family Homes Related Business," "Property Resale Business," "Others," and "PRESSANCE CORPORATION" based on their management structure and business content.

Furthermore, the segment information for the previous consolidated accounting period has been restated using the new classification method.

2. Method for calculating net sales, profit/loss, assets, liabilities, and other items for reportable segments

The accounting policies of reportable segments are generally the same as those described in "Basis of Presenting the Consolidated Financial Statements."

Segment profit is based on operating profit.

Intersegment net sales and transfers are based on market price.

3. Information on net sales, profit or loss, and other items by reportable segment

FY 2024 (From October 1, 2023 to September 30, 2024)

(Millions of yen)

	Reportable Segment						Adjustment (Note1)	Amount recorded in consolidated statements of income (Note2)
	Single-family homes related	Condos	Property resale	Others	PRESSANCE CORPORATION	Total		
Net sales								
Net sales from contracts with customers	619,486	80,213	217,724	116,204	195,516	1,229,145	26	1,229,172
Other income	33,269	9,025	14,399	5,184	4,811	66,689	-	66,689
Net sales from outside customers	652,755	89,238	232,124	121,388	200,327	1,295,835	26	1,295,862
Intersegment net sales and transfers	5,755	56	749	78	160	6,799	(6,799)	-
Total	658,511	89,294	232,873	121,467	200,487	1,302,635	(6,772)	1,295,862
Segment profit (Loss)	50,777	10,664	17,654	11,168	28,346	118,611	476	119,088
Other items								
Depreciation	824	111	248	206	658	2,049	207	2,256
Amotization of goodwill	621	-	-	20	-	642	-	642

(Notes)

- The adjustment amount of segment profit, 476 million yen, includes intersegment elimination of 4,683 million yen and unallocated corporate expenses of (4,207) million yen. Corporate expenses primarily consist of general administrative expenses not allocated to reporting segments.

2. Segment profit (loss) has been adjusted to match the operating profit in consolidated statements of income.
3. Adjustment to depreciation and amortization represents depreciation and amortization related to corporate assets.

FY 2025 (From October 1, 2024 to September 30, 2025)

(Millions of yen)

	Reportable Segment						Adjustment (Note1)	Amount recorded in consolidated statements of income (Note2)
	Single-family homes related	Condos	Property resale	Others	PRESSANCE CORPORATION	Total		
Net sales								
Net sales from contracts with customers	664,740	66,907	194,989	145,102	218,327	1,290,067	32	1,290,099
Other income	6,599	1,902	23,430	6,008	8,428	46,368	-	46,368
Net sales from outside customers	671,339	68,810	218,420	151,111	226,755	1,336,436	32	1,336,468
Intersegment net sales and transfers	5,032	4,412	209	150	561	10,366	(10,366)	-
Total	676,371	73,222	218,630	151,261	227,316	1,346,803	(10,334)	1,336,468
Segment profit (Loss)	69,507	8,047	23,196	15,743	28,720	145,214	719	145,933
Other items								
Depreciation	769	97	152	215	624	1,859	194	2,053
Amortization of goodwill	299	-	-	317	-	617	-	617

(Notes)

1. The adjustment amount of segment profit, 719 million yen, includes intersegment elimination of 5,527 million yen and unallocated corporate expenses of (4,808) million yen. Corporate expenses primarily consist of general administrative expenses not allocated to reporting segments.
2. Segment profit (loss) has been adjusted to match the operating profit in consolidated statements of income.
3. Adjustment to depreciation and amortization represents depreciation and amortization related to corporate assets.

【Related Information】

FY 2024 (From October 1, 2023, to September 30, 2024)

1. Information by product and service

Disclosure is omitted as similar information is disclosed in the segment information.

2. Information by geographic area

(1) Net Sales

Disclosure is omitted as net sales to external customers in Japan exceed 90% of net sales on the consolidated statements of income.

(2) Property, Plant, and Equipment

Disclosure is omitted as the amount of Property, Plant, and Equipment located in Japan exceeds 90% of the amount of Property, Plant, and Equipment on the consolidated balance sheet.

3. Information by major customer

Disclosure is omitted as there are no customers accounting for 10% or more of total net sales of all segments.

FY 2025 (From October 1, 2024, to September 30, 2025)

1. Information by product and service

Disclosure is omitted as similar information is disclosed in the segment information.

2. Information by geographic area

(1) Net Sales

Disclosure is omitted as net sales to external customers in Japan exceed 90% of net sales on the consolidated statements of income.

(2) Property, Plant, and Equipment

Disclosure is omitted as the amount of Property, Plant, and Equipment located in Japan exceeds 90% of the amount of Property, Plant, and Equipment on the consolidated balance sheet.

3. Information by major customer

Disclosure is omitted as there are no customers accounting for 10% or more of total net sales of all segments.

【Information on Impairment Loss on Fixed Assets by Reportable Segment】

FY 2024 (From October 1, 2023, to September 30, 2024)

Disclosure is omitted due to immateriality.

FY 2025 (From October 1, 2024, to September 30, 2025)

Disclosure is omitted due to immateriality.

【Information on Amortization and Unamortized Balances of Goodwill by Reportable Segment】

FY 2024 (From October 1, 2023 to September 30, 2024)

(Millions of yen)

	Reportable Segment						Adjustment	Amount recorded in consolidated Financial Statements
	Single-family homes related	Condos	Property resale	Others	PRESSANCE CORPORATION	Total		
Balance at end of period	1,096	-	-	10	-	1,106	-	1,106

(Note) Regarding amortization of goodwill, disclosure is omitted as similar information is disclosed in the segment information.

FY 2025 (From October 1, 2024 to September 30, 2025)

(Millions of yen)

	Reportable Segment						Adjustment	Amount recorded in consolidated Financial Statements
	Single-family homes related	Condos	Property resale	Others	PRESSANCE CORPORATION	Total		
Balance at end of period	796	-	-	-	-	796	-	796

(Note) Regarding amortization of goodwill, disclosure is omitted as similar information is disclosed in the segment information.

【Information on Gain on Negative Goodwill by Reportable Segment】

FY 2024 (From October 1, 2023, to September 30, 2024)

In the "Single-Family Homes Related Business" segment, the Group recognized a gain on negative goodwill resulting from the acquisition of shares of MELDIA Inc., making it a consolidated subsidiary.

The amount of gain on negative goodwill recorded due to this event was 12,766 million yen. As this gain on negative goodwill is classified as extraordinary income, it is not included in the segment profit presented above.

FY 2025 (From October 1, 2024, to September 30, 2025)

In the "Single-Family Homes Related Business" segment, the Group recognized a gain on negative goodwill resulting from the acquisition of shares of Eidai Holdings Co., Ltd., making it a consolidated subsidiary.

The amount of gain on negative goodwill recorded due to this event was 5,147 million yen. As this gain on negative goodwill is classified as extraordinary income, it is not included in the segment profit presented above.

(Per Share Information)

(Yen)

	FY 2024 (From October 1, 2023 to September 30, 2024)	FY 2025 (From October 1, 2024 to September 30, 2025)
Net assets per share	3,982.75	4,777.42
Basic earnings per share	782.60	875.20
Diluted earnings per share	781.26	873.53

(Note) The basis for calculating basic earnings per share and diluted earnings per share is as follows:

	FY 2024 (From October 1, 2023 to September 30, 2024)	FY 2025 (From October 1, 2024 to September 30, 2025)
Basic earnings per share		
Profit attributable to owners of parent (Millions of yen)	92,921	100,670
Amount not attributable to common shareholders (Millions of yen)	-	-
Profit attributable to owners of parent related to common stock (Millions of yen)	92,921	100,670
Average number of shares during the period (Shares)	118,734,098	115,025,656
Diluted earnings per share		
Adjustment to profit attributable to owners of parent (Millions of yen)	-	-
Increase in number of common shares (Shares)	204,416	219,483
(Of which, stock options) (Shares)	(204,416)	(219,483)
Overview of potential shares not included in the calculation of diluted earnings per share because they had no dilutive effect.	8th series Stock Options: 2,776 units (Common stock: 277,600 shares) 11th series Stock Options: 1,429 units (Common stock: 142,900 shares)	8th series Stock Options: 21 units (Common stock: 2,100 shares) 13th series Stock Options: 821 units (Common stock: 82,100 shares)

(Significant Subsequent Events)

(Cancellation of Treasury Stock)

The Group, at its Board of Directors meeting held on October 16, 2025, resolved to cancel its treasury stock pursuant to the provisions of Article 178 of the Companies Act, and completed the cancellation on October 31, 2025.

1. Reason for the cancellation of treasury stock

The Group recognizes the return of profits to shareholders as a key management priority. The Group's basic policy is to continuously implement stable shareholder returns while taking into consideration future business development and the strengthening of its financial position. Based on this policy, in March 2025, the Group strengthened its shareholder returns by adopting a total return ratio (including dividends and acquisition of treasury stock) of 40% or more as a new indicator.

Going forward, in order to increase the free-float share ratio to enable the continued acquisition of treasury stock, and also to limit the impact of future dilution, the Group has canceled the treasury stock that was acquired during the fiscal year ended September 2025.

2. Details of the cancellation of treasury stock

(1) Class of shares canceled

Common stock

(2) Total number of shares canceled

4,002,400 shares

(3) Date of cancellation

October 31, 2025

(Acquisition and Cancellation of Treasury Stock)

The Group, at its Board of Directors meeting held on November 14, 2025, resolved to acquire its treasury stock pursuant to the provisions of its Articles of Incorporation in accordance with Article 165, Paragraph 2 of the Companies Act, and to cancel its treasury stock pursuant to the provisions of Article 178 of the Companies Act.

1. Reasons for the acquisition and cancellation of treasury stock

The acquisition of treasury stock is intended to implement a flexible capital policy and enhance shareholder value. The cancellation of treasury stock is intended to increase the free-float share ratio to enable the continued acquisition of treasury stock, as well as to limit the impact of future dilution.

2. Details of the acquisition of treasury stock

(1) Class of shares to be acquired

Common stock

(2) Acquisition method

Open-market purchases

(3) Total number of shares to be acquired

5,000,000 shares (Upper limit)

(4) Total acquisition cost of shares

25,000 million yen (Upper limit)

(5) Acquisition period

From November 17, 2025, to September 30, 2026

3. Details of the cancellation of treasury stock
 - (1) Class of shares to be cancelled
Common stock
 - (2) Total number of shares to be cancelled
All treasury shares acquired by 2. above
 - (3) Scheduled date of cancellation
October 30, 2026