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May 14, 2025

Consolidated Financial Results for the Six Months Ended March 31, 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: Masaaki Arai, President and CEO

Inquiries: Kotaro Wakatabi, Senior Managing Director and CFO

Scheduled date to file quarterly securities report: May 14, 2025 Scheduled start date of dividend payment June 11, 2025

Preparation of supplementary material on financial results: Yes

Holding of financial results briefing: Yes (For institutional investors and analysts)

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

1. Consolidated financial results for the second quarter of the fiscal year ending September 30, 2025

(October 1, 2024 to March 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	%
2Q FY 2025	643,433	6.7	73,776	32.4	71,586	22.7	46,595	(10.2)
2Q FY 2024	602,756	11.3	55,723	(20.0)	58,322	(13.6)	51,902	16.8

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

For the second quarter of the fiscal year ending September 2024: 56,951 million yen (33.4%)

	Basic earnings per share	Diluted earnings per share
	Yen	Yen
2Q FY 2025	400.89	400.33
2Q FY 2024	433.08	432.37

(2) Consolidated financial position

	•		
	Total assets	Net assets	Equity-to-asset ratio
As of	Millions of yen	Millions of yen	%
2Q FY 2025	1,367,310	521,135	37.3
FY 2024	1,282,090	535,919	36.2

Reference: Equity: As of September 2025: ¥ 510,050 million

As of September 2024: ¥ 463,947 million

2. Cash dividends

	Annual dividends per share						
	1Q-end	Total					
	Yen	Yen	Yen	Yen	Yen		
FY 2024	_	83.00	_	83.00	166.00		
FY 2025	-	84.00					
FY 2025 (Forecast)			I	94.00	178.00		

Note: Revisions to the forecast of cash dividends most recently announced: None

3. Forecast of consolidated operating results for FY 2025 (October 1, 2024 to September 30, 2025)

(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	1,310,000	1.1	143,000	20.1	137,500	14.3	100,000	7.6	860.35

Note: Revision to the forecast of consolidated results most recently announced: None

* 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 11 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: 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 "2. Interim Consolidated Financial Statements and Major Notes (4) Notes to Interim Consolidated Financial Statements (Changes in Accounting Policies)" on page 11 of the attached document.
- (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 2025	120,689,300 shares
As of September 30, 2024	120,661,500 shares

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

As of 2Q FY 2025	5,474,134 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 2Q FY 2025	116,231,360 shares
As of 2Q FY 2024	119,843,305 shares

- * The Second Quarter (Interim) Financial Results are not subject to review by a certified public accountant or auditing 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 on Quarterly Financial Results (3) Explanation of Future Forecast Information such as Consolidated Performance Forecasts" on page 3 of the attached document.

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.

For the interim consolidated accounting period, performance results were as follows: net sales were 643,433 million yen (increase of 6.7% year-on-year), operating profit was 73,776 million yen (increase of 32.4%), ordinary profit was 71,586 million yen (increase of 22.7%), and net income attributable to owners of the parent was 46,595 million yen (decrease of 10.2%).

Overview by segment is as follows.

Note that from the beginning of this interim consolidated accounting period, we have eliminated the "Meldia" segment and consolidated it into existing business segments, thereby changing our reportable segment categories. Additionally, the segment information for the previous interim 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 "2. Interim Consolidated Financial Statements and Major Notes (4) Notes to Interim Consolidated Financial Statements (Segment Information, etc.)".

(Single-Family Homes Related Business)

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

As a result, sales were 360,949 million yen (increase of 1.3% year on year), and operating profit was 40,960 million yen (increase of 30.7%).

(Condominium Business)

In the condominium business, while there were not many properties delivered during this interim consolidated accounting period due to deliveries being concentrated at the end of the consolidated fiscal year, sales contracts that will contribute to future performance are progressing steadily.

As result, sales were 6,038 million yen (increase of 8.9% year on year), and operating loss was 1,808 million yen (compared to an operating loss of 1,917 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 95,937 million yen (increase of 9.2% year on year), and operating profit was 10,946 million yen (increase of 131.5%).

(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 73,345 million yen (increase of 28.8% year on year), and operating profit was 8,954 million yen (increase of 74.7%).

(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 107,154 million yen (increase of 11.7% year on year), and operating profit was 14,179 million yen (decrease of 14.6%).

(2) Overview of Financial Condition

As of the end of the interim consolidated accounting period, total assets were 1,367,310 million yen, an increase of 85,219 million yen year on year. This is mainly due to an increase of 39,130 million yen in real estate for sale and real estate for sale in progress combined, as well as an increase of 41,318 million yen in cash and deposits, operating loans, and investments and other assets combined.

Total liabilities were 846,174 million yen, an increase of 100,002 million yen year on year. This is mainly due to an increase of 99,044 million yen in long-term borrowings (including current portion of long-term borrowings), and short-term borrowings combined.

Total net assets were 521,135 million yen, a decrease of 14,783 million yen year on year. This is mainly due to an increase of 36,928 million yen in retained earnings, while non-controlling interests decreased by 61,089 million yen.

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

There are no changes to the consolidated performance forecast for the fiscal year ending September 2025, which was announced on March 31, 2025.

1) Consolidated Interim Balance Sheets

		(Millions of yen)
	End of FY2024 (as of September 30, 2024)	End of FY 2025 2Q (as of March 31, 2025)
Assets		
Current assets		
Cash and deposits	409,957	427,146
Trade accounts receivable and contract assets	19,048	19,810
Real estate for sale	198,422	161,554
Real estate for sale in process	485,757	561,755
Operating loans	64,530	80,277
Other	21,702	25,533
Allowance for doubtful accounts	(815)	(740)
Total current assets	1,198,602	1,275,337
Non-current assets		
Property, plant and equipment	31,221	31,226
Intangible assets	2,493	2,591
Investments and other assets	49,773	58,155
Total non-current assets	83,488	91,972
Total assets	1,282,090	1,367,310
Liabilities		
Current liabilities		
Notes payable – trade	1,834	586
Trade accounts payable	42,070	42,035
Electronically recorded obligations - operating	10,021	4,422
Short-term borrowings	171,610	174,698
Current portion of bonds payable	494	192
Current portion of long-term borrowings	44,416	64,338
Income taxes payable	12,512	19,255
Provisions	6,522	6,718
Other	59,275	61,062
Total current liabilities	348,758	373,312
Non-current liabilities		
Bonds payable	14,789	14,717
Long-term borrowings	380,461	456,868
Allowance liabilities	78	73
Retirement benefit liability	817	55
Asset retirement obligations	328	324
Other	937	823
Total non-current liabilities	397,412	472,862
Total liabilities	746,171	846,174
Net assets		
Share capital	20,149	20,173
Capital surplus	19,442	31,561
Retained earnings	433,547	470,475
Treasury shares	(19,896)	(26,863)
Total shareholders' equity	453,243	495,346
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	(130)	(66)
Foreign currency translation adjustment	10,834	14,771
Total accumulated other comprehensive income	10,704	14,704
Share acquisition rights	773	976
Non-controlling interests	71,198	10,108
Total net assets	535,919	521,135
Total liabilities and net assets	1,282,090	1,367,310
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2) Consolidated Interim Statements of Income and Consolidated Quarterly Statements of Comprehensive Income

Consolidated Interim Statements of Income

		(Millions of yen)
	Six months ended March 31, 2024 (from October 1, 2023 to March 31, 2024)	Six months ended March 31, 2025 (from October 1, 2024 to March 31, 2025)
Net sales	602,756	643,433
Cost of sales	504,862	524,605
Gross profit	97,894	118,827
Selling, general and administrative expenses	42,171	45,050
Operating profit	55,723	73,776
Non-operating income		
Interest income	695	949
Dividend income	682	67
Rental income from buildings	103	86
Foreign exchange gains/loss	400	669
Gain on sale of investment securities	3,518	_
Other	791	783
Total non-operating income	6,192	2,556
Non-operating expenses		
Interest expenses	2,694	3,253
Commission expenses	490	1,109
Share of loss of entities accounted for using equity	7	12
method		
Other	399	371
Total non-operating expenses	3,592	4,746
Ordinary profit	58,322	71,586
Extraordinary profit		
Gain on sale of shares in affiliated companies	956	555
Gain on negative goodwill	12,766	<u> </u>
Total Extraordinary profit	13,723	555
Profit before income taxes	72,046	72,142
Income taxes	16,080	21,975
Profit	55,966	50,166
Profit attributable to non-controlling interests	4,063	3,570
Profit attributable to owners of parent	51,902	46,595

Consolidated Interim Statements of Comprehensive Income

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	Six months ended March 31, 2024	Six months ended March 31, 2025
	(from October 1, 2023 to	(from October 1, 2024 to
	March 31, 2024)	March 31, 2025)
Profit	55,966	50,166
Other comprehensive income		
Valuation difference on available-for-sale securities	(85)	64
Foreign currency translation adjustment	1,063	3,934
Adjustment amount for retirement benefits	5	_
Share of other comprehensive income of entities accounted for using equity method	1	(0)
Total other comprehensive income	985	3,999
Comprehensive income	56,951	54,165
(Breakdown)		
Comprehensive income attributable to owners of parent	52,897	50,596
Comprehensive income attributable to non- controlling interests	4,053	3,569

3) Consolidated Interim Statements of Cash Flows

(Millions of yen)

		(Millions of yen)
·	Six months ended	Six months ended
	March 31, 2024	March 31, 2025
	(from October 1, 2023 to	(from October 1, 2024 to
	March 31, 2024)	March 31, 2025)
Cash flows from operating activities	70.046	70.4.40
Profit before income taxes	72,046	72,142
Depreciation	1,049	945
Increase (decrease) in allowance for doubtful accounts	(11)	50
Increase (decrease) in retirement benefit liability	(332)	(762)
Increase (decrease) in provisions	(384)	182
Interest and dividend income	(1,378)	(1,016)
Foreign exchange losses (gains)	(30)	17
Share of loss (profit) of entities accounted for using	7	12
equity method		
Interest expenses	2,694	3,253
Loss (gain) on sale of shares of subsidiaries and	(956)	(555)
associates		(555)
Loss (gain) on sale of investment securities	(3,518)	_
Gain on negative goodwill	(12,766)	-
Decrease (increase) in trade receivables	337	(1,573)
Decrease (increase) in inventories	(6,972)	(36,605)
Decrease (increase) in advance payments to suppliers	2,023	(2,191)
Increase (decrease) in trade payables	(6,173)	(6,880)
Decrease (increase) in operating loans receivable	(12,787)	(15,747)
Increase (decrease) in contract liabilities	(1,267)	4,667
Increase (decrease) in guarantee deposits received	(775)	365
Increase (decrease) in deposits received	(11,198)	(1,765)
Increase/decrease in consumption taxes	2.575	1 755
payable/consumption taxes refund receivable	2,575	1,755
Other, net	(7,289)	(5,186)
Subtotal	14,892	11,109
Interest and dividends received	1,378	1,015
Interest payment	(2,620)	(3,209)
Income taxes paid	(15,848)	(14,203)
Cash flow from operating activities	(2,198)	(5,289)
_		

		(Millions of yen)
	Six months ended March 31, 2024 (from October 1, 2023 to March 31, 2024)	Six months ended March 31, 2025 (from October 1, 2024 to March 31, 2025)
Cash flows from investing activities		
Net change in time deposits	9,411	5,390
Purchase of property, plant and equipment	(2,530)	(1,233)
Proceeds from sale of property, plant and equipment	507	258
Purchase of intangible assets	(298)	(346)
Purchase of investment securities	(31,483)	(400) 218
Proceeds from redemption of investment securities Proceeds from sale of investment securities	35,119	218
Loan advances	(356)	(727)
Proceeds from collection of loans receivable	938	1,540
Payments of leasehold and guarantee deposits	(423)	(357)
Proceeds from refund of leasehold and guarantee deposits	1,044	185
Payments for investments in capital of subsidiaries and associates	(6,456)	(9,196)
Repayment from investment in capital of subsidiaries and affiliates	914	707
Purchase of shares of subsidiaries and associates	(235)	(10)
Proceeds from sale of shares of subsidiaries and associates	134	102
Cost of subsidiary acquisitions with consolidation scope changes	(23,842)	_
Income from subsidiary share sales with consolidation changes	2,795	_
Other, net	(2)	9
Cash flow from investing activities	(14,677)	(3,861)
Cash flows from financing activities		
Proceeds from short-term borrowings	216,037	214,084
Repayments of short-term borrowings	(234,750)	(211,078)
Proceeds from long-term borrowings	121,309	167,186
Repayments of long-term borrowings	(67,008)	(70,819)
Redemption of bonds	(514)	(394)
Proceeds from exercise of employee share options	26	25
Expenditure on acquiring subsidiary shares without changing consolidation scope	(2,470)	(52,254)
Purchase of treasury shares	(8,017	(6,967)
Repayments to non-controlling shareholders	(0)	(0)
Proceeds from share issuance to non-controlling	70	
shareholders	78	_
Dividends paid	(11,093)	(9,668)
Dividends paid to non-controlling shareholders	(567)	(617)
Cash Flow from financing activities	13,028	29,496
Effect of exchange rate change on cash and cash equivalents	255	1,127
Net increase (decrease) in cash and cash equivalents	(3,591)	21,473
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	_	76
Increase in cash and cash equivalents due to merger with		, . .
non-consolidated subsidiaries	_	115

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)

The Company acquired treasury stock based on the resolution of the Board of Directors meeting held on November 14, 2024. As a result, treasury stock increased by 6,967 million yen during the current interim consolidated accounting 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 income before income taxes for the consolidated fiscal year including this interim consolidated period, and multiplying income before income taxes for the interim period by the estimated effective tax rate.

(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 this interim consolidated accounting period.

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 interim 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, we have applied the 2022 Revised Implementation Guidance from the beginning of this interim consolidated accounting period. This change in accounting policy has been applied retrospectively, and the interim consolidated financial statements for the previous interim consolidated period 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 interim consolidated financial statements for the previous interim consolidated period and the consolidated financial statements for the previous consolidated fiscal year.

(Segment Information, etc.)

(Segment Information)

- I. Previous interim consolidated accounting period (October 1, 2023 to March 31, 2024)
 - 1. Information on Net sales, profit or loss, and other items by reportable segments

(Millions of yen)

	Reportable Segment						Amount recorded	
	Single-family homes related	Condos	Property resale	Others	PRESSANCE CORPORATION	Total	Adjustment (Note1)	in consolidated quarterly statements of income (Note2)
Net sales								
Net sales from contracts with customers	331,567	5,545	80,780	54,658	93,649	566,200	9	566,209
Other income	24,914	_	7,054	2,289	2,287	36,547	_	36,547
Net sales from outside customers Intersegment	356,482	5,545	87,835	56,947	95,936	602,747	9	602,756
net sales and transfers	3,166	_	464	40	154	3,824	(3,824)	_
Total	359,648	5,545	88,299	56,987	96,091	606,571	(3,814)	602,756
Segment profit (Loss)	31,342	(1,917)	4,727	5,125	16,610	55,890	(166)	55,723

(NOTE)

- 1. The adjustment amount of segment profit, (166) million yen, includes intersegment elimination of 2,305 million yen and unallocated corporate expenses of (2,471) 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 the interim consolidated statements of income.

- II. Current interim consolidated accounting period— (October 1, 2024 to March 31, 2025)
 - 1. Information on Net sales, profit or loss, and other items by reportable segments

(Millions of yen)

	Reportable Segment						Amount recorded	
	Single-family homes related	Condos	Property resale	Others	PRESSANCE CORPORATION	Total	Adjustment (Note1)	in consolidated quarterly statements of income (Note2)
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 Intersegment	360,949	6,038	95,937	73,345	107,154	643,423	10	643,433
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 (loss) has been adjusted to match the operating profit in the interim consolidated statements of income.
- 2. Notes Relating to Changes in Reportable Segments etc.

From the current interim consolidated accounting period, 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 interim consolidated accounting period has been prepared using the new categorization method.

Significant subsequent events

Complete Acquisition of EIDAI Holdings Co., Ltd. as a Wholly Owned Subsidiary

On February 27, 2025, Meldia Co., Ltd. (hereinafter referred to as "Meldia"), a consolidated subsidiary of the Company, entered into a share transfer agreement with Mr. Masaru Nagamori and three other individual shareholders, and on April 16 of the same year, acquired all shares of EIDAI Holdings Co., Ltd.. (hereinafter referred to as "Eidai Holdings"), making Eidai Holdings a wholly owned subsidiary of Meldia.

- 1. Overview of Acquisition
 - Name and business content of the acquired company
 Name of acquired company: Eidai Holdings
 Business content: Sale, rental, management, and brokerage of real estate
 - (2) Main reason for the acquisition

The EIDAI Group, consisting of Eidai Holdings and its three wholly owned subsidiaries, is engaged in a wide range of real estate-related businesses as a community-based single-family home manufacturer and renovation service provider, primarily operating in southern Saitama Prefecture and northern Tokyo. This share acquisition is expected to further strengthen the business foundation for single-family homes in the Tokyo metropolitan area. Through this share acquisition, we aim to expand and strengthen our business foundation by leveraging the strengths and synergies of both companies, thereby pursuing further development and enhancement of corporate value for our group.

- (3) Acquisition date April 16, 2025
- (4) Legal form of acquisition

 Share acquisition with cash consideration
- (5) Name of the company after the acquisition No change
- (6) Ratio of voting rights acquired 100%
- (7) Main basis for determining the acquiring company Meldia, a consolidated subsidiary of the Company, was determined to be the acquiring company as it acquired the shares with cash consideration.
- 2. Acquisition cost of the acquired company and breakdown by type of consideration

Consideration for acquisition	Cash	8,111 million yen	
Acquisition cost		8,111 million yen	

- Details and amount of major acquisition-related costs Advisory fees, etc. 258 million yen
- 4. Amount of goodwill generated, the reason for generation, amortization method, and amortization period Not yet determined at this time
- 5. Amount and main components of assets received, and liabilities assumed on the dates of acquisition Not yet determined at this time.