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February 10, 2026

Consolidated Financial Results for the First Quarter Ending September 30, 2026 (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:	February 10, 2026	
Scheduled start date of dividend payment	—	
Preparation of supplementary material on financial results:	Yes	
Holding of financial results briefing:	None	

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

Consolidated financial results for the three months ended December 31, 2025 (October 1, 2025 to December 31, 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	%
1Q FY 2026	329,850	4.3	40,292	17.3	39,246	13.3	27,407	19.6
1Q FY 2025	316,131	3.7	34,352	5.2	34,653	7.4	22,920	(30.5)

Note: Comprehensive income: For the three months ended December 31, 2025: 32,569 million yen (-1.7%)

For the three months ended December 31, 2024: 33,143 million yen (7.5%)

	Basic earnings per share	Diluted earnings per share
	Yen	Yen
1Q FY 2026	243.81	243.11
1Q FY 2025	196.73	196.48

(2) Consolidated financial position

	Total assets	Net assets	Equity-to-asset ratio
As of	Millions of yen	Millions of yen	%
1Q FY 2026	1,435,516	557,348	38.7
FY 2025	1,412,001	538,834	38.1

Reference: Equity: As of 1Q FY September 2026: ¥ 556,116 million

As of 1Q FY September 2025: ¥ 537,625 million

2. Cash dividends

	Annual dividends per share				
	1Q-end	2Q-end	3Q-end	Year-end	Total
FY 2025	Yen —	Yen 84.00	Yen —	Yen 94.00	Yen 178.00
FY 2026	—				
FY 2026 (Forecast)		100.00	—	100.00	200.00

Note: Revision to the forecast of cash dividends most recently announced: Yes

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
Six months (Cumulative)	691,600	7.5	84,300	14.3	81,200	13.4	56,900	22.1	507.39
Full year	1,485,000	11.1	174,500	19.6	165,000	18.3	115,500	14.7	1,029.93

Note: Revision to the forecast of consolidated results most recently announced: Yes

* **Notes**

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

None

(2) Adoption of accounting treatment specific to the preparation of quarterly consolidated financial statements:

Yes

(Note) For details, please refer to "2. Consolidated Quarterly Financial Statements and Major Notes (3) Notes Regarding Consolidated Quarterly Financial Statements (Application of Accounting Procedures Specific to Preparation of Consolidated Quarterly Financial Statements)" on page 7 of the attached document.

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

(i) Changes in accounting policies due to revisions to accounting standards and other regulations: None
(ii) Changes in accounting policies due to other reasons: None
(iii) Changes in accounting estimates: None
(iv) Restatement: None

(4) Number of issued shares (common shares)

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

As of 1Q FY 2026	116,707,300 shares
As of September 30, 2025	120,709,700 shares

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

As of 1Q FY 2026	4,564,134 shares
As of September 30, 2025	8,174,834 shares

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

Three months ended December 31, 2025	112,414,986 shares
Three months ended December 31, 2024	116,508,240 shares

* The quarterly financial results summary is not subject to quarterly review by certified public accountants or audit firms.

* 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 Quarterly Results (3) Overview of Future Forecast Information such as Consolidated Performance Forecasts" on page 3 of the attached document.

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1. Qualitative Information Regarding Current Quarterly Results

(1) Overview of Business Performance

The Group (the Company, consolidated subsidiaries, and equity method affiliates) is working towards achieving the management goals set forth in the "Three-Year Management Policy (FY2024-FY2026)" formulated in November 2023.

The performance for the current quarter of the consolidated fiscal year showed sales of 329,850 million yen (increase of 4.3% year on year), operating profit of 40,292 million yen (increase of 17.3%), ordinary profit of 39,246 million yen (increase of 13.3%), and quarterly net profit attributable to owners of the parent was 27,407 million yen (increase of 19.6%).

Overview by segment is as follows.

(Single-Family Homes Related Business)

In the single-family homes related business, demand for single-family homes in the Group's target areas is on a recovery trend. Although the number of units delivered during the first quarter of the current fiscal year remained at the same level as the corresponding period of the previous fiscal year, the gross profit margin has improved, and sales contracts leading to future deliveries have been progressing steadily.

As a result, sales were 198,723 million yen (decrease of 1.7% year on year), and operating profit was 23,040 million yen (decrease of 0.7%).

(Condominium Business)

In the condominium business, although there were not many properties delivered in the first quarter of the consolidated fiscal year due to deliveries being concentrated in the fourth quarter, sales contracts are progressing steadily.

As a result, sales were 8,256 million yen (increase of 129.8% year on year), and operating profit was 572 million yen (compared to an operating loss of 965 million yen year on year).

(Property Resale Business)

In the property resale business, there continues to be high demand for rental apartments and office buildings that are investment targets for our group's customers, including business corporations and high-net worth individuals, and the gross profit margin has significantly improved.

As a result, net sales were 50,690 million yen (increase of 64.5% year on year), and operating profit was 7,133 million yen (increase of 100.5%).

(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 34,532 million yen (decrease of 5.5% year on year), and operating profit was 3,842 million yen (decrease of 4.1%).

(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 37,644 million yen (decrease of 12.3% year on year), and operating profit was 5,231 million yen (increase of 25.9%).

(2) Overview of Financial Condition

As of the end of the first quarter of the consolidated fiscal period, total assets were 1,435,516 million yen, an increase of 23,514 million yen compared to the end of the previous fiscal year. This was primarily due to an increase of 53,703 million yen in real estate for sale and real estate for sale in progress combined, and an increase of 16,738 million yen in the combined amount of operating loans, others(current assets), accounts receivable - trade, and contract assets, which offset a decrease of 48,724 million yen in cash and deposits.

Total liabilities were 878,168 million yen, an increase of 5,000 million yen compared to the end of the previous fiscal year. This was primarily due to an increase of 32,798 million yen in the combined amount of short-term borrowings and long-term borrowings (including the current portion of long-term borrowings), which offset a decrease of 14,655 million yen in income taxes payable and a decrease of 10,603 million yen in the combined amount of provisions (current liabilities), operating accounts payable, and electronically recorded obligations.

Total net assets amounted to 557,348 million yen, an increase of 18,513 million yen compared to the end of the previous fiscal year. This was primarily due to the recording of profit attributable to owners of parent of 27,407 million yen, which offset dividends of surplus of 10,578 million yen. Details of the cancellation and purchase of treasury stock conducted during the first quarter of the current fiscal year are as described in "2. Consolidated Quarterly Financial Statements and Major Notes, (3) Notes Regarding Consolidated Quarterly Financial Statements," under the headings of "(Notes on Significant Changes in the Amount of Shareholders' Equity)," specifically in the "(Cancellation of Treasury Stock)," and "(Purchase of Treasury Stock)" sections.

(3) Overview of Future Forecast Information such as Consolidated Performance Forecast

The consolidated business forecasts for the second quarter (cumulative) and the full year of the fiscal year ending September 30, 2026, as well as the dividend forecasts for the end of the second quarter and the fiscal year-end, have been revised based on recent business trends. For details, please refer to the "Notice Regarding Revision of Consolidated Financial Forecasts" and the "Notice Regarding Revision of Dividend Forecast" announced today (February 10, 2026).

2. Consolidated Quarterly Financial Statements and Major Notes

(1) Consolidated Quarterly Balance Sheets

(Millions of yen)

	End of FY 2025 (as of September 30, 2025)	End of FY 2026 1Q (as of December 31, 2025)
Assets		
Current assets		
Cash and deposits	421,898	373,174
Trade accounts receivable and contract assets	21,210	23,321
Real estate for sale	167,551	162,333
Real estate for sale in process	602,444	661,366
Operating loans	71,536	79,295
Other	28,755	35,624
Allowance for doubtful accounts	(582)	(732)
Total current assets	1,312,814	1,334,382
Non-current assets		
Property, plant and equipment	30,617	30,931
Intangible assets	2,277	2,300
Investments and other assets	66,291	67,901
Total non-current assets	99,186	101,133
Total assets	1,412,001	1,435,516
Liabilities		
Current liabilities		
Notes payable – trade	357	20
Trade accounts payable	43,785	40,274
Electronically recorded obligations - operating	6,482	3,490
Short-term borrowings	191,226	201,018
Current portion of bonds payable	110	110
Current portion of long-term borrowings	70,292	80,922
Income taxes payable	25,729	11,074
Provisions	8,691	4,590
Other	66,241	64,216
Total current liabilities	412,916	405,719
Non-current liabilities		
Bonds payable	14,685	14,694
Long-term borrowings	443,748	456,115
Provisions	231	239
Retirement benefit liability	103	95
Asset retirement obligations	307	307
Other	1,173	996
Total non-current liabilities	460,250	472,448
Total liabilities	873,167	878,168
Net assets		
Share capital	20,235	20,235
Capital surplus	32,821	32,821
Retained earnings	514,871	509,714
Treasury shares	(44,895)	(26,422)
Total shareholders' equity	523,033	536,347
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	34	54
Foreign currency translation adjustment	14,557	19,714
Total accumulated other comprehensive income	14,592	19,768
Share acquisition rights	998	1,036
Non-controlling interests	209	195
Total net assets	538,834	557,348
Total liabilities and net assets	1,412,001	1,435,516

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

Consolidated Quarterly Statements of Income

(Millions of yen)

	Three months ended December 31, 2024 (from October 1, 2024 to December 31, 2024)	Three months ended December 31, 2025 (from October 1, 2025 to December 31, 2025)
Net sales	316,131	329,850
Cost of sales	259,100	265,098
Gross profit	57,031	64,752
Selling, general and administrative expenses	22,679	24,459
Operating profit	34,352	40,292
Non-operating income		
Interest income	518	693
Dividend income	32	1
Rental income from buildings	42	67
Foreign exchange gains/loss	1,065	367
Other	580	318
Total non-operating income	2,239	1,448
Non-operating expenses		
Interest expenses	1,542	2,245
Commission expenses	164	27
Share of loss of entities accounted for using equity method	7	17
Other	224	203
Total non-operating expenses	1,937	2,493
Ordinary profit	34,653	39,246
Profit before income taxes	34,653	39,246
Income taxes	10,654	11,862
Profit	23,999	27,384
Profit (loss) attributable to non-controlling interests	1,078	(23)
Profit attributable to owners of parent	22,920	27,407

Consolidated Quarterly Statements of Comprehensive Income

(Millions of yen)

	Three months ended December 31, 2024 (from October 1, 2024 to December 31, 2024)	Three months ended December 31, 2025 (from October 1, 2025 to December 31, 2025)
Profit	23,999	27,384
Other comprehensive income		
Valuation difference on available-for-sale securities	67	19
Foreign currency translation adjustment	9,072	5,159
Share of other comprehensive income of entities accounted for using equity method	3	6
Total other comprehensive income	9,144	5,185
Comprehensive income	33,143	32,569
(Breakdown)		
Comprehensive income attributable to owners of parent	32,060	32,583
Comprehensive income (loss) attributable to non- controlling interests	1,083	(14)

(3) Notes Regarding Consolidated Quarterly Financial Statements

(Notes Regarding On-Going Concern Assumptions)
Not applicable.

(Notes on Significant Changes in the Amount of Shareholders' Equity)
(Cancellation of Treasury Stock)

The Company cancelled its treasury stock based on a resolution of the Board of Directors meeting held on October 16, 2025. As a result, retained earnings and treasury stock decreased by 21,980 million yen, respectively, during the first quarter of the current fiscal year.

(Purchase of Treasury Stock)

The Company purchased its treasury stock based on a resolution of the Board of Directors meeting held on November 14, 2025. As a result, treasury stock increased by 3,508 million yen during the first quarter of the current fiscal year.

(Application of Accounting Procedures Specific to Preparation of Consolidated Quarterly Financial Statements)
(Calculation of Tax Expenses)

Tax expenses are calculated by reasonably estimating the effective tax rate after application of tax effect accounting to profit before income taxes for the consolidated fiscal year including the first quarter of the current fiscal year, and multiplying quarterly profit before income taxes by the estimated effective tax rate.

(Segment Information, etc.)

【Segment Information】

I. Three months ended December 31, 2024 (October 1, 2024 to December 31, 2024)

Information on Net sales, profit or loss, and other items by reportable segments

(Millions of yen)

	Reportable Segment						Adjustment (Note1)	Amount recorded in consolidated quarterly statements of income (Note2)
	Single-family homes related	Condos	Property resale	Others	PRESSANCE CORPORATION	Total		
Net sales								
Net sales from contracts with customers	197,359	1,690	27,892	35,166	41,365	303,474	3	303,478
Other income	4,892	1,902	2,923	1,377	1,557	12,653	—	12,653
Net sales from outside customers	202,251	3,593	30,816	36,543	42,923	316,128	3	316,131
Intersegment net sales and transfers	1,564	22	23	17	66	1,694	(1,694)	—
Total	203,816	3,615	30,839	36,561	42,989	317,822	(1,690)	316,131
Segment profit (Loss)	23,201	(965)	3,557	4,006	4,155	33,956	396	34,352

(NOTE)

1. The adjustment amount of segment profit, 396 million yen, includes intersegment elimination of 1,309 million yen and unallocated corporate expenses of (913) million yen. Corporate expenses primarily consist of general administrative expenses not allocated to reporting segments.
2. Segment profit has been adjusted to match the operating profit in consolidated quarterly statements of income.

II. Three months ended December 31, 2025 (October 1, 2025 to December 31, 2025)

Information on Net sales, profit or loss, and other items by reportable segments

(Millions of yen)

	Reportable Segment						Adjustment (Note1)	Amount recorded in consolidated quarterly statements of income (Note2)
	Single-family homes related	Condos	Property resale	Others	PRESSANCE CORPORATION	Total		
Net sales								
Net sales from contracts with customers	197,315	8,256	49,702	32,829	36,048	324,153	3	324,156
Other income	1,407	—	988	1,702	1,595	5,693	—	5,693
Net sales from outside customers	198,723	8,256	50,690	34,532	37,644	329,847	3	329,850
Intersegment net sales and transfers	574	9	20	40	—	644	(644)	—
Total	199,297	8,265	50,711	34,572	37,644	330,492	(641)	329,850
Segment profit (Loss)	23,040	572	7,133	3,842	5,231	39,820	471	40,292

(NOTE)

1. The adjustment amount of segment profit, 471 million yen, includes intersegment elimination of 1,531 million yen and unallocated corporate expenses of (1,059) million yen. Corporate expenses primarily consist of general administrative expenses not allocated to reporting segments.
2. Segment profit has been adjusted to match the operating profit in consolidated quarterly statements of income.

(Cash Flow Statement Notes)

The quarterly consolidated cash flow statement for the three months ended December 31, 2025 has not been prepared.

Depreciation (including amortization of intangible assets other than goodwill) and amortization of goodwill for the three months ended December 31, 2025 are as follows:

(Millions of yen)

	Three months ended December 31, 2024 (from October 1, 2024 to December 31, 2024)	Three months ended December 31, 2025 (from October 1, 2025 to December 31, 2025)
Depreciation and Amortization	547	510
Amortization of goodwill	213	66

(Significant Subsequent Events)

Not applicable.