Consolidated Financial Results for the Three Months Ended June 30, 2026 [Japanese GAAP]

August 6, 2026

Company name:HASEKO Corporation
Stock exchange listing: Tokyo Stock Exchange, Prime section
Code number:1808
URL: https://www.haseko.co.jp/hc/english/

(Amounts are rounded to the nearest million yen)

1. Consolidated Financial Results for the Three Months Ended June 30, 2026 (April 01, 2026 to June 30, 2026)

(1) Consolidated Operating Results (% indicates changes from the previous corresponding period.)

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent	
Three months ended	Million yen	%	Million yen	%	Million yen	%	Million yen	%
June 30, 2026	312,148	9.2	29,857	46.0	30,455	58.9	21,287	68.5
June 30, 2025	285,906	0.4	20,453	54.2	19,163	23.7	12,633	16.5

(Note) Comprehensive income: Three months ended June 30, 2026: ¥ 20,212 million [147.5%]
Three months ended June 30, 2025: ¥ 8,166 million [(46.0)%]

	Basic earnings per share	Diluted earnings per share
Three months ended	Yen	Yen
June 30, 2026	80.39	—
June 30, 2025	46.34	—

(2) Consolidated Financial Position

	Total assets	Net assets	Equity ratio
As of	Million yen	Million yen	%
June 30, 2026	1,353,050	570,643	42.1
March 31, 2026	1,417,724	563,451	39.7

(Reference) Equity: As of June 30, 2026: ¥ 569,880 Million
As of March 31, 2026: ¥ 562,735 Million

2. Dividends

	Annual dividends				
	1st quarter-end	2nd quarter-end	3rd quarter-end	Year-end	Total
	Yen	Yen	Yen	Yen	Yen
Fiscal year ended March 31, 2026	—	45.00	—	50.00	95.00
Fiscal year ending March 31, 2027	—				
Fiscal year ending March 31, 2027 (Forecast)		50.00	—	50.00	100.00

(Note) Revision to the forecast for dividends announced most recently: None

3. Consolidated Financial Results Forecast for the Fiscal Year Ending March 31, 2027(April 01, 2026 to March 31, 2027)

(% indicates changes from the previous corresponding period.)

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent		Basic earnings per share
	Million yen	%	Million yen	%	Million yen	%	Million yen	%	Yen
Six months ending September 30, 2026	630,000	5.8	49,000	18.5	47,000	19.5	30,000	23.9	113.27
Full year	1,380,000	8.4	110,000	11.4	105,000	11.6	66,000	20.4	249.19

(Note) Revision to the financial results forecast announced most recently: None

* Notes:
(1) Significant changes in the scope of consolidation during the first three months of the fiscal year ending March 31, 2027: Yes
Newly included: 1 company (Company Name) HASEKO HOME HOLDINGS Inc.
Excluded: None

(2) Adoption of accounting treatment specific to the preparation of quarterly consolidated financial statements: None

(3) Changes in accounting policies, changes in accounting estimates and retrospective restatement
1) Changes in accounting policies due to the revision of accounting standards: None
2) Changes in accounting policies other than 1) above: None
3) Changes in accounting estimates: None
4) Retrospective restatement: None

(4) Total number of issued shares (common shares)
1) Total number of issued shares at the end of the period (including treasury shares):
June 30, 2026: 292,479,897 shares
March 31, 2026: 292,479,897 shares

2) Total number of treasury shares at the end of the period:
June 30, 2026: 27,623,371 shares
March 31, 2026: 27,835,479 shares

3) Average number of shares during the period:
Three months ended June 30, 2026: 264,800,425 shares
Three months ended June 30, 2025: 272,641,364 shares

(Note) The Company has introduced the "Board Benefit Trust (BBT)" and the "Stock Grant ESOP" plans. Shares of the Company held by these trusts are included in the number of treasury shares at the end of the period, and the average number of shares during the period is calculated and presented taking into account the shares held by these trusts.

*** Review of the accompanying quarterly consolidated financial statements by certified public accountants or an audit firm: None**

Explanation regarding appropriate use of forecasts, and other specific comments
(Cautionary Note Regarding Forward-Looking Statements)
The forward-looking statements, including performance forecasts, contained in this document are based on information available as of the date of release of this document. Actual results may differ from forecast figures due to a variety of factors. For details regarding performance forecasts, please refer to "[Supplementary Materials] P.3 '1. Overview of operating results, etc. (3) Explanation regarding consolidated financial results forecasts and other forward-looking information.'
(How to Obtain the Supplementary Financial Results Briefing Materials)
The supplementary financial results briefing materials were disclosed on TDnet on the same day. They were also posted on the Company's website on the same day.

(Reference)
Non-consolidated Financial Results Forecast for the Fiscal Year Ending March 31,2027 (April 01,2026 to March 31, 2027)
(% indicates changes from the previous corresponding period.)

	Net sales		Operating profit		Ordinary profit		Profit		Basic earnings per share
	Million yen	%	Million yen	%	Million yen	%	Million yen	%	Yen
Six months ending September 30, 2026	410,000	2.1	35,000	26.2	59,000	36.9	46,500	38.2	175.57
Full year	870,000	6.4	70,000	19.9	95,000	27.4	69,000	37.3	260.52

(Note) Revision to the financial results forecast announced most recently: Yes

[Supplementary Materials]

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1.Overview of operating results, etc.

(1) Overview of operating results for the first three months

For the three months ended on June 30, 2026, net sales increased to 312.1 billion yen, up 9.2% year on year. Reflecting an improvement in the gross profit margin on completed construction contracts, operating profit rose to 29.9 billion yen, up 46.0% year on year, ordinary profit to 30.5 billion yen, up 58.9% year on year, and profit attributable to owners of parent to 21.3 billion yen, up 68.5% year on year, resulting in increased revenues and profits.

Operating results by reportable segment are as follow:

Billions of yen

	Construction-related business		Real estate-related business		Condominium Management and Operation business		Overseas business	
Net Sales	235.0	(+8.4)	59.8	(+9.4)	37.5	(-0.2)	1.2	(-0.2)
Segment profit	23.2	(+7.8)	6.9	(+0.8)	1.7	(-0.1)	-0.4	(-0.3)

Figures in parentheses show the amount of increase or decrease from the same period of the previous fiscal year.

(Construction-related business)

In building construction, while the Company's capabilities in gathering land information and product planning, its approach to construction quality and adherence to construction schedules, as well as its efficient production system, continued to be evaluated by project owners, the gross profit margin on completed construction contracts for the current period improved.

With regard to orders for newly built condominium construction undertaken by the Company, the Company received orders for 13 projects in the Tokyo metropolitan area, including 6 large-scale projects with 200 units or more, and 6 projects in the Kansai and Tokai areas, including 4 large-scale projects with 200 units or more, for a total of 19 projects.

As for completed construction projects undertaken by the Company, a total of 13 projects, including 2 rental apartment projects were completed during the current period.

In this segment, net sales amounted to 235.0 billion yen, up 3.7% year on year, and operating profit amounted to 23.2 billion yen, up 50.6% year on year, resulting in increased revenues and profits.

(Real estate-related business)

Reflecting an increase in the number of newly delivered condominiums, in this segment, net sales amounted to 59.8 billion yen, up 18.6% year on year, and operating profit amounted to 6.9 billion yen, up 12.2% year on year, resulting in increased revenues and profits.

(Condominium Management and Operation business)

Due to a decline in the rental apartment development and sale projects for the purpose of receiving rental management services, in this segment, net sales amounted to 37.5 billion yen, down 0.4% year on year, and operating profit amounted to 1.7 billion yen, down 3.9% year on year, resulting in decreased revenues and profits.

(Overseas business)

On the island of Oahu in the State of Hawaii, the Company is engaged in the operation of commercial facilities and the development of new detached housing subdivision projects.

In this segment, net sales amounted to 1.2 billion yen (net sales of 1.4 billion yen in the same period of the previous fiscal year) and operating loss amounted to 0.4 billion yen (operating loss of 0.1 billion yen in the same period of the previous fiscal year).

(2) Overview of financial position for the first three months

Total consolidated assets at the end of the first quarter of the consolidated fiscal year under review amounted to 1,353.1 billion yen, a decrease of 64.7 billion yen from the end of the previous consolidated fiscal year. This was mainly attributable to a decrease in cash and deposits associated with a decrease in deposits received.

Total consolidated liabilities amounted to 782.4 billion yen, a decrease of 71.9 billion yen from the end of the previous consolidated fiscal year. This was mainly attributable to a decrease in deposits received.

Consolidated net assets amounted to 570.6 billion yen, an increase of 7.2 billion yen from the end of the previous consolidated fiscal year. This was mainly attributable to the recognition of profit attributable to owners of parent.

(3) Explanation regarding consolidated financial results forecast and other forward-looking information

With respect to the Group’s internal organizational restructuring, the Company expected to record extraordinary income based on certain assumptions as of the beginning of the fiscal year. Subsequently, as a result of additional consideration of the transaction, the Company no longer expects to record the extraordinary income initially anticipated. Accordingly, the Company has revised its non-consolidated financial results forecast for FY2026 (April 1, 2026 to March 31, 2027), announced on May 15, 2026, as follows.

As the transaction is between consolidated companies, there is no impact on the consolidated financial results forecast.

1. Revision to non-consolidated financial results forecast for the second quarter (six months ending September 30, 2026) of FY2026

	Net sales	Operating profit	Ordinary profit	Profit	Basic earnings per share
	Million yen	Million yen	Million yen	Million yen	Yen
Previous forecast (A)	410,000	35,000	59,000	53,500	202.16
Revised forecast (B)	410,000	35,000	59,000	46,500	175.57
Increase/decrease (B-A)	—	—	—	(7,000)	
Percentage change (%)	—	—	—	(13.1)	
(Reference) Previous period results (six months ended September 30, 2025)	401,668	27,729	43,103	33,647	124.11

2. Revision to full-year non-consolidated financial results forecast for FY2026

	Net sales	Operating profit	Ordinary profit	Profit	Basic earnings per share
	Million yen	Million yen	Million yen	Million yen	Yen
Previous forecast (A)	870,000	70,000	95,000	76,000	287.18
Revised forecast (B)	870,000	70,000	95,000	69,000	260.52
Increase/decrease (B-A)	—	—	—	(7,000)	
Percentage change (%)	—	—	—	(9.2)	
(Reference) Previous period results (FY2025)	817,567	58,387	74,551	50,247	187.42

2. Quarterly consolidated financial statements and primary notes

(1) Quarterly consolidated balance sheet

(Millions of yen)

	As of March 31, 2026	As of June 30, 2026
Assets		
Current assets		
Cash and deposits	279,968	230,293
Electronically recorded monetary claims operating, accounts receivable from completed construction contracts and other	137,572	110,975
Securities	11,760	954
Costs on construction contracts in progress	13,869	16,112
Real estate for sale	254,820	243,497
Costs on real estate business	296,445	317,744
Real estate for development	35,452	37,273
Other	22,206	34,181
Allowance for doubtful accounts	(126)	(129)
Total current assets	1,051,966	990,902
Non-current assets		
Property, plant and equipment		
Buildings and structures	90,373	87,226
Machinery, vehicles, tools, furniture and fixtures	18,468	18,554
Land	71,361	68,267
Leased assets	2,487	2,506
Construction in progress	5,383	8,187
Other	1,258	1,247
Accumulated depreciation	(46,563)	(47,159)
Total property, plant and equipment	142,768	138,828
Intangible assets		
Leasehold interests in land	1,948	1,948
Goodwill	1,574	1,524
Other	10,000	10,119
Total intangible assets	13,523	13,590
Investments and other assets		
Investment securities	146,313	145,839
Long-term loans receivable	6,719	6,868
Retirement benefit asset	41,560	42,050
Deferred tax assets	198	205
Other	15,780	15,875
Allowance for doubtful accounts	(1,102)	(1,106)
Total investments and other assets	209,467	209,730
Total non-current assets	365,758	362,148
Total assets	1,417,724	1,353,050

(Millions of yen)

	As of March 31, 2026	As of June 30, 2026
Liabilities		
Current liabilities		
Notes payable, accounts payable for construction contracts and other	101,782	94,678
Electronically recorded obligations - operating	42,252	40,547
Short-term borrowings	-	544
Current portion of long-term borrowings	10,000	-
Income taxes payable	24,077	5,208
Advances received on construction contracts in progress	63,240	70,523
Deposits received - real estate business	36,305	27,750
Deposits received	68,413	46,196
Provision for warranties for completed construction	4,789	4,342
Provision for loss on construction contracts	202	439
Provision for bonuses	8,617	3,826
Provision for bonuses for directors (and other officers)	463	-
Other	38,153	27,108
Total current liabilities	398,291	321,160
Non-current liabilities		
Bonds payable	80,000	80,000
Long-term borrowings	335,000	338,000
Provision for share awards	5,386	5,323
Provision for share awards for directors (and other officers)	660	711
Retirement benefit liability	2,083	2,144
Deferred tax liabilities	11	2,036
Other	32,842	33,034
Total non-current liabilities	455,983	461,247
Total liabilities	854,274	782,407
Net assets		
Shareholders' equity		
Share capital	57,500	57,500
Capital surplus	7,624	7,624
Retained earnings	489,444	497,374
Treasury shares	(43,882)	(43,576)
Total shareholders' equity	510,686	518,922
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	20,843	17,829
Foreign currency translation adjustment	24,158	26,172
Remeasurements of defined benefit plans	7,049	6,957
Total accumulated other comprehensive income	52,049	50,958
Non-controlling interests	716	762
Total net assets	563,451	570,643
Total liabilities and net assets	1,417,724	1,353,050

(2) Quarterly consolidated statements of income and comprehensive income

Quarterly consolidated statement of income

For the three-month period

(Millions of yen)

	For the three months ended June 30, 2025	For the three months ended June 30, 2026
Net sales		
Net sales of completed construction contracts	153,762	153,362
Net sales of design and supervision	931	916
Net sales of leasing and management	23,005	24,907
Real estate sales	102,774	127,166
Other operating revenue	5,433	5,797
Total net sales	285,906	312,148
Cost of sales		
Cost of sales of completed construction contracts	133,501	126,187
Cost of design and supervision	511	543
Cost of leasing and management	18,114	19,348
Cost of sales - real estate	87,829	109,699
Other business expenses	4,293	4,583
Total cost of sales	244,248	260,360
Gross profit		
Gross profit on completed construction contracts	20,261	27,175
Gross profit-design and supervision	421	372
Gross profit-leasing and management	4,891	5,560
Gross profit - real estate sales	14,946	17,467
Gross profit - other business	1,140	1,214
Total gross profit	41,659	51,788
Selling, general and administrative expenses	21,206	21,931
Operating profit	20,453	29,857
Non-operating income		
Interest income	83	202
Dividend income	296	367
Share of profit of entities accounted for using equity method	-	1,120
Other	237	506
Total non-operating income	616	2,195
Non-operating expenses		
Interest expenses	1,116	1,453
Share of loss of entities accounted for using equity method	563	-
Other	227	143
Total non-operating expenses	1,906	1,596
Ordinary profit	19,163	30,455

(Millions of yen)

	For the three months ended June 30, 2025	For the three months ended June 30, 2026
Extraordinary income		
Gain on sale of non-current assets	3	-
National subsidies	-	1
Total extraordinary income	3	1
Extraordinary losses		
Loss on disposal of non-current assets	91	4
Impairment losses	-	77
Other	-	1
Total extraordinary losses	91	82
Profit before income taxes	19,074	30,374
Income taxes - current	4,155	5,611
Income taxes - deferred	2,286	3,459
Total income taxes	6,441	9,071
Profit	12,633	21,303
Profit attributable to non-controlling interests	-	17
Profit attributable to owners of parent	12,633	21,287

Quarterly consolidated statement of comprehensive income

For the three-month period

(Millions of yen)

	For the three months ended June 30, 2025	For the three months ended June 30, 2026
Profit	12,633	21,303
Other comprehensive income		
Valuation difference on available-for-sale securities	(153)	(3,014)
Foreign currency translation adjustment	(4,437)	2,014
Remeasurements of defined benefit plans, net of tax	123	(91)
Total other comprehensive income	(4,467)	(1,091)
Comprehensive income	8,166	20,212
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	8,166	20,196
Comprehensive income attributable to non-controlling interests	-	17

(Notes on going concern assumption)

Not applicable.

(Notes in case of significant changes in the amount of shareholder’s equity)

Not applicable.

(Segment information, etc.)

I First quarter of the previous fiscal year (From April 1, 2025 to June 30, 2025)

Information on net sales and profit or loss by reportable segment (Millions of Yen)

	Reportable Segments				Total	Adjustments and eliminations (Note 1)	Consolidated (Note 2)
	Construction-related business	Real estate-related business	Condominium management and operation business	Overseas business			
Net sales							
Sales to third parties	199,221	49,375	35,940	1,370	285,906	―	285,906
Inter-segment sales and transfer	27,433	1,074	1,734	―	30,242	(30,242)	―
Total	226,655	50,450	37,674	1,370	316,149	(30,242)	285,906
Segment profit(loss)	15,375	6,152	1,811	(143)	23,196	(2,743)	20,453

Note 1 : Adjustment of (2,743) million to segment profit(loss) include elimination of intersegment transaction of (1,568) million yen and corporate expense of (1,175) million yen that are not allocated to any reportable segment. Corporate expenses mainly consist of general and administrative expenses that are not attributable to any reportable segment.

Note 2 : Segment profit(loss) has been reconciled to operating profit in the quarterly consolidated statement of income.

II First quarter of the current fiscal year (From April 1, 2026 to June 30, 2026)

Information on net sales and profit or loss by reportable segment (Millions of Yen)

	Reportable Segments				Total	Adjustments and eliminations (Note 1)	Consolidated (Note 2)
	Construction-related business	Real estate-related business	Condominium management and operation business	Overseas business			
Net sales							
Sales to third parties	216,430	58,930	35,621	1,167	312,148	―	312,148
Inter-segment sales and transfer	18,581	916	1,901	―	21,398	(21,398)	―
Total	235,010	59,846	37,523	1,167	333,546	(21,398)	312,148
Segment profit(loss)	23,159	6,904	1,742	(413)	31,392	(1,535)	29,857

Note 1 : Adjustment of (1,535) million to segment profit(loss) include elimination of intersegment transaction of (646) million yen and corporate expense of (889) million yen that are not allocated to any reportable segment. Corporate expenses mainly consist of general and administrative expenses that are not attributable to any reportable segment.

Note 2 : Segment profit(loss) has been reconciled to operating profit in the quarterly consolidated statement of income.

(Notes on statements of cash flows)

The Company has not prepared a quarterly consolidated statement of cash flows for the first three months of the consolidated fiscal year under review. Depreciation (including amortization of intangible assets, excluding goodwill) and amortization of goodwill for the first three months are as follows.

	For the three months ended June 30, 2025	For the three months ended June 30, 2026
Depreciation	1,907 million yen	2,178 million yen
Amortization of goodwill	339 million yen	51 million yen

(Significant subsequent events)

(Disposal of Treasury Shares by Way of Third-Party Allotment Associated with Additional Contributions to the Board Benefit Trust (BBT) and Stock Grant ESOP)

At the meeting of the Board of Directors held on August 6, 2026, the Company resolved to dispose of treasury shares (the "Disposal of Treasury Shares") in association with additional contributions relating to the "Board Benefit Trust (BBT (Board Benefit Trust))" (the "BBT Plan"; the trust established pursuant to the trust agreement entered into with Mizuho Trust & Banking Co., Ltd. in relation to the BBT Plan is referred to as the "BBT Trust") and the "Stock Grant ESOP" (the "ESOP Plan"; the trust established pursuant to the trust agreement entered into with Resona Bank, Limited in relation to the ESOP Plan is referred to as the "ESOP Trust"), as described below.

1. Outline of the Disposal

(1) Disposal date	August 21, 2026
(2) Type and number of shares to be disposed of	4,151,500 common shares
(3) Disposal price	¥2,659.5 per share
(4) Disposal price	¥11,040,914,250
(5) Scheduled allottees	BBT: Custody Bank of Japan, Ltd. (Trust E Account) ESOP: Custody Bank of Japan, Ltd. (Trust Account)
(6) Other	With respect to the Treasury Share Disposal, the Company will submit an extraordinary report under the Financial Instruments and Exchange Act.

2. Purpose of and Reasons for the Disposal

The Company introduced the BBT Plan pursuant to a resolution of the Ordinary General Meeting of Shareholders held on June 29, 2017, and has subsequently revised the plan to its present form. In addition, the Company introduced the ESOP Plan pursuant to a resolution of the meeting of the Board of Directors held on May 12, 2017, and has subsequently revised the plan to its present form. (For an overview of the BBT Plan and the ESOP Plan (collectively, the "Plans"), please refer to the "Notification on the Adoption of Performance-Based Stock Compensation Schemes" dated March 16, 2017 and the "Notification on the Adoption of Performance-Based Stock Compensation Schemes (Finalization of Details)" dated May 12, 2017(Only Japanese).)

The Disposal of Treasury Shares is carried out by way of a third-party allotment of treasury shares to Japan Custody Bank, Ltd., the re-trustee of Mizuho Trust & Banking Co., Ltd., which serves as trustee of the BBT Trust, and the re-trustee of Resona Bank, Limited, which serves as trustee of the ESOP Trust, in order to continue the operation of the Plans.

The number of shares to be disposed of corresponds to the number of shares expected to be provided to the Officers of the Group and the Executive Employees of the Group during five fiscal years pursuant to the "Rules for Granting Shares to Officers" and the "Share Grant Rules." This represents 1.42% of the total number of issued shares of 292,479,897 shares as of March 31, 2026 (and 1.55% of the total voting rights of 2,685,932 as of March 31, 2026 (both percentages rounded to the nearest one-thousandth)). The Company therefore believes that the scale of dilution is reasonable.

For details, please refer to the "Notice Concerning Disposal of Treasury Shares by Way of Third-Party Allotment Associated with Additional Contributions to the Board Benefit Trust (BBT) and Stock Grant ESOP" announced today.

3.Supplementary information

Overview of quarterly non-consolidated order

(1) Non-consolidated orders received

	Orders received	
	Millions of Yen	%
For the three months ended June 30, 2026	248,776	93.8
For the three months ended June 30, 2025	128,336	7.5

* Percentages indicate year-on-year changes.

(Reference) Breakdown of orders received [Millions of Yen]

	For the three months ended June 30, 2025		**For the three months ended June 30, 2026**		Increase (decrease)	
	Amount	%	**Amount**	**%**	Amount	%
Private-sector condominiums	119,685	(97.0%)	**199,694**	**(82.0%)**	80,010	66.9%
Rental condominiums, Company housing, etc.	313	(0.3%)	**41,294**	**(16.9%)**	40,980	－%
Residence Total	119,998	(97.3%)	**240,988**	**(98.9%)**	120,990	100.8%
Non-Residence	123	(0.1%)	**0**	**(0.0%)**	(123)	(100.0%)
Others	3,248	(2.6%)	**2,605**	**(1.1%)**	(643)	(19.8%)
Construction Total	123,368	96.1%	**243,593**	**97.9%**	120,225	97.5%
Consulting Contracts	1,367	1.1%	**1,543**	**0.6%**	176	12.9%
Construction business	124,735	97.2%	**245,136**	**98.5%**	120,401	96.5%
Design and Supervision	3,601	2.8%	**3,641**	**1.5%**	39	1.1%
Orders Total	128,336	100.0%	**248,776**	**100.0%**	120,440	93.8%

* Composition ratios in parentheses indicate breakdowns of Construction Total.

(2) Non-consolidated order forecast

	Six months ending September30, 2026		Full year	
	Millions of Yen	%	Millions of Yen	%
March 2027 forecast	330,000	7.8	730,000	0.5
March 2026 result	306,245	(0.3)	726,697	23.9

* Percentages indicates year-on-year changes.

(Qualitative information regarding non-consolidated orders received and non-consolidated order forecast)

For the first quarter cumulative period under review, non-consolidated orders received for construction increased by 120.2 billion yen from the same period of the previous fiscal year to 243.6 billion yen, up 97.5% year on year, and total orders received amounted to 248.8 billion yen, up 93.8% year on year. Progress against the first six months order forecast of 330.0 billion yen was 75.4% and orders are generally progressing as initially planned.

There is no change to the first six months and full year order forecasts.