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May 11, 2026

Consolidated Financial Results for the Six Months Ended March 31, 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:	May 11, 2026
Scheduled start date of dividend payment	June 8, 2026
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 second quarter of the fiscal year ending September 30, 2026 (October 1, 2025 to March 31, 2026)

(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	%
2Q FY 2026	689,176	7.1	84,398	14.4	81,459	13.8	57,017	22.4
2Q FY 2025	643,433	6.7	73,776	32.4	71,586	22.7	46,595	(10.2)

Note: Comprehensive income: For the second quarter of the fiscal year ending September 2026: 64,416 million yen (18.9%)

For the second quarter of the fiscal year ending September 2025: 54,165 million yen (-4.9%)

	Basic earnings per share	Diluted earnings per share
	Yen	Yen
2Q FY 2026	508.59	506.96
2Q FY 2025	400.89	400.33

(2) Consolidated financial position

	Total assets	Net assets	Equity-to-asset ratio
As of	Millions of yen	Millions of yen	%
2Q FY 2026	1,509,665	583,126	38.5
FY 2025	1,412,001	538,834	38.1

Reference: Equity: As of March 2026 : ¥ 581,703 million

As of September 2025: ¥ 537,625 million

2. Cash dividends

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

Note: Revision to the forecast of cash dividends most recently announced: No

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
Full year	1,485,000	11.1	176,500	20.9	167,000	19.7	116,500	15.7	1,044.67
	~1,500,000	~12.2	~180,000	~23.3	~170,000	~21.9	~118,500	~17.7	~1,062.61

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. Interim Consolidated Financial Statements and Major Notes (4) Notes to Interim Consolidated Financial Statements (Application of Accounting Procedures Specific to Preparation of Interim Consolidated Financial Statements)" on page 10 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 2Q FY 2026	116,735,700 shares
As of September 30, 2025	120,709,700 shares

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

As of 2Q FY 2026	5,217,677 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)

Six months ended March 31, 2026	112,108,522 shares
Six months ended March 31, 2025	116,231,360 shares

* The Second quarter(Interim) financial results summary is not subject to 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 Interim 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 Interim 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 Interim consolidated accounting period showed sales of 689,176 million yen (increase of 7.1% year on year), operating profit of 84,398 million yen (increase of 14.4%), ordinary profit of 81,459 million yen (increase of 13.8%), and Interim net profit attributable to owners of the parent was 57,017 million yen (increase of 22.4%).

Overview by segment is as follows.

Effective April 1, 2026, "Pressance Corporation" changed its trade name to "Pressance". Accordingly, the name of the reporting segment has been changed from "Pressance Corporation" to "Pressance" starting from the current interim consolidated accounting period. For further details on segment information, please refer to "2. Interim Consolidated Financial Statements and Primary Notes, (4) Notes to Interim Consolidated Financial Statements (Segment Information, etc.)."

(Single-Family Homes Related Business)

In the Single-family homes related business, demand for single-family homes has remained high in urban areas where the Group operates. Additionally, sales contracts leading to future deliveries remained strong.

As a result, net sales were 380,930 million yen (increase of 5.5% year-on-year) and operating profit was 43,118 million yen (increase of 5.3%).

(Condominium Business)

In the condominium business, although there were not many properties delivered in this interim consolidated accounting period due to deliveries being concentrated in the fourth quarter, sales contracts are progressing steadily.

As a result, sales were 26,048 million yen (increase of 331.4% year-on-year), and operating profit was 4,451 million yen (compared to an operating loss of 1,808 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 business performance has expanded.

As a result, net sales were 113,358 million yen (increase of 18.2% year on year), and operating profit was 13,251 million yen (increase of 21.1%).

(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 71,278 million yen (decrease of 2.8% year on year), and operating profit was 8,175 million yen (decrease of 8.7%).

(PRESSANCE)

PRESSANCE 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 97,551 million yen (decrease of 9.0% year on year), and operating profit was 14,222 million yen (increase of 0.3%).

(2) Overview of Financial Condition

As of the end of the interim consolidated accounting period, total assets were 1,509,665 million yen, an increase of 97,663 million yen compared to the end of the previous fiscal year. This was primarily due to an increase of 93,191 million yen in real estate for sale and real estate for sale in progress combined, and an increase of 5,648 million yen in others(current assets).

Total liabilities were 926,538 million yen, an increase of 53,371 million yen compared to the end of the previous fiscal year. This was primarily due to a combined increase of 63,327 million yen in short-term and long-term borrowings (including the current portion of long-term borrowings), which was partially offset by a combined decrease of 10,367 million yen in others (current liabilities), income taxes payable, and provisions (current liabilities).

Total net assets were 583,126 million yen, up 44,292 million yen from the end of the previous fiscal year. This was primarily due to the recording of 57,017 million yen in interim net income attributable to owners of parent, which was partially offset by 10,578 million yen in dividends from surplus. Details regarding the cancellation and acquisition of treasury shares conducted during the current interim consolidated cumulative period are as described in "2. Interim Consolidated Financial Statements and Major Notes, (4) Notes to Interim Consolidated Financial Statements (Notes on Significant Changes in Amount of Shareholders' Equity) (Cancellation of Treasury Stock) (Purchase of Treasury Stock)."

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

The consolidated business forecasts for the fiscal year ending September 30, 2026 has been revised based on recent business trends. For details, please refer to the "Notice Regarding Revision of Consolidated Financial Forecasts" announced today (May 11, 2026).

2. Interim Consolidated Financial Statements and Major Notes

(1) Interim Consolidated Balance Sheets

(Millions of yen)

	End of FY 2025 (as of September 30, 2025)	End of FY 2026 2Q (as of March 31, 2026)
Assets		
Current assets		
Cash and deposits	421,898	413,756
Trade accounts receivable and contract assets	21,210	21,692
Real estate for sale	167,551	171,201
Real estate for sale in process	602,444	691,986
Operating loans	71,536	64,693
Other	28,755	34,404
Allowance for doubtful accounts	(582)	(710)
Total current assets	1,312,814	1,397,025
Non-current assets		
Property, plant and equipment	30,617	36,331
Intangible assets	2,277	2,298
Investments and other assets	66,291	74,010
Total non-current assets	99,186	112,639
Total assets	1,412,001	1,509,665
Liabilities		
Current liabilities		
Notes payable – trade	357	2
Trade accounts payable	43,785	44,293
Electronically recorded obligations - operating	6,482	6,981
Short-term borrowings	191,226	209,051
Current portion of bonds payable	110	100
Current portion of long-term borrowings	70,292	90,253
Income taxes payable	25,729	23,531
Provisions	8,691	7,341
Other	66,241	59,421
Total current liabilities	412,916	440,978
Non-current liabilities		
Bonds payable	14,685	14,652
Long-term borrowings	443,748	469,289
Provisions	231	207
Retirement benefit liability	103	101
Asset retirement obligations	307	302
Other	1,173	1,006
Total non-current liabilities	460,250	485,559
Total liabilities	873,167	926,538

(Millions of yen)

	End of FY 2025 (as of September 30, 2025)	End of FY 2026 2Q (as of March 31, 2026)
Net assets		
Shareholder's equity		
Share capital	20,235	20,319
Capital surplus	32,821	32,905
Retained earnings	514,871	539,324
Treasury shares	(44,895)	(32,844)
Total shareholders' equity	523,033	559,704
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	34	54
Foreign currency translation adjustment	14,557	21,943
Total accumulated other comprehensive income	14,592	21,998
Share acquisition rights	998	1,220
Non-controlling interests	209	202
Total net assets	538,834	583,126
Total liabilities and net assets	1,412,001	1,509,665

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

Interim Consolidated Statements of Income

(Millions of yen)

	Six months ended March 31, 2025 (from October 1, 2024 to March 31, 2025)	Six months ended March 31, 2026 (from October 1, 2025 to March 31, 2026)
Net sales	643,433	689,176
Cost of sales	524,605	553,557
Gross profit	118,827	135,619
Selling, general and administrative expenses	45,050	51,221
Operating profit	73,776	84,398
Non-operating income		
Interest income	949	1,496
Dividend income	67	15
Rental income from buildings	86	156
Foreign exchange gains/loss	669	431
Other	783	604
Total non-operating income	2,556	2,703
Non-operating expenses		
Interest expenses	3,253	4,796
Commission expenses	1,109	353
Share of loss of entities accounted for using equity Method	12	23
Other	371	469
Total non-operating expenses	4,746	5,642
Ordinary profit	71,586	81,459
Extraordinary profit		
Gain on sales of shares in affiliated companies	555	—
Total Extraordinary profit	555	—
Profit before income taxes	72,142	81,459
Income taxes	21,975	24,456
Profit	50,166	57,002
Profit (loss) attributable to non-controlling interests	3,570	(15)
Profit (loss) attributable to owners of parent	46,595	57,017

Interim Consolidated Statements of Comprehensive Income

(Millions of yen)

	Six months ended March 31, 2025 (from October 1, 2024 to March 31, 2025)	Six months ended March 31, 2026 (from October 1, 2025 to March 31, 2026)
Profit	50,166	57,002
Other comprehensive income		
Valuation difference on available-for-sale securities	64	19
Foreign currency translation adjustment	3,934	7,389
Share of other comprehensive income of entities accounted for using equity method	(0)	4
Total other comprehensive income	3,999	7,414
Comprehensive income	54,165	64,416
(Breakdown)		
Comprehensive income attributable to owners of parent	50,596	64,423
Comprehensive income (loss) attributable to non- controlling interests	3,569	(6)

(3) Interim Consolidated Statements of Cash Flows

(Millions of yen)

	Six months ended March 31, 2025 (from October 1, 2024 to March 31, 2025)	Six months ended March 31, 2026 (from October 1, 2025 to March 31, 2026)
Cash flows from operating activities		
Profit before income taxes	72,142	81,459
Depreciation	945	977
Increase (decrease) in allowance for doubtful accounts	50	(26)
Increase (decrease) in retirement benefit liability	(762)	(2)
Increase (decrease) in provisions	182	(1,362)
Interest and dividend income	(1,016)	(1,511)
Foreign exchange losses (gains)	17	31
Loss (gain) on valuation of shares of subsidiaries and associates	12	23
Interest expenses	3,253	4,796
Loss (gain) on sales of shares of subsidiaries and associates	(555)	—
Decrease (increase) in trade receivables	(1,573)	3,076
Decrease (increase) in inventories	(36,605)	(87,926)
Decrease (increase) in advance payments to suppliers	(2,191)	(1,743)
Increase (decrease) in trade payables	(6,880)	472
Decrease (increase) in operating loans receivable	(15,747)	6,836
Increase (decrease) in contract liabilities	4,667	8,041
Increase (decrease) in guarantee deposits received	365	160
Increase (decrease) in deposits received	(1,765)	(3,658)
Decrease (increase) in accrued or receivable consumption taxes, net	1,755	(1,193)
Other, net	(5,186)	(17,191)
Subtotal	11,109	(8,741)
Interest and dividends received	1,015	1,470
Interest paid	(3,209)	(4,805)
Income taxes paid	(14,203)	(25,078)
Net cash provided by (used in) operating activities	(5,289)	(37,155)

(Millions of yen)

	Six months ended March 31, 2025 (from October 1, 2024 to March 31, 2025)	Six months ended March 31, 2026 (from October 1, 2025 to March 31, 2026)
Cash flows from investing activities		
Payments into time deposits	5,390	(10,678)
Purchase of property, plant and equipment	(1,233)	(7,914)
Proceeds from sale of property, plant and equipment	258	18
Purchase of intangible assets	(346)	(437)
Purchase of investment securities	(400)	(1,920)
Proceeds from redemption of investment securities	218	39
Loan advances	(727)	(1,062)
Proceeds from collection of loans receivable	1,540	771
Payments of leasehold and guarantee deposits	(357)	(874)
Proceeds from refund of leasehold and guarantee deposits	185	630
Payments for investments in capital of subsidiaries and Associates	(9,196)	(3,320)
Proceeds from repayment from investment in capital of subsidiaries and affiliates	707	1,454
Purchase of shares of subsidiaries and associates	(10)	(5,221)
Proceeds from sale of shares of subsidiaries and associates	102	—
Other, net	9	(19)
Net cash provided by (used in) investing activities	(3,861)	(28,536)
Cash flows from financing activities		
Proceeds from short-term borrowings	214,084	190,207
Repayments of short-term borrowings	(211,078)	(173,036)
Proceeds from long-term borrowings	167,186	117,247
Repayments of long-term borrowings	(70,819)	(71,123)
Redemption of bonds	(394)	(60)
Proceeds from exercise of employee share options	25	117
Payments for acquisition of subsidiaries' stock without change in scope of consolidation	(52,254)	—
Purchase of treasury shares	(6,967)	(9,930)
Repayments to non-controlling shareholders	(0)	—
Dividends paid	(9,668)	(10,577)
Dividends paid to non-controlling interests	(617)	—
Net cash provided by (used in) financing activities	29,496	42,845
Effect of exchange rate change on cash and cash equivalents	1,127	2,717
Net increase (decrease) in cash and cash equivalents	21,473	(20,128)
Cash and cash equivalents at beginning of period	390,924	407,682
Increase (decrease) in cash and cash equivalents resulting from change in scope of consolidation	76	7
Increase in cash and cash equivalents resulting from merger with a non-consolidated subsidiary	115	—
Cash and cash equivalents at end of period	412,590	387,562

(4) Notes to Interim Consolidated 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 current interim consolidated cumulative period.

(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 9,929 million yen during the current interim consolidated cumulative period.

(Application of Accounting Procedures Specific to Preparation of Interim Consolidated 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 current interim consolidated accounting period, and multiplying interim profit before income taxes by the estimated effective tax rate.

(Segment Information, etc.)

【Segment Information】

I. Six months ended March 31, 2025 (October 1, 2024 to March 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 interim consolidated statements of income (Note2)
	Single-family homes related	Condos	Property resale	Others	PRESSANCE	Total		
Net sales								
Net sales from contracts with customers	356,020	4,135	75,484	70,455	103,978	610,074	10	610,084
Other income	4,928	1,902	20,452	2,889	3,175	33,349	—	33,349
Net sales from outside customers	360,949	6,038	95,937	73,345	107,154	643,423	10	643,433
Intersegment net sales and transfers	2,079	23	48	47	73	2,271	(2,271)	—
Total	363,028	6,061	95,985	73,392	107,227	645,695	(2,261)	643,433
Segment profit (Loss)	40,960	(1,808)	10,946	8,954	14,179	73,232	544	73,776

(NOTE)

1. The adjustment amount of segment profit, 544 million yen, includes intersegment elimination of 2,742 million yen and unallocated corporate expenses of (2,197) 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 interim consolidated statements of income.

II. Six months ended March 31, 2026 (October 1, 2025 to March 31, 2026)

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

(Millions of yen)

	Reportable Segment						Adjustment (Note1)	Amount recorded in interim consolidated statements of income (Note2)
	Single-family homes related	Condos	Property resale	Others	PRESSANCE	Total		
Net sales								
Net sales from contracts with customers	379,511	26,048	110,805	67,891	94,195	678,452	8	678,461
Other income	1,418	—	2,552	3,387	3,356	10,715	—	10,715
Net sales from outside customers	380,930	26,048	113,358	71,278	97,551	689,167	8	689,176
Intersegment net sales and transfers	1,859	18	42	99	—	2,020	(2,020)	—
Total	382,789	26,067	113,401	71,378	97,551	691,187	(2,011)	689,176
Segment profit (Loss)	43,118	4,451	13,251	8,175	14,222	83,219	1,178	84,398

(NOTE)

1. The adjustment amount of segment profit, 1,178 million yen, includes intersegment elimination of 3,347 million yen and unallocated corporate expenses of (2,168) 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 interim consolidated statements of income.

2. Matters concerning changes in reporting segments

Effective April 1, 2026, consolidated subsidiary "Pressance Corporation" changed its trade name to "Pressance". Consequently, to better reflect actual business operations, the name of the reporting segment previously referred to as "Pressance Corporation" has been changed to "Pressance" starting from the current interim consolidated accounting period. This change is limited to the segment name only and has no impact on segment information. Segment information for the previous interim consolidated accounting period is also presented using the new name.

(Significant Subsequent Events)

Not applicable.