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Aug 13, 2025

Consolidated Financial Results for the Nine Months Ended June 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:	Masaaki Arai, President and CEO
Inquiries:	Kotaro Wakatabi, Senior Managing Director and CFO
Scheduled date to file quarterly securities report:	Aug 13, 2025
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 nine months ended June 30, 2025 (October 1, 2024 to June 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	%
3Q FY 2025	939,725	5.0	102,247	26.6	98,242	16.9	70,608	3.0
3Q FY 2024	895,056	14.0	80,787	(16.5)	84,058	(11.1)	68,565	11.6

Note: Comprehensive income: For the nine months ended June 30, 2025: 75,530 million yen (-6.6%)

For the nine months ended June 30, 2024: 80,864 million yen (20.5%)

	Basic earnings per share	Diluted earnings per share
	Yen	Yen
3Q FY 2025	610.44	609.44
3Q FY 2024	574.65	573.67

(2) Consolidated financial position

	Total assets	Net assets	Equity-to-asset ratio
As of	Millions of yen	Millions of yen	%
3Q FY 2025	1,382,490	516,102	37.2
FY 2024	1,282,090	535,919	36.2

Reference: Equity: As of June 30, 2025: ¥ 514,964 million

As of September 30, 2024: ¥ 463,947 million

2. Cash dividends

	Annual dividends per share				
	1Q-end	2Q-end	3Q-end	Year-end	Total
	Yen	Yen	Yen	Yen	Yen
FY 2024	—	83.00	—	83.00	166.00
FY 2025	—	84.00			
FY 2025 (Forecast)			—	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. 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 9 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. Consolidated Quarterly Financial Statements and Major Notes (3) Notes Regarding Consolidated Quarterly Financial Statements (Changes in Accounting Policies)" on page 9 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 June 30, 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 June 30, 2025	6,766,234 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)

For the nine months ended June 30, 2025	115,669,596 shares
For the nine months ended June 30, 2024	119,318,390 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 5 of the attached document.

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 third quarter of the consolidated fiscal year showed sales of 939,725 million yen (increase of 5.0% year on year), operating profit of 102,247 million yen (increase of 26.6%), ordinary profit of 98,242 million yen (increase of 16.9%), and quarterly net profit attributable to owners of the parent was 70,608 million yen (increase of 3.0%).

Overview by segment is as follows.

Note that from the first quarter of the current consolidated fiscal year, 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 third quarter 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. Consolidated Quarterly Financial Statements and Major Notes (3) Notes Regarding Consolidated Quarterly 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 consolidated fiscal year have proven successful, resulting in a notable improvement in the gross profit margin.

As a result, sales were 518,058 million yen (increase of 0.0% year on year), and operating profit was 55,984 million yen (increase of 28.9%).

(Condominium Business)

In the condominium business, while there were not many properties delivered during this third quarter 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 a result, sales were 18,991 million yen (decrease of 23.4% year on year), and operating loss was 280 million yen (compared to an operating profit of 159 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 141,846 million yen (increase of 8.9% year on year), and operating profit was 14,599 million yen (increase of 67.3%).

(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 110,384 million yen (increase of 27.0% year on year), and operating profit was 13,518 million yen (increase of 49.6%).

(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 150,430 million yen (increase of 11.3% year on year), and operating profit was 18,249 million

yen (decrease of 7.6%).

(2) Overview of Financial Condition

As of the end of the third quarter of the consolidated fiscal period, total assets were 1,382,490 million yen, an increase of 100,399 million yen year on year. This is mainly due to an increase of 82,684 million yen in real estate for sale and real estate for sale in progress combined, as well as an increase of 13,545 million yen in operating loans, and other assets combined.

Total liabilities were 866,387 million yen, an increase of 120,216 million yen year on year. This is mainly due to an increase of 122,278 million yen in long-term borrowings (including current portion of long-term borrowings), and short-term borrowings combined.

Total net assets were 516,102 million yen, a decrease of 19,816 million yen year on year. This is mainly due to an increase of 51,262 million yen in retained earnings, while non-controlling interests decreased by 71,046 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.

2. Consolidated Quarterly Financial Statements and Major Notes

(1) Consolidated Quarterly Balance Sheets

(Millions of yen)

	End of FY 2024 (as of September 30, 2024)	End of FY 2025 3Q (as of June 30, 2025)
Assets		
Current assets		
Cash and deposits	409,957	392,982
Trade accounts receivable and contract assets	19,048	17,567
Real estate for sale	198,422	191,422
Real estate for sale in process	485,757	575,440
Operating loans	64,530	78,075
Other	21,702	35,079
Allowance for doubtful accounts	(815)	(837)
Total current assets	1,198,602	1,289,731
Non-current assets		
Property, plant and equipment	31,221	28,285
Intangible assets	2,493	2,483
Investments and other assets	49,773	61,990
Total non-current assets	83,488	92,759
Total assets	1,282,090	1,382,490
Liabilities		
Current liabilities		
Notes payable – trade	1,834	621
Trade accounts payable	42,070	43,486
Electronically recorded obligations - operating	10,021	5,778
Short-term borrowings	171,610	190,691
Current portion of bonds payable	494	192
Current portion of long-term borrowings	44,416	75,352
Income taxes payable	12,512	10,280
Provisions	6,522	4,570
Other	59,275	66,150
Total current liabilities	348,758	397,123
Non-current liabilities		
Bonds payable	14,789	14,726
Long-term borrowings	380,461	453,087
Allowance liabilities	78	72
Retirement benefit liability	817	108
Asset retirement obligations	328	324
Other	937	944
Total non-current liabilities	397,412	469,264
Total liabilities	746,171	866,387
Net assets		
Share capital	20,149	20,173
Capital surplus	19,442	32,759
Retained earnings	433,547	484,810
Treasury shares	(19,896)	(34,834)
Total shareholders' equity	453,243	502,908
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	(130)	(91)
Foreign currency translation adjustment	10,834	12,147
Total accumulated other comprehensive income	10,704	12,056
Share acquisition rights	773	986
Non-controlling interests	71,198	151
Total net assets	535,919	516,102
Total liabilities and net assets	1,282,090	1,382,490

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

(Millions of yen)

	Nine months ended June 30, 2024	Nine months ended June 30, 2025
Net sales	895,056	939,725
Cost of sales	748,922	766,707
Gross profit	146,133	173,018
Selling, general and administrative expenses	65,346	70,770
Operating profit	80,787	102,247
Non-operating income		
Interest income	993	1,545
Dividend income	1,237	106
Rental income from buildings	157	143
Foreign exchange gains/loss	1,247	572
Gain on sale of investment securities	3,518	181
Other	1,565	750
Total non-operating income	8,720	3,300
Non-operating expenses		
Interest expenses	4,078	5,486
Commission expenses	705	1,268
Share of loss of entities accounted for using equity method	12	21
Other	652	528
Total non-operating expenses	5,449	7,305
Ordinary profit	84,058	98,242
Extraordinary profit		
Gain on sale of shares in affiliated companies	956	549
Gain on negative goodwill	12,766	5,147
Total Extraordinary profit	13,723	5,696
Profit before income taxes	97,782	103,939
Income taxes	23,934	29,759
Profit	73,847	74,180
Profit attributable to non-controlling interests	5,281	3,571
Profit attributable to owners of parent	68,565	70,608

Consolidated Quarterly Statements of Comprehensive Income

(Millions of yen)

	Nine months ended June 30, 2024	Nine months ended June 30, 2025
Profit	73,847	74,180
Other comprehensive income		
Valuation difference on available-for-sale securities	(94)	39
Foreign currency translation adjustment	7,096	1,310
Adjustment amount for retirement benefits	8	—
Share of other comprehensive income of entities accounted for using equity method	5	0
Total other comprehensive income	7,016	1,350
Comprehensive income	80,864	75,530
(Breakdown)		
Comprehensive income attributable to owners of parent	75,589	71,961
Comprehensive income attributable to non- controlling interests	5,274	3,569

(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)

The Company acquired treasury stock based on the resolution of the Board of Directors meeting held on November 14, 2024, and March 31, 2025. As a result, treasury stock increased by 14,938 million yen during the current third quarter consolidated accounting period.

(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 income before income taxes for the consolidated fiscal year including the third quarter consolidated accounting period, and multiplying quarterly income before income taxes 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 the first quarter of the 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, we have applied the 2022 Revised Implementation Guidance from the beginning of the first quarter of the consolidated fiscal year. This change in accounting policy has been applied retrospectively, and the consolidated quarterly financial statements for the previous consolidated quarterly 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 consolidated quarterly financial statements for the previous consolidated quarterly period and the consolidated financial statements for the previous consolidated fiscal year.

(Segment Information, etc.)

【Segment Information】

I. Nine months ended June 30, 2024 (October 1, 2023 to June 30, 2024)

1. 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	487,367	20,821	121,324	83,212	131,708	844,434	12	844,446
Other income	30,457	3,956	8,960	3,734	3,501	50,609	—	50,609
Net sales from outside customers	517,824	24,778	130,285	86,946	135,209	895,044	12	895,056
Intersegment net sales and transfers	3,632	—	487	214	160	4,495	(4,495)	—
Total	521,456	24,778	130,773	87,161	135,369	899,539	(4,482)	895,056
Segment profit (Loss)	43,446	159	8,724	9,034	19,758	81,124	(336)	80,787

(NOTE)

1. The adjustment amount of segment profit, (336) million yen, includes intersegment elimination of 3,265 million yen and unallocated corporate expenses of (3,601) 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 quarterly statements of income.

II. Nine months ended June 30, 2025 (October 1, 2024 to June 30, 2025)

1. 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	512,276	17,088	119,846	105,969	143,575	898,757	14	898,771
Other income	5,781	1,902	21,999	4,415	6,855	40,954	—	40,954
Net sales from outside customers	518,058	18,991	141,846	110,384	150,430	939,711	14	939,725
Intersegment net sales and transfers	2,787	28	149	101	69	3,136	(3,136)	—
Total	520,845	19,019	141,996	110,486	150,500	942,847	(3,122)	939,725
Segment profit (Loss)	55,984	(280)	14,599	13,518	18,249	102,070	176	102,247

(NOTE)

1. The adjustment amount of segment profit, 176 million yen, includes intersegment elimination of 3,559 million yen and unallocated corporate expenses of (3,382) 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 quarterly statements of income.

2. Notes Relating to Changes in Reportable Segments etc.

From the first quarter 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 third quarter consolidated accounting period has been prepared using the new classification method.

(Cash Flow Statement Notes)

The quarterly consolidated cash flow statement for the nine months ended June 30, 2025 has not been prepared.

Depreciation (including amortization of intangible assets other than goodwill) and amortization of goodwill for the nine months ended June 30, 2025 are as follows:

	(Millions of yen)	
	Nine months ended June 30, 2024	Nine months ended June 30, 2025
Depreciation and Amortization (other than goodwill)	1,796	1,524
Amortization of goodwill	579	366

(Significant Subsequent Events)

Not applicable.