Summary of Financial Statements

For the Six months ended September 30, 2026

We consider more.

HASEKO Corporation

November 2026

Disclaimer:

Forward-looking statements regarding business forecasts and other matters contained in this document are based on information currently available to the Company and certain assumptions deemed reasonable by the Company, and do not constitute a commitment by the Company to achieve such forecasts. Actual results may differ significantly due to various factors.

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Financial Summary

Financial Results for 1H of FY2026

- Consolidated net sales increased to ¥602.3 billion, up 1.2% year on year. Ordinary profit increased to ¥54.3 billion, up 37.9% year on year, due to increases in gross profit on completed construction contracts and gross profit on real estate sales. Net sales, operating profit, and ordinary profit all reached record highs for the first half.
- Meanwhile, consolidated net sales of ¥602.3 billion fell short of the 1H forecast of ¥630.0 billion, while ordinary profit of ¥54.3 billion exceeded the 1H forecast of ¥47.0 billion.

  Although progress in non-consolidated net sales of completed construction contracts was below expectations, ordinary profit exceeded the forecast due to improved profitability of construction contracts, the sale of income properties by subsidiaries being brought forward from the 2H, and selling, general and administrative expenses being lower than expected.
- Non-consolidated orders received came to ¥383.9 billion, up 25.3% year on year, exceeding the initial forecast of ¥330.0 billion. This also marked a record high for the 1H. Progress toward the full-year forecast of ¥730.0 billion is also on track.
- There is no change to the full-year consolidated financial results forecast from the initial forecast.

Shareholders' return

- The interim dividend has been determined at ¥50 per share, as initially announced.
- The annual dividend forecast remains unchanged from the dividend forecast of ¥100 per share announced in May.

Summary of Financial Results

(Billions of yen)

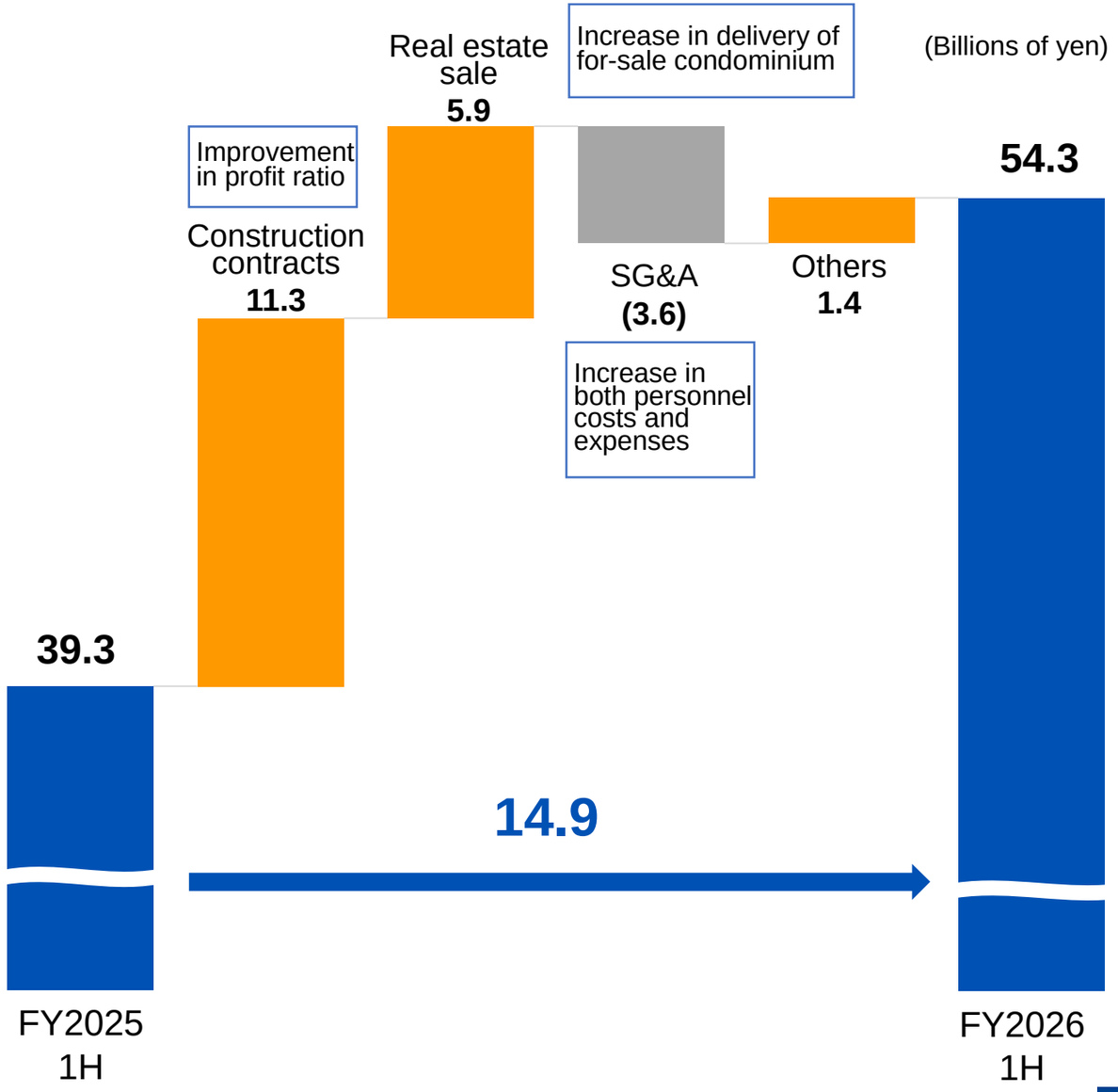
Consolidated	FY2025 1H (A)	FY2026 1H (B)	Change (B-A)	%	FY2026 Forecast	Progress
Net sales	595.5	602.3	6.9	1.2%	1,380.0	43.6%
Gross profit	83.9	101.7	17.8	21.2%	214.0	47.5%
Operating profit	41.3	55.5	14.2	34.2%	110.0	50.4%
Operating profit ratio	6.9%	9.2%	2.3pt		8.0%	
Ordinary profit	39.3	54.3	14.9	37.9%	105.0	51.7%
Ordinary profit ratio	6.6%	9.0%	2.4pt		7.6%	
Profit attributable to owners of parent	24.2	35.6	11.4	47.2%	66.0	54.0%
Profit ratio	4.1%	5.9%	1.8pt		4.8%	
Order received (Non-consolidated)	306.2	383.9	77.6	25.3%	730.0	52.6%

Consolidated Income Statements

Billions of yen

	FY2025 1H Result < A >	FY2026 1H Result < B >	Change Amount < B - A >	Change %
Net sales	**595.5**	**602.3**	**6.9**	**1.2%**
Completed construction contracts	304.6	307.3	2.7	0.9%
Design and supervision	4.9	5.2	0.3	5.5%
Leasing and management	47.0	49.8	2.8	6.0%
Real estate sales	227.5	228.3	0.7	0.3%
Others businesses	11.4	11.8	0.4	3.2%
Gross profit	**83.9**	**101.7**	**17.8**	**21.2%**
Completed construction contracts	42.7	54.0	11.3	26.6%
[Profit ratio of completed construction contracts]	14.0%	17.6%	3.6p	
Design and supervision	2.4	2.6	0.3	11.5%
Leasing and management	10.3	10.9	0.6	6.3%
Real estate sales	26.0	31.8	5.9	22.5%
Others businesses	2.6	2.3	(0.3)	(11.9%)
Selling, general and administrative expense	42.6	46.2	3.6	8.6%
Operating profit	**41.3**	**55.5**	**14.2**	**34.2%**
[Operating profit ratio]	6.9%	9.2%	2.3p	
Financial income (expenses)	(1.7)	(2.0)	(0.2)	
Others, net	(0.3)	0.7	1.0	
Ordinary profit	**39.3**	**54.3**	**14.9**	**37.9%**
[Ordinary profit ratio]	6.6%	9.0%	2.4p	
Extraordinary income or losses	(0.2)	(0.2)	0.0	
Profit before income taxes	39.1	54.1	14.9	38.2%
Income taxes - current	14.1	17.6	3.6	
Income taxes - deferred	0.8	0.8	(0.1)	
Profit (loss) attributable to non-controlling interests	0.0	0.0	0.0	
Profit attributable to owners of parent	**24.2**	**35.6**	**11.4**	**47.2%**

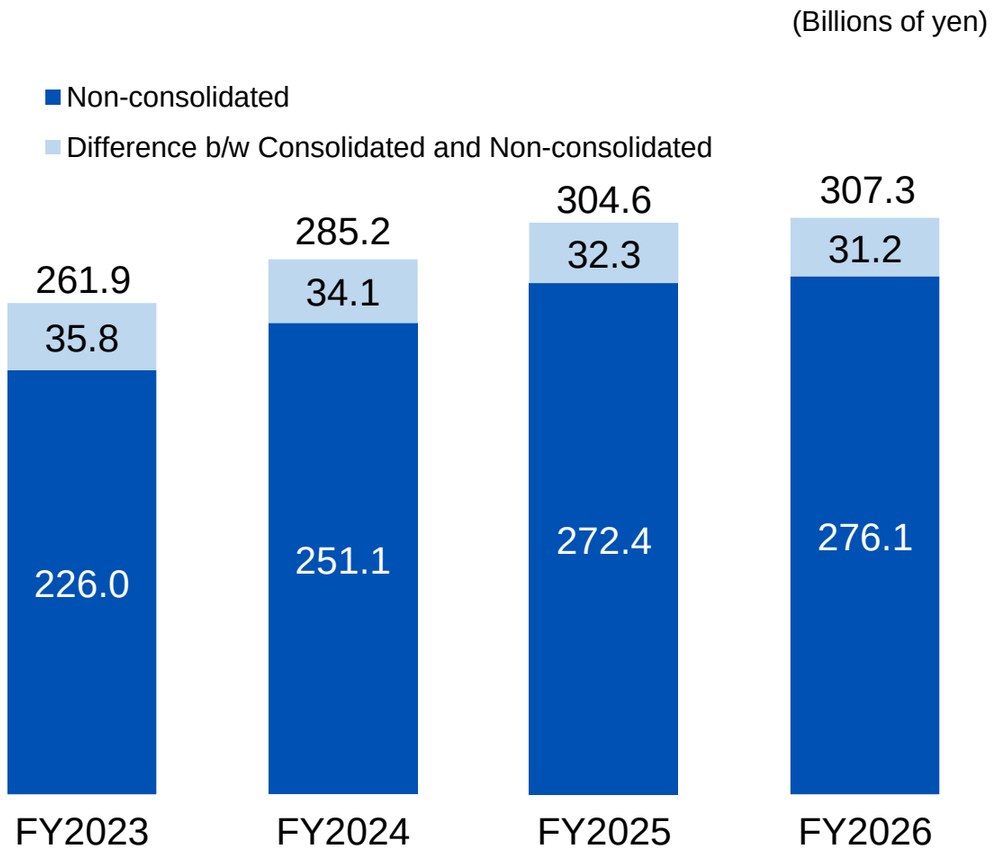
Variable factor of Consolidated Ordinary Profit



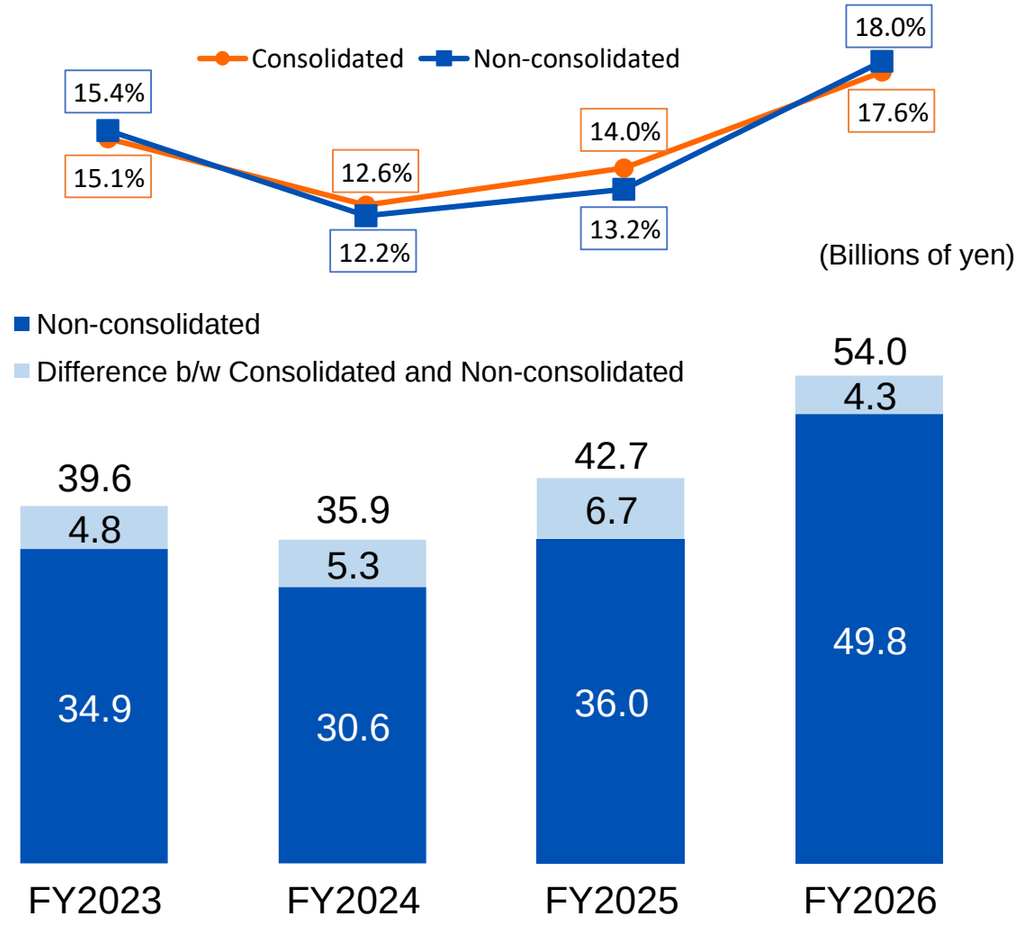
Net sales & Gross profit of Completed Construction Contracts

- Net sales of completed construction contracts were ¥307.3 billion, up 0.9% year on year, remaining at approximately the same level.
- Gross profit on completed construction contracts increased to ¥54.0 billion, up 26.6% year on year, mainly due to a significant improvement in the non-consolidated gross profit margin on completed construction contracts.

Net sales of Completed construction contracts (1H)※



Gross Profit & Profit ratio (1H)※



※Construction contracts Sales and Gross Profit of Construction contracts (Non-consolidated) include Sales of Commissioned works and Gross profit of Commissioned works, respectively.

Order Received Result and Forecast

- Non-consolidated orders received amounted to ¥383.9 billion, up 25.3% year on year, exceeding the first-half forecast of ¥330.0 billion, due to strong orders for private sector condominiums. Progress toward the full-year forecast is also on track.

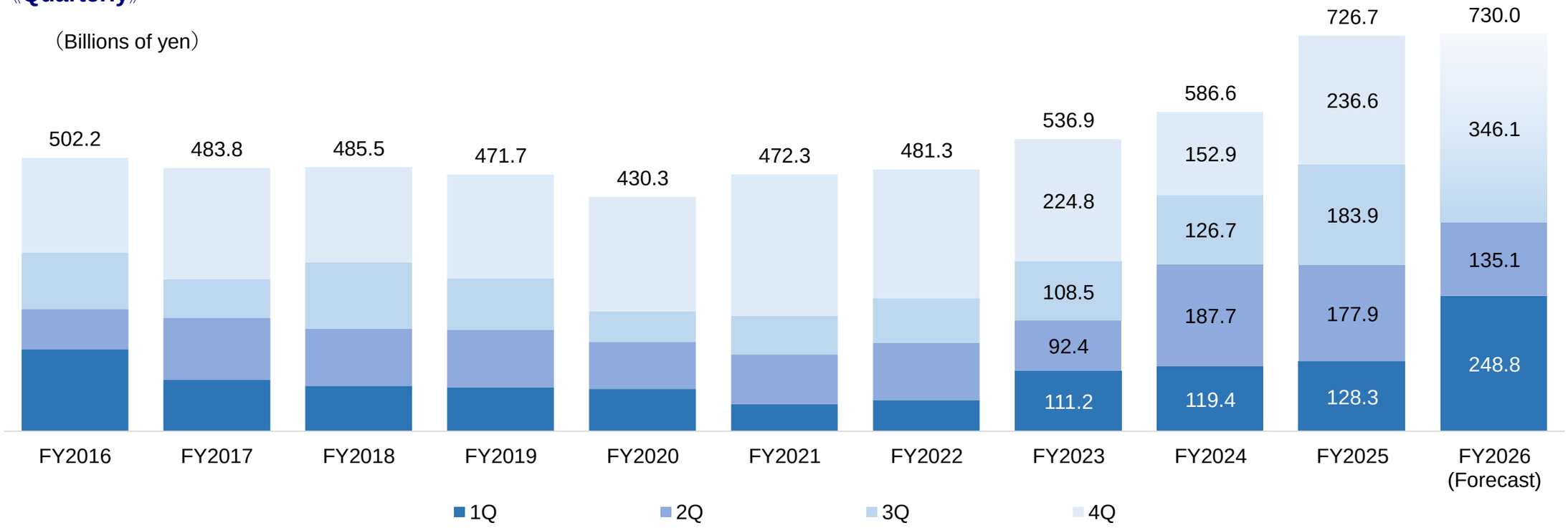
（Billions of yen）

	FY2025	FY2026 Result		FY2026 Forecast	
	1H	1H	Change	Annual	Progress
Construction Business	295.7	375.1	79.4	711.0	52.8%
Private sector condominiums	265.4	316.2	50.8	590.0	53.6%
Rental condominiums Company housing, etc.	0.8	50.0	49.2	83.0	60.2%
Non-residence	21.8	0.0	(21.8)	22.0	0.0%
Other	5.2	5.9	0.7	10.0	59.2%
Consulting contracts	2.4	3.0	0.6	6.0	50.5%
Design and supervision	10.5	8.7	(1.8)	19.0	45.8%
Order received(Non-consolidated)	**306.2**	**383.9**	**77.6**	**730.0**	**52.6%**
【Order received by subsidiaries】					
Haseko Reform	15.4	16.0	0.6	40.0	40.0%
Fuji Kensetsu	13.6	20.4	6.8	41.0	49.7%

Haseko Reform： Large-scale renovation work and interior/exterior remodeling for condominium complexes
Fuji Kensetsu： A general construction company handling a wide range of projects, from condominiums and houses to non-residential buildings such as office buildings and hotels

Order Received (Non-consolidated) (Quarterly, Main Order Property)

《**Quarterly**》

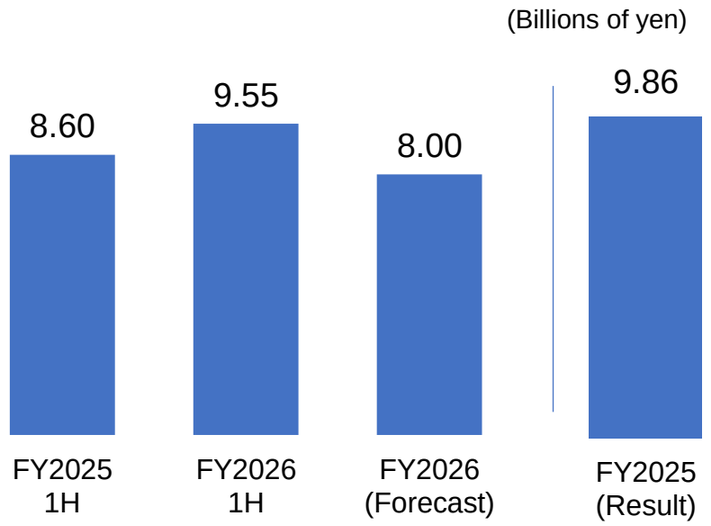


Main Order Property	Property Owners	Location	Units
※ Ageo-shi Atago Project New Construction	Nishi-Nippon Railroad Co., Ltd., etc.	Ageo-shi, Saitama	757
GRACIA Musashino Higashimurayama	Sotetsu Real Estate Co., Ltd., etc.	Higashimurayama-shi, Tokyo	591
RENAI Shinagawa Tennozu	Open House Development Co., Ltd., etc.	Shinagawa-ku, Tokyo	488
※ Osaka-shi Chuo-ku Otemae 1Chome Project	Daiwa House Industry Co., Ltd.	Chuo-ku, Osaka-shi	216
T-GRAN TOYOTA	Toyota Home & LiFE Co., Ltd., etc.	Toyota-shi, Aichi	170

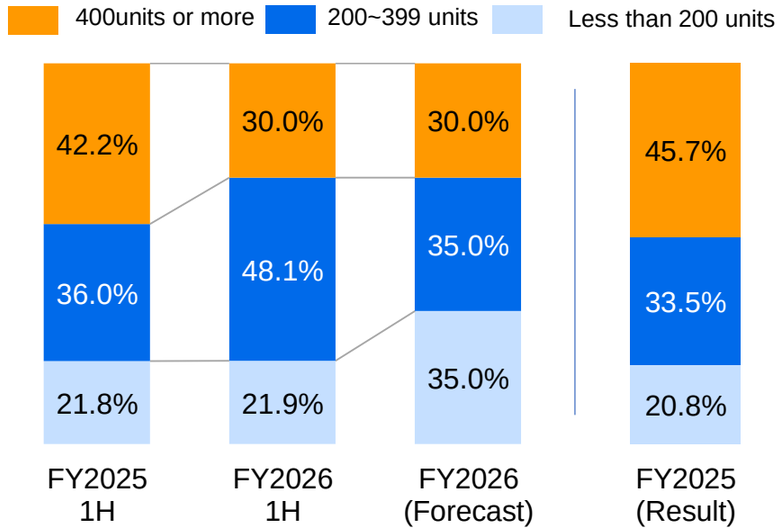
※ Tentative name

Key indicators of Order Received (Non-consolidated)

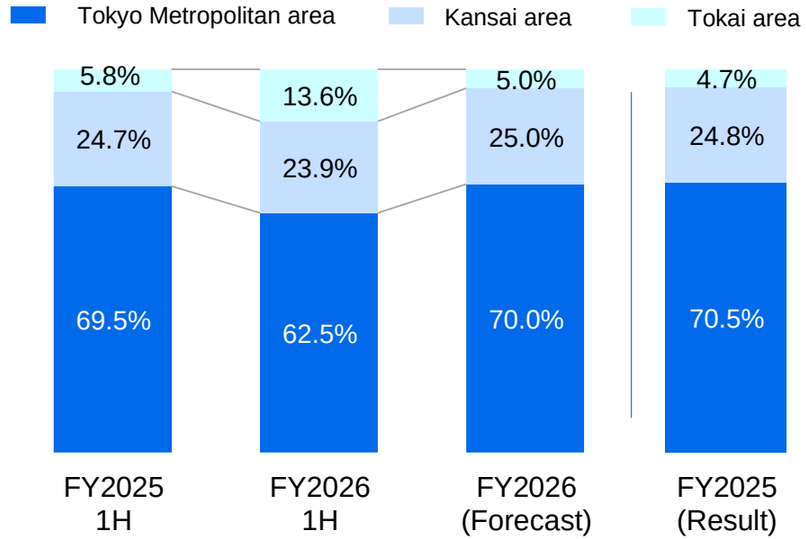
Order Received per Contract for Private-sector condominiums



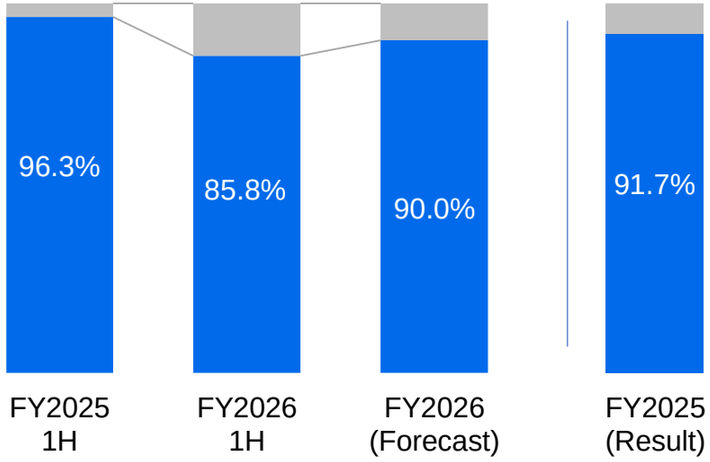
Orders received by Size (Private-sector condominiums)



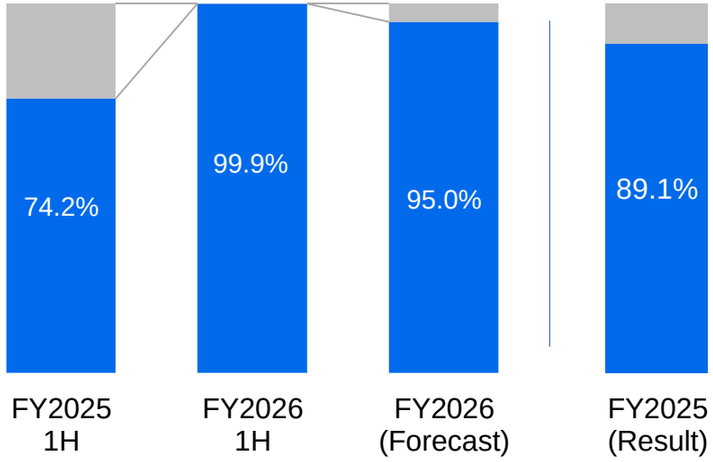
Orders received by Region



Exclusive contract



Construction-with-design orders



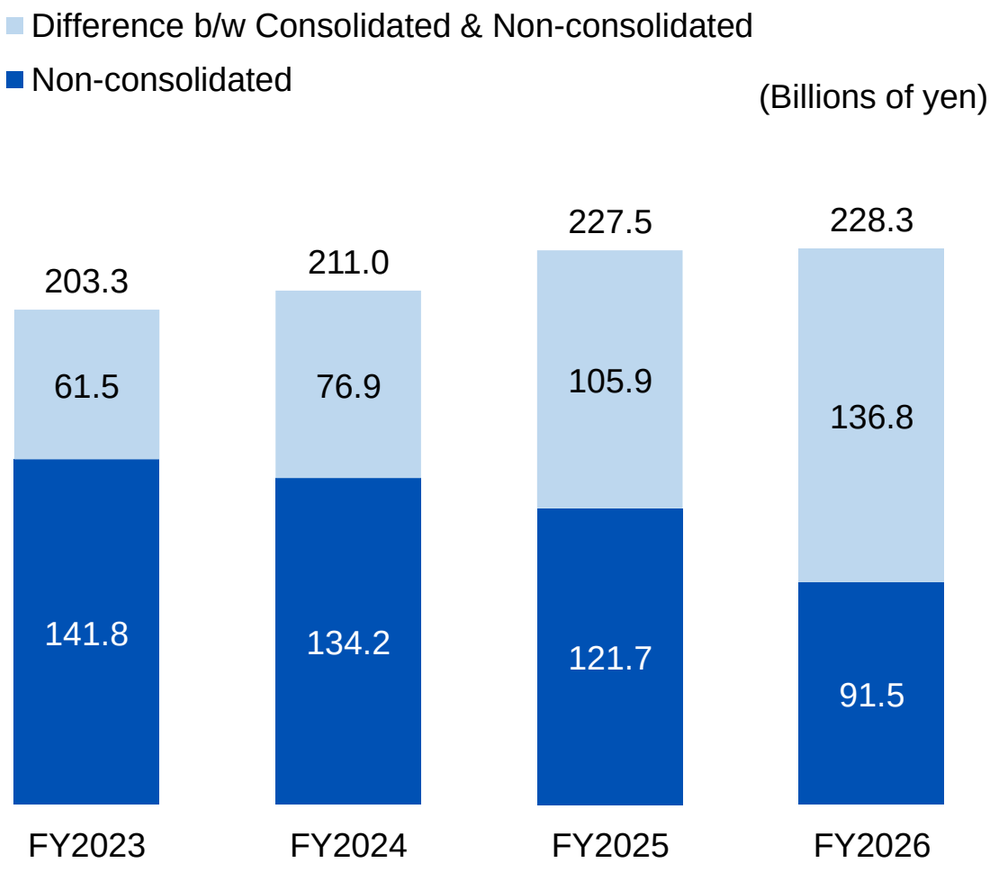
Comments

- The number of orders received for private-sector condominiums was 31 (30 YoY), while the orders received per contract for private-sector condominiums increased.
- The proportion in the Tokai area increased due to a large-scale company housing project in 1Q.
- The ratios of exclusive contract and construction-with-design orders remained at high levels.

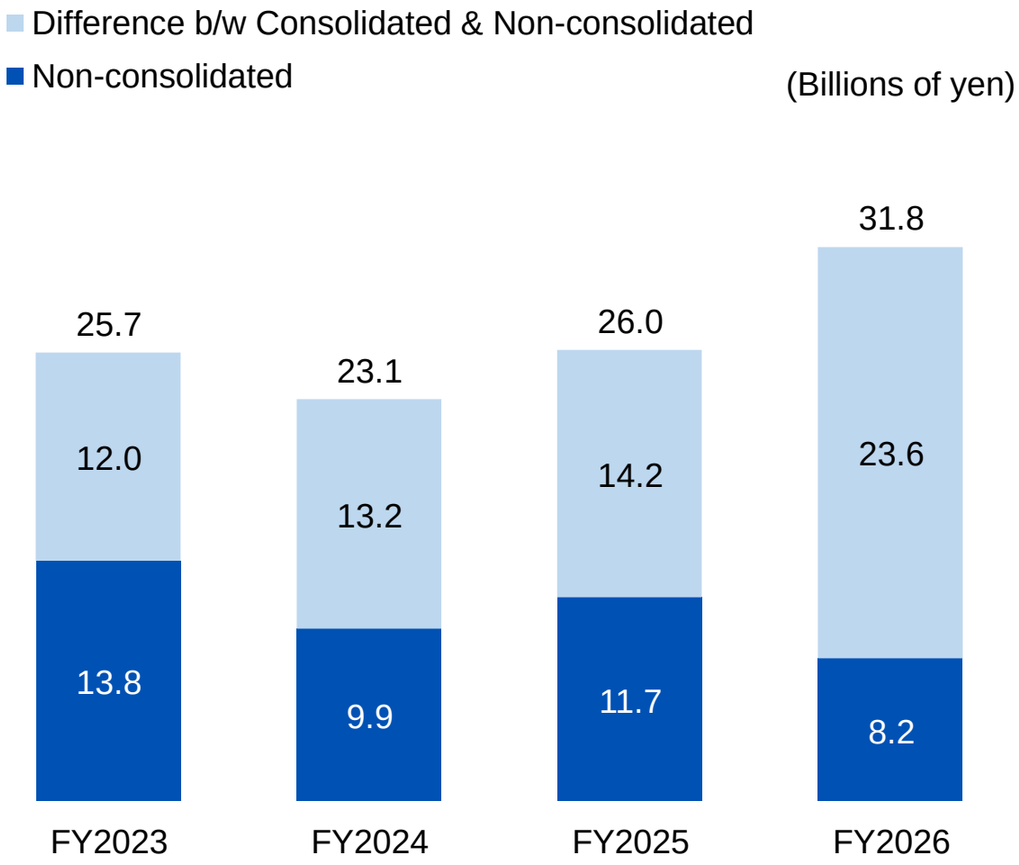
Net sales & Gross profit of Real estate sales

- Net sales from real estate were ¥228.3 billion, up 0.3% year on year, remaining at approximately the same level.
- Gross profit on real estate sales increased to ¥31.8 billion, up 22.5% year on year, mainly due to strong performance in the for-sale condominium business of subsidiaries.

Net sales of Real estate sales (1H)

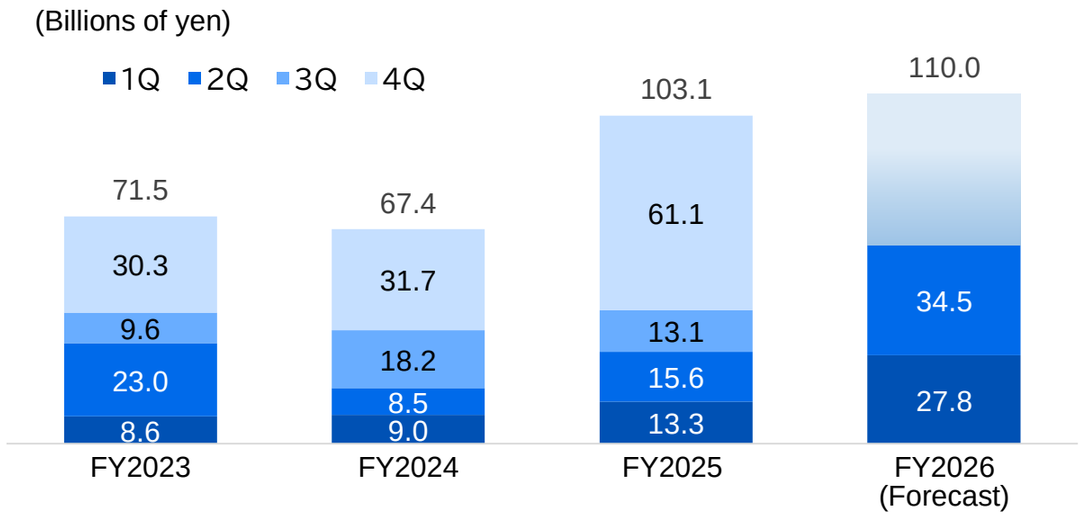


Gross profit of Real estate sales (1H)

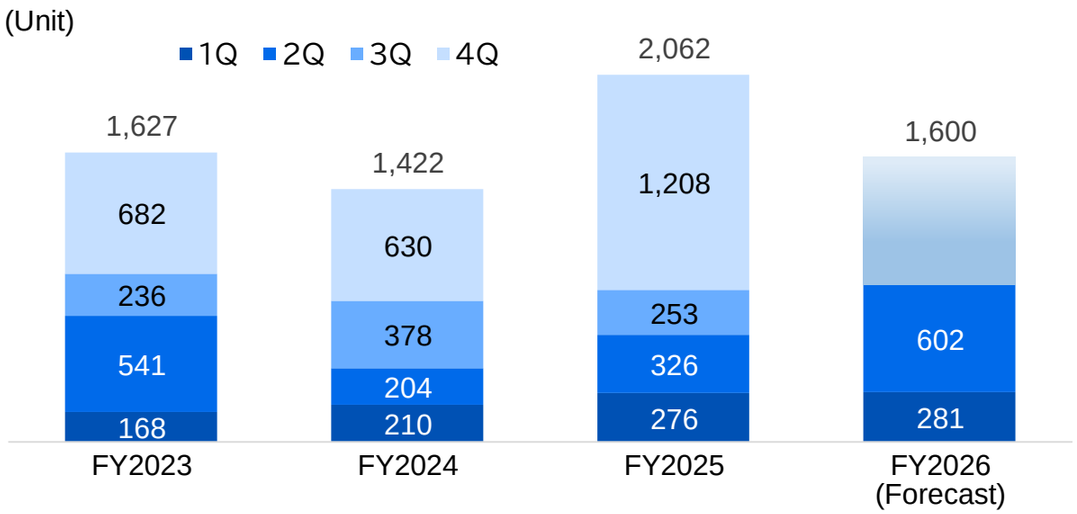


Key indicators of For-sale Condominium Business

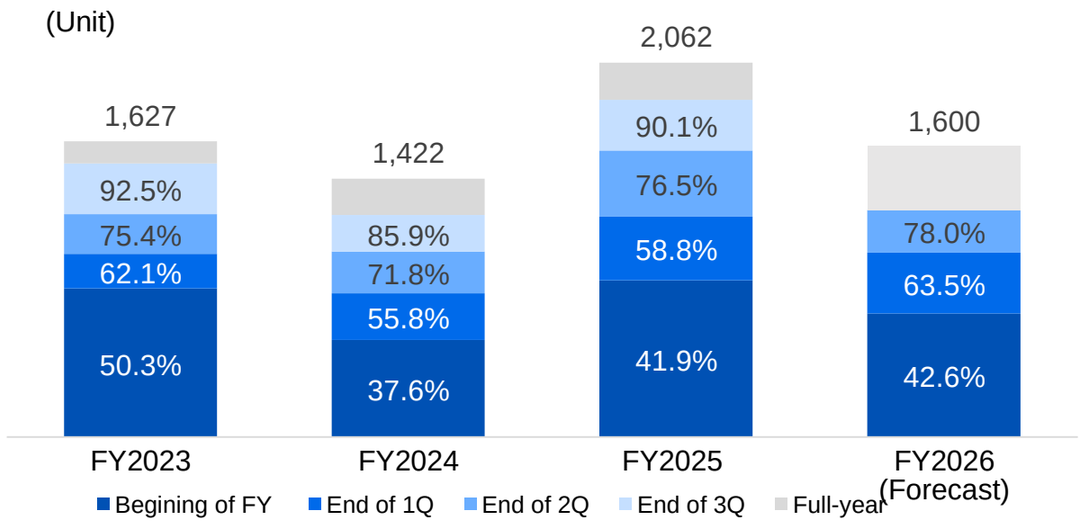
Sales of For-sale Condominium Business



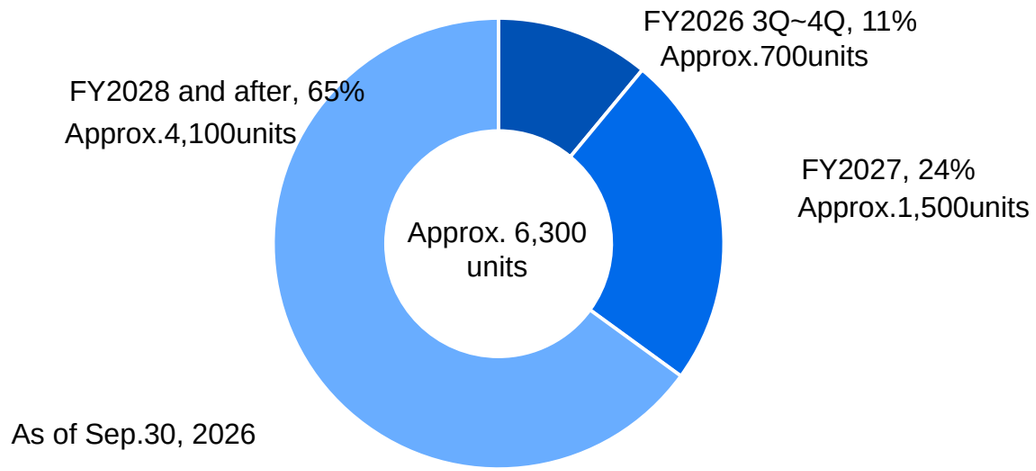
Number of Units for For-sale Condominium Sales



Contract progress rate against the number of annual expected units



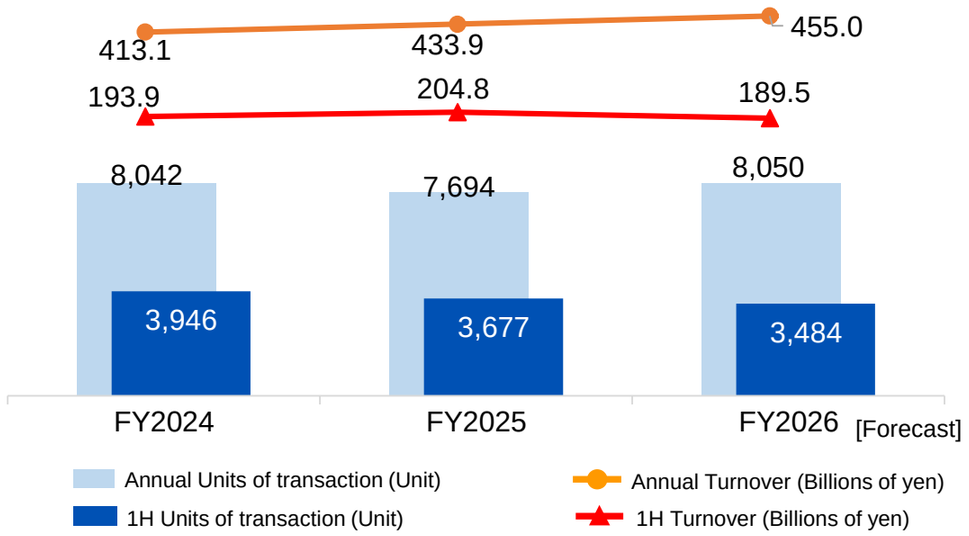
For-sale Condominium units planning by fiscal year



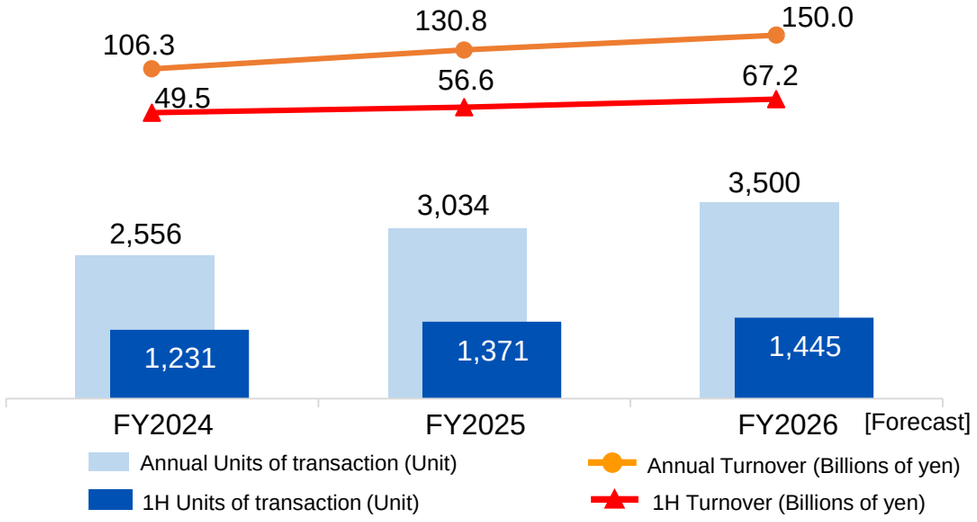
Note： Numbers are sum of Haseko Corp., Haseko Real Estate Development and Sohgoh Real Estate, and adjusted by shares of each project.

Key indicators of Real estate Related Business

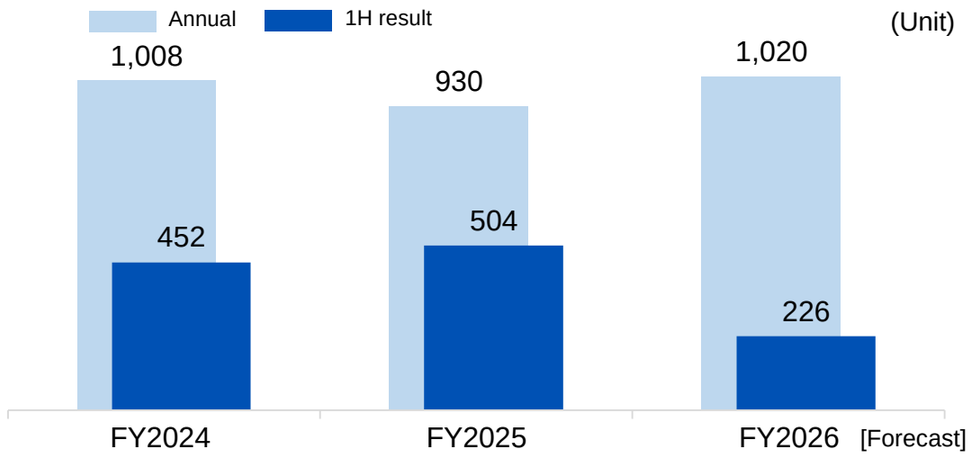
Consignment Sales



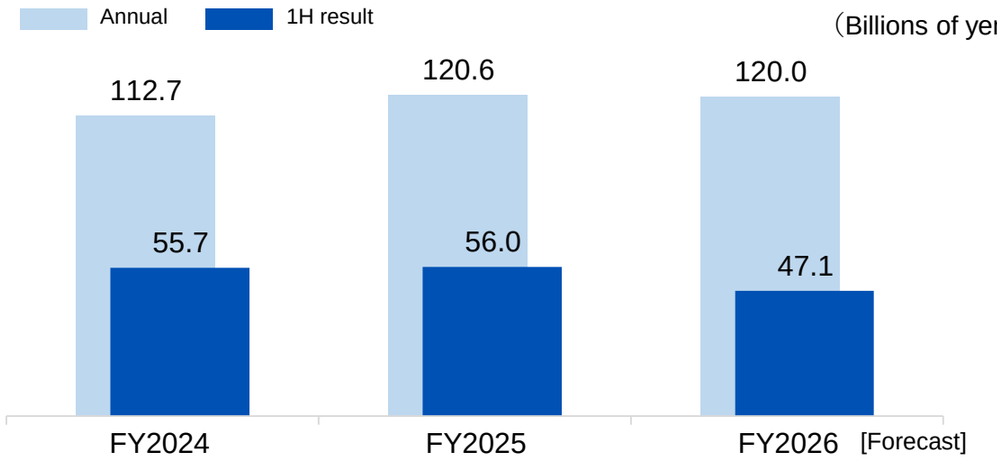
Real estate brokerage



Resale of refurbished condominium



Sale of Income property

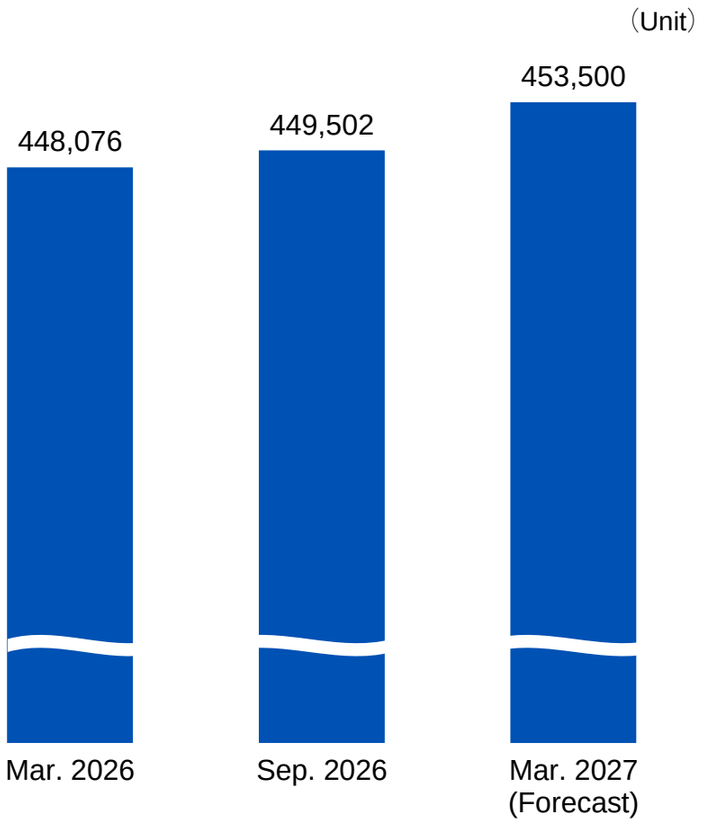


※The sales of Income property includes a portion of the sales from the company in the property management and operation business segment.

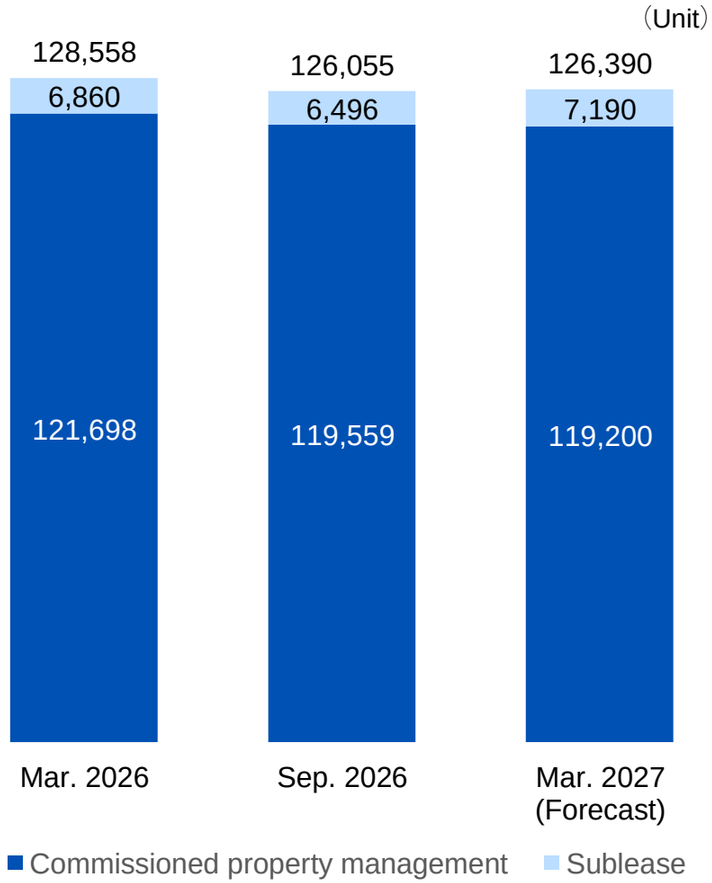
Key indicators of Condominium Management and Operation Business

Rental apartment operation and company housing agency are expected to decrease slightly for the full year due to the selection of properties under management with an emphasis on profitability.

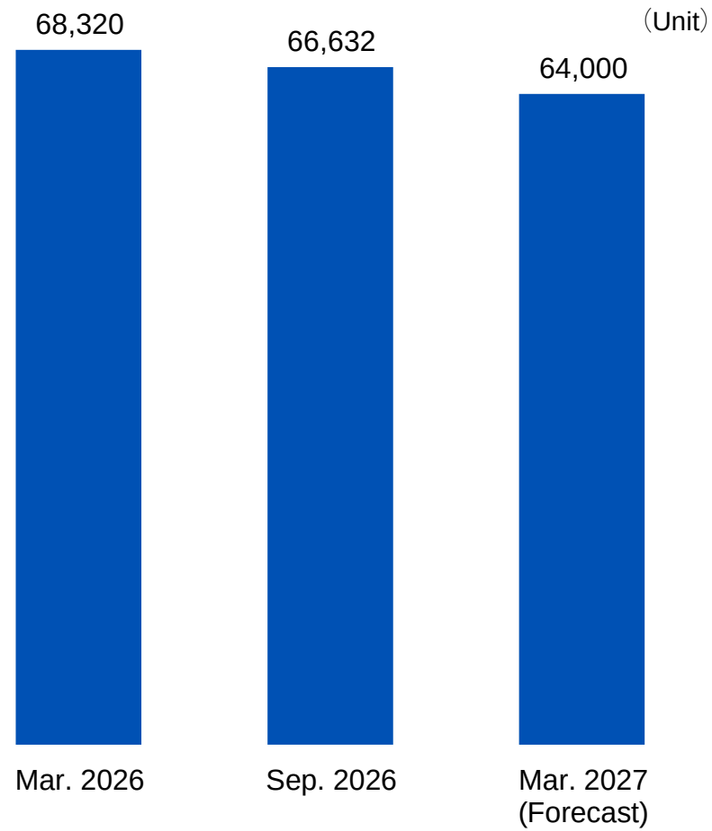
Condominium Building Management



Rental Apartment Management Operation



Company housing management agency



Overseas Business Overview

- In 2Q of FY2026, an impairment loss of ¥3.3 billion was recorded on residential land in Hawaii (compared with an impairment loss of ¥3.8 billion recorded in the same period of the previous year). As a result, the full-year loss is expected to exceed the initial forecast (ordinary loss of ¥3.4 billion).

(Billions of yen)	FY2025 1H	FY2026 1H	FY2026 Forecast
Net sales	1.6	**1.6**	**7.0**
Hawaii	0.5	**0.6**	**5.7**
U.S. Mainland, etc.	1.0	**1.0**	**1.3**
Ordinary profit	(5.8)	**(3.9)**	**(6.7)**
Hawaii	(5.4)	**(5.0)**	**(6.8)**
U.S. Mainland, etc.	(0.4)	**1.1**	**0.0**

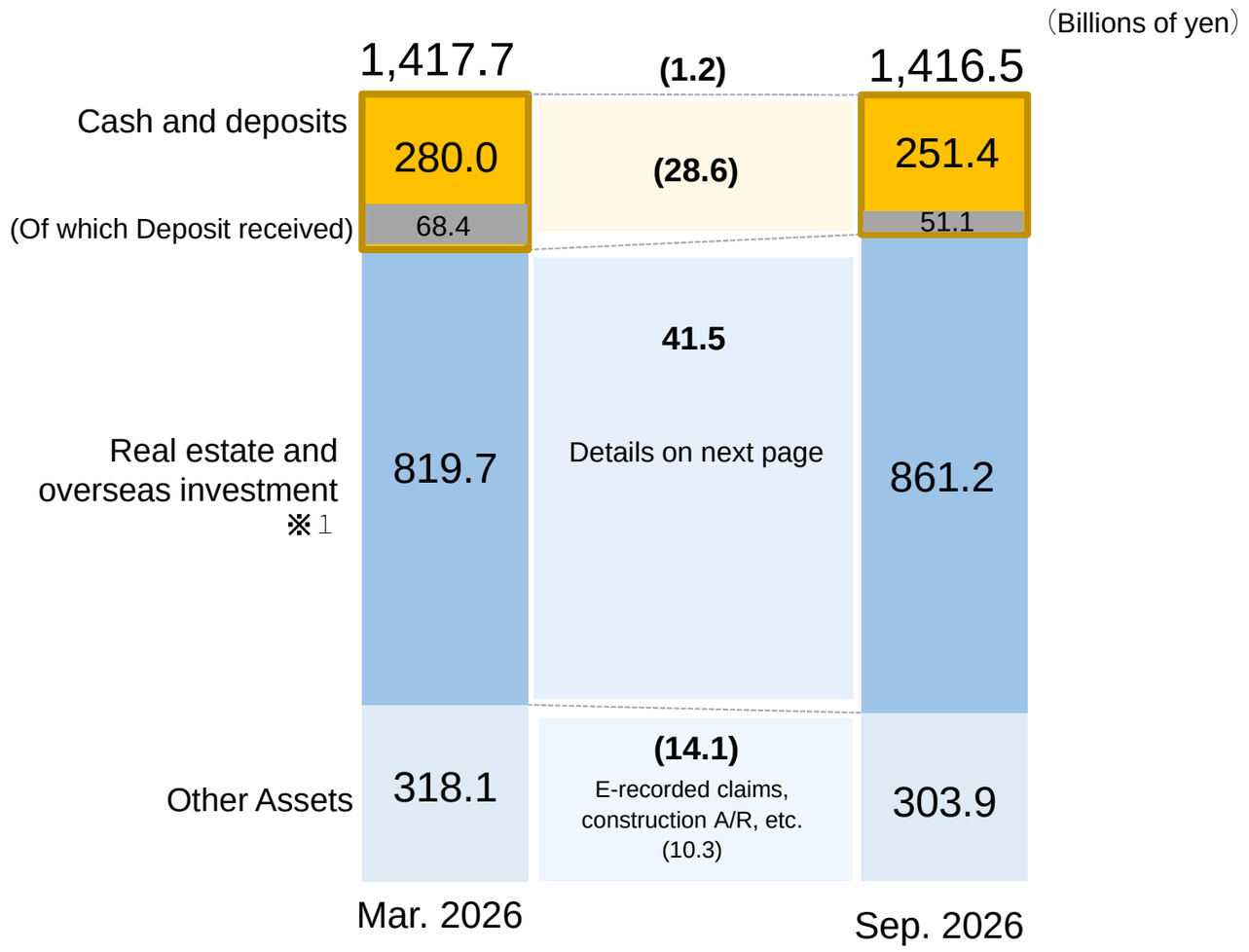
<Overseas Business Policy>

- In Hawaii, a large-scale mixed-use development project on Oahu (Ewa project) is progressing. Haseko Hawaii strives to improve profitability and operational efficiency, while advancing the project toward completion.
- On the US mainland, etc. Haseko North America is currently investing in rental apartment development, with investment recovery expected to accelerate from FY2027.
- In April 2026, Haseko North America acquired a 30% stake in a US real estate developer engaged in rental apartment development and construction. HASEKO North America aims to establish a stable and sustainable earnings base by gradually shifting to a light-asset business model, while improving capital efficiency and diversifying risk.

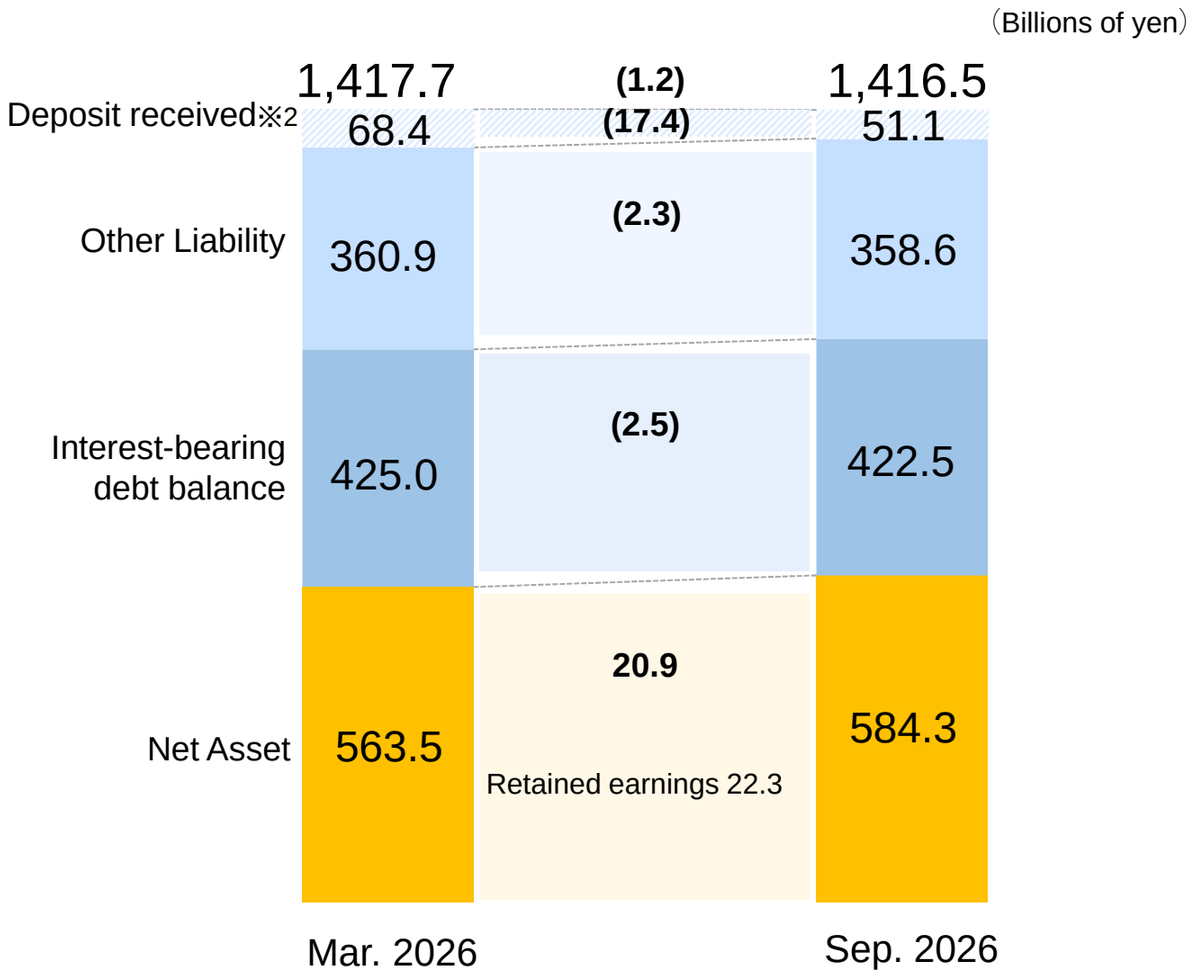
Note: For investment projects in the U.S. mainland, etc., investment recoveries may be recognized either as real estate sales or as equity in earnings of affiliates (non-operating income), depending on contractual terms and other conditions.

Main factors for changes in Consolidated Balance Sheet

Total Asset



Liability & Net Asset

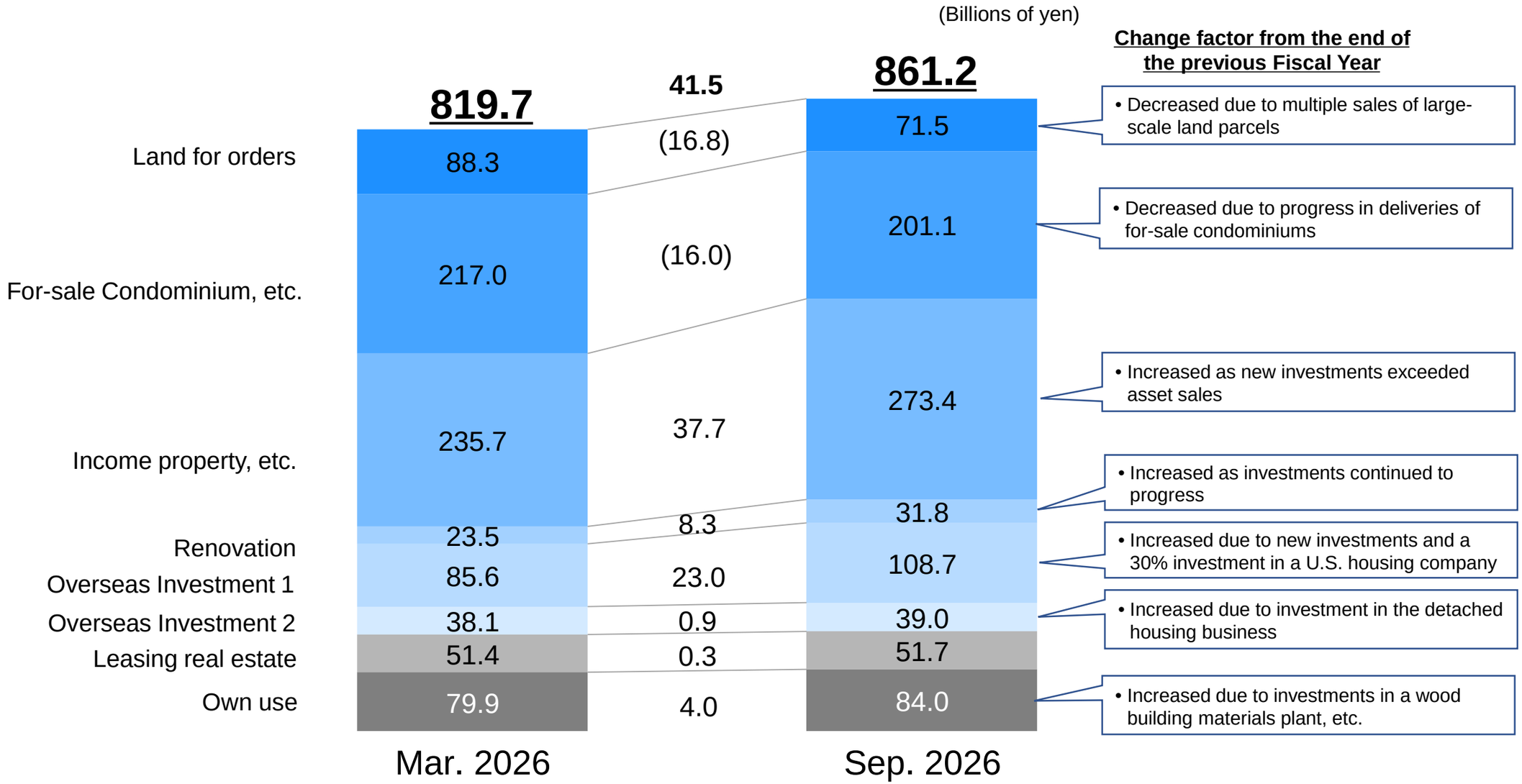


※1 Real estate and overseas investment : Sum of Real estate for sale, Costs on real estate business, Real estate for development, Property, plant and equipment + Leasehold interest in land, and Investments in overseas businesses among investment securities, etc.

※2 Mainly revenue from consigned sales in For-sale condominium business.

Breakdown of Real Estate and Overseas Investment by Use

(Billions of yen)

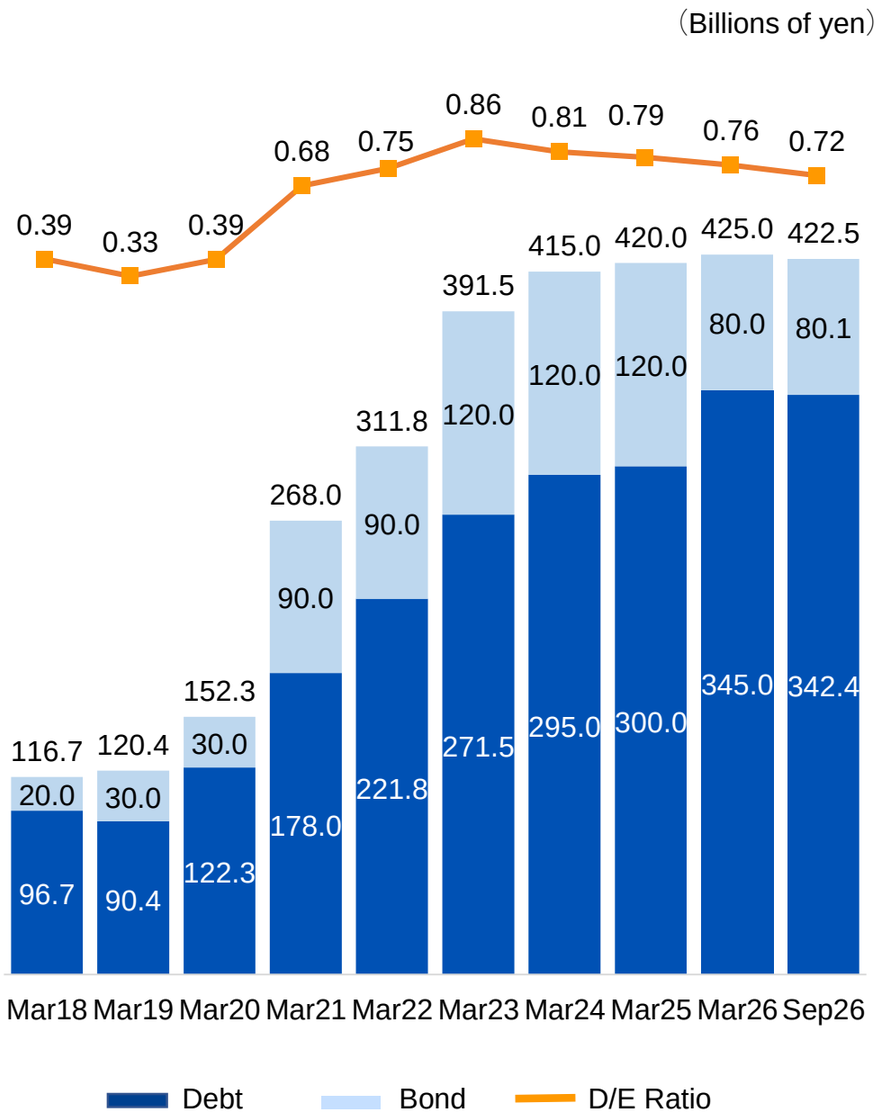


- Land for orders : Land for receiving construction orders, etc. by providing land for project owners
- For-sale Condominium, etc. : Real estate of For-sale condominium business and For-sale houses business
- Income property, etc. : Real estate developed to sell to investors
- Renovation : Condominium unit renovation business (for pre-owned properties)

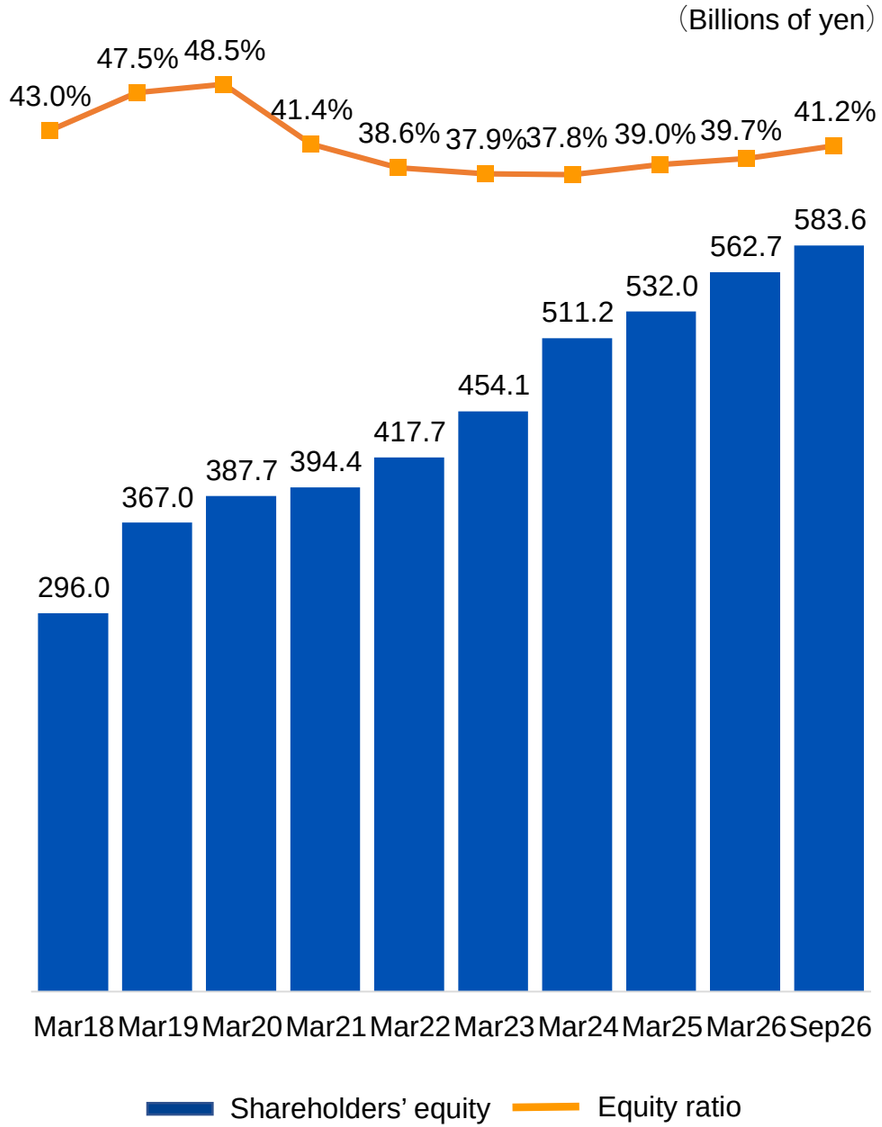
- Overseas Investment 1 : Investment for business in US Mainland etc.
- Overseas Investment 2 : Investment for business in Hawaii, U.S
- Leasing real estate : Real estate expected to hold long term for leasing
- Own use : Nursing care house for senior business, Technical center etc.

Interest-bearing debt and Shareholders' equity

Interest-bearing debt



Shareholders' equity



Results by Operating Segment

(Billions of yen)	FY2025 1H	FY2026 1H	Change	%
Total of Net sales by segments	642.7	637.5	(5.2)	(0.8%)
Construction-Related Business	444.1	422.4	(21.7)	(4.9%)
Real Estate-Related Business	117.3	130.1	12.8	10.9%
Condominium Management and Operating Business	79.8	83.5	3.7	4.6%
Overseas Business	1.6	1.6	(0.0)	(0.1%)
Operating profit + Equity-method investment gains/losses	45.1	58.2	13.1	29.0%
Construction-Related Business	32.8	42.9	10.0	30.6%
Real Estate-Related Business	14.1	16.1	2.0	14.4%
Condominium Management and Operating Business	4.1	3.3	(0.8)	(20.3%)
Overseas Business *2	(5.9)	(4.1)	1.8	-%

*1. The above table does not include eliminations of intersegment transactions or corporate expenses that are not allocated to any reportable segment.
*2. For reference, operating profit in the Overseas Business includes equity-method investment gains /losses and other of (0.8) billion yen in 1H FY2025 and 0.9 billion yen in 1H FY2026.

Consolidated Cash Flow

Results for the 1H of FY2026

- Cash and cash equivalents at end of 1H of FY2026 were ¥251.3 billion, down ¥36.8 billion from the beginning of FY2026.
- Net cash provided by operating activities was a positive of ¥6.0 billion, mainly due to an increase in profit before income tax.
- Net cash used in investing activities was a negative ¥27.8 billion, mainly due to investments in overseas businesses.
- Net cash used in financing activities was a negative ¥16.1 billion, mainly due to dividends paid.

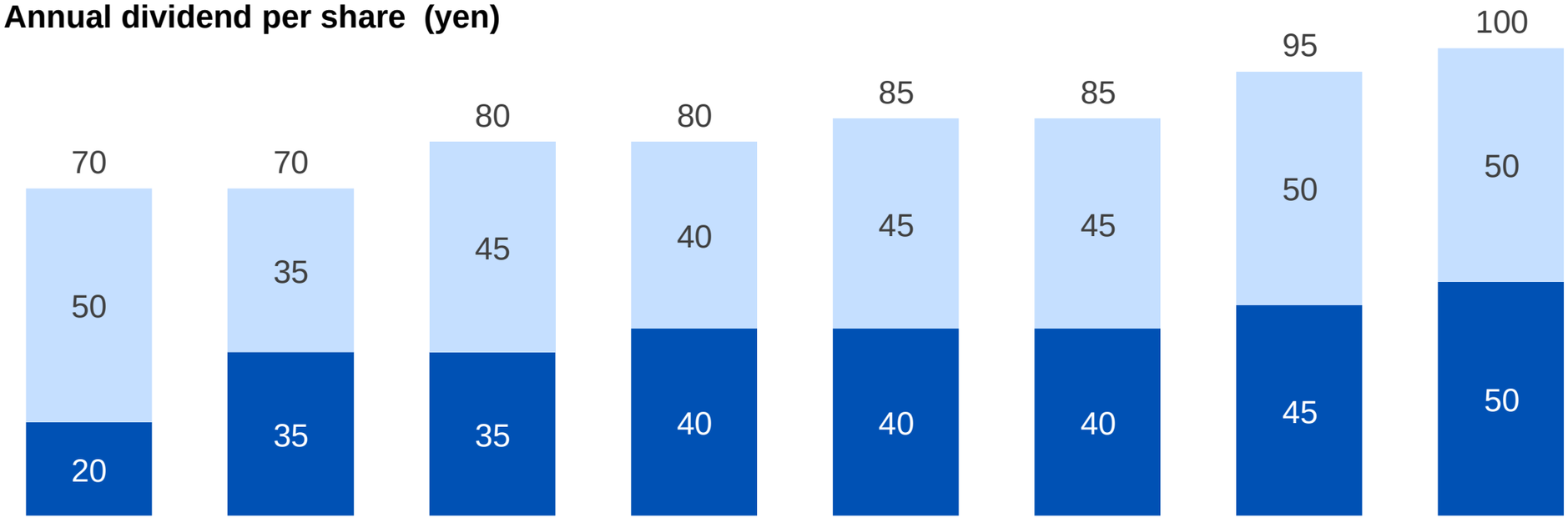
(Billions of yen)

	FY2025 1H	FY2026 1H	Change
Net cash provided by (used in) operating activities	42.6	6.0	(36.6)
Net cash provided by (used in) investing activities	(19.4)	(27.8)	(8.4)
Free Cash Flow	23.2	(21.7)	(45.0)
Net cash provided by (used in) financing activities	(12.5)	(16.1)	(3.6)
Cash and cash equivalents at beginning of the year	235.8	288.1	52.3
Net increase (decrease) in cash and cash equivalents	9.7	(36.8)	(46.5)
Cash and cash equivalents at end of the period	245.5	251.3	5.9

Shareholders' return and Capital policy

Interim dividend per share for FY2026 has been decided at 50 yen, as initially announced. Annual dividend per share for FY2026 remain at 100 yen.

Annual dividend per share (yen)



Acquisition of Treasury Shares (billion yen)※	5.4	21.5	3.1				20.0	

※Excludes acquisitions under BBT and ESOP.

Shareholders' Return Policy in Medium-term Business Plan "HASEKO Evolution Plan" (FY2025~FY2030)

- Total return ratio of **50%** based on the cumulative profit attributable to owners of parent over 6 fiscal periods
- Continue stable dividend, and implement **progressive dividends** during the medium-term business plan period
- Purchase treasury stock flexibly as needed

Reference information

Summary of Consolidated Income Statements

Billions of yen

	FY2025 1H Result < A >	FY2026 1H Result < B >	Change Amount < B - A >	Change %	FY2026 Forecast Interim <C>	FY2026 Forecast Interim <B-C>	FY2025 Result <D>	FY2026 Forecast Annual <E>	FY2026 Forecast Annual <E-D>	FY2026 Forecast Annual Progress
Net sales	**595.5**	**602.3**	**6.9**	**1.2%**	**630.0**	**(27.7)**	**1,273.1**	**1,380.0**	**106.9**	**43.6%**
Completed construction contracts	304.6	307.3	2.7	0.9%	340.0	(32.7)	625.2	690.0	64.8	44.5%
Design and supervision	4.9	5.2	0.3	5.5%	5.5	(0.3)	15.7	15.5	(0.2)	33.4%
Leasing and management	47.0	49.8	2.8	6.0%	51.0	(1.2)	98.1	105.0	6.9	47.4%
Real estate sales	227.5	228.3	0.7	0.3%	221.5	6.8	511.1	544.5	33.4	41.9%
Others businesses	11.4	11.8	0.4	3.2%	12.0	(0.2)	22.9	25.0	2.1	47.0%
Gross profit	**83.9**	**101.7**	**17.8**	**21.2%**	**98.0**	**3.7**	**189.8**	**214.0**	**24.2**	**47.5%**
Completed construction contracts	42.7	54.0	11.3	26.6%	54.0	0.0	88.3	110.0	21.7	49.1%
[Profit ratio of completed construction contracts]	14.0%	17.6%	3.6p		15.9%	1.7p	14.1%	15.9%	1.8p	
Design and supervision	2.4	2.6	0.3	11.5%	2.5	0.1	7.8	7.8	0.0	33.7%
Leasing and management	10.3	10.9	0.6	6.3%	10.5	0.4	21.3	22.0	0.7	49.6%
Real estate sales	26.0	31.8	5.9	22.5%	28.0	3.8	67.7	69.2	1.5	46.0%
Others businesses	2.6	2.3	(0.3)	(11.9%)	3.0	(0.7)	4.8	5.0	0.2	46.7%
Selling, general and administrative expense	42.6	46.2	3.6	8.6%	49.0	(2.8)	91.1	104.0	12.9	44.4%
Operating profit	**41.3**	**55.5**	**14.2**	**34.2%**	**49.0**	**6.5**	**98.7**	**110.0**	**11.3**	**50.4%**
[Operating profit ratio]	6.9%	9.2%	2.3p		7.8%	1.4p	7.8%	8.0%	0.2p	
Financial income (expenses) *	(1.7)	(2.0)	(0.2)		(2.3)	0.3	(4.5)	(6.2)	(1.7)	
Others, net	(0.3)	0.7	1.0		0.3	0.4	(0.2)	1.2	1.4	
Ordinary profit	**39.3**	**54.3**	**14.9**	**37.9%**	**47.0**	**7.3**	**94.1**	**105.0**	**10.9**	**51.7%**
[Ordinary profit ratio]	6.6%	9.0%	2.4p		7.5%	1.5p	7.4%	7.6%	0.2p	
Extraordinary income or loss	(0.2)	(0.2)	0.0		-	(0.2)	(4.6)	-	4.6	
Profit before income taxes	39.1	54.1	14.9	38.2%	47.0	7.1	89.5	105.0	15.5	51.5%
Income taxes - current	14.1	17.6	3.6				36.4			
Income taxes - deferred	0.8	0.8	(0.1)		17.0	1.4	(1.9)	39.0	4.4	
Profit (loss) attributable to non-controlling interests	0.0	0.0	0.0				0.1			
Profit attributable to owners of parent	**24.2**	**35.6**	**11.4**	**47.2%**	**30.0**	**5.6**	**54.8**	**66.0**	**11.2**	**54.0%**

Depreciation and amortization, excluding goodw ill-amortization	4.1	4.6	0.5	13.2%

* Interest income + Dividend income - Interest expenses - Incidental expenses for loan

Summary of Non-Consolidated Income Statements

Billions of yen

	FY2025 1H Result < A >	FY2026 1H Result < B >	Change Amount < B - A >	Change %	FY2026 Forecast Interim <C>	FY2026 Forecast Interim <B-C>	FY2025 Result <D>	FY2026 Forecast Annual <E>	FY2026 Forecast Annual <E-D>	FY2026 Forecast Annual Progress
Net sales	**401.7**	**376.3**	**(25.4)**	**(6.3%)**	**410.0**	**(33.7)**	**817.6**	**870.0**	**52.4**	**43.3%**
Completed construction contracts	270.4	273.0	2.7	1.0%	300.0	(27.0)	553.7	600.0	46.3	45.5%
Commissioned works	2.0	3.1	1.1	54.0%	2.5	0.6	4.7	5.0	0.3	61.6%
Design and supervision	5.2	5.8	0.6	10.6%	6.0	(0.2)	16.6	16.4	(0.2)	35.2%
Lease rentals of buildings	2.4	2.9	0.5	23.0%	2.5	0.4	5.0	6.0	1.0	48.6%
Real estate sales	121.7	91.5	(30.2)	(24.8%)	99.0	(7.5)	237.5	242.6	5.1	37.7%
Gross profit	**50.8**	**61.8**	**11.0**	**21.7%**	**61.0**	**0.8**	**108.3**	**127.0**	**18.7**	**48.7%**
Completed construction contracts	34.7	47.4	12.7	36.6%	46.5	0.9	74.6	93.0	18.4	51.0%
Commissioned works	1.3	2.4	1.1	82.5%	1.5	0.9	3.0	3.0	0.0	78.4%
[Profit ratio of completed construction works]	13.2%	18.0%	4.8p		15.9%	2.1p	13.9%	15.9%	2.0p	
Design and supervision	2.5	2.9	0.4	16.3%	3.0	(0.1)	8.2	8.2	0.0	35.5%
Lease rentals of buildings	0.5	0.9	0.3	59.8%	0.5	0.4	1.0	1.0	0.0	86.7%
Real estate sales	11.7	8.2	(3.5)	(29.6%)	9.5	(1.3)	21.5	21.8	0.3	37.8%
Selling, general and administrative expense	23.0	24.8	1.7	7.5%	26.0	(1.2)	49.9	57.0	7.1	43.4%
Operating profit	**27.7**	**37.0**	**9.3**	**33.6%**	**35.0**	**2.0**	**58.4**	**70.0**	**11.6**	**52.9%**
[Operating profit ratio]	6.9%	9.8%	2.9p		8.5%	1.3p	7.1%	8.0%	0.9p	
Financial income (expenses) *	15.1	23.6	8.5		24.0	(0.4)	14.8	24.7	9.9	
Others, net	0.3	(0.2)	(0.4)		-	(0.2)	1.4	0.3	(1.1)	
Ordinary profit	**43.1**	**60.5**	**17.4**	**40.3%**	**59.0**	**1.5**	**74.6**	**95.0**	**20.4**	**63.7%**
[Ordinary profit ratio]	10.7%	16.1%	5.4p		14.4%	1.7p	9.1%	10.9%	1.8p	
Extraordinary income or losses	(0.1)	(0.0)	0.1		-	(0.0)	(2.7)	-	2.7	
Profit before income taxes	43.0	60.5	17.4	40.5%	59.0	1.5	71.9	95.0	23.1	63.6%
Income taxes - current	8.5	11.6	3.2		12.5	(0.2)	22.1	26.0	4.4	
Income taxes - deferred	0.9	0.6	(0.3)				(0.4)			
Profit	**33.6**	**48.2**	**14.6**	**43.3%**	**46.5**	**1.7**	**50.2**	**69.0**	**18.8**	**69.9%**

Depreciation and amortization, excluding goodw ill-amortization	1.9	2.1	0.2	8.9%

* Interest income + Dividend income - Interest expenses - Incidental expenses for loan

Summary of Consolidated Balance Sheets

Billions of yen

	Mar. 2026	Sep. 2026	Change Amount	Change %		Mar. 2026	Sep. 2026	Change Amount	Change %
Current assets:	**1,052.0**	**1,037.2**	**(14.8)**	**(1.4%)**	**Current liabilities:**	**398.3**	**366.3**	**(32.0)**	**(8.0%)**
Cash and deposits	280.0	251.4	(28.6)	(10.2%)	Notes payable, accounts payable for construction contracts and other	101.8	92.9	(8.9)	(8.7%)
Electronically recorded monetary claims operating, accounts receivable from completed construction contracts and other	137.6	127.3	(10.3)	(7.5%)	Electronically recorded obligations	42.3	39.8	(2.4)	(5.8%)
Securities	11.8	3.6	(8.2)	(69.6%)	Short-term borrowings	-	0.2	0.2	-%
Costs on construction contracts in progress	13.9	16.6	2.7	19.7%	Current portion of long-term borrowings	10.0	-	(10.0)	(100.0%)
Real estate for sale	254.8	263.5	8.7	3.4%	Advances received on construction contracts in progress	63.2	92.7	29.5	46.6%
Costs on real estate business	296.4	308.9	12.4	4.2%	Deposits received	68.4	51.1	(17.4)	(25.4%)
Real estate for development	35.5	36.3	0.8	2.3%	Other	112.6	89.6	(23.0)	(20.4%)
Other	22.2	29.9	7.7	34.5%	**Non-current liabilities:**	**456.0**	**465.8**	**9.9**	**2.2%**
Allowance for doubtful accounts	(0.1)	(0.2)	(0.0)	-%	Bonds payable	80.0	80.1	0.1	0.1%
					Long-term borrowings	335.0	342.2	7.2	2.1%
					Other	41.0	43.5	2.6	6.3%
					Total liabilities	**854.3**	**832.2**	**(22.1)**	**(2.6%)**
					Shareholders' equity:	**510.7**	**533.3**	**22.6**	**4.4%**
Non-current assets:	**365.8**	**379.3**	**13.6**	**3.7%**	Share capital	57.5	57.5	-	-%
Property, plant and equipment + Leasehold interests in land	144.7	141.4	(3.3)	(2.3%)	Capital surplus	7.6	12.0	4.4	57.7%
Goodwill	1.6	1.5	(0.1)	(6.5%)	Retained earnings	489.4	511.7	22.3	4.6%
Investment securities	146.3	159.2	12.8	8.8%	Treasury shares	(43.9)	(47.9)	(4.0)	-%
Other	74.3	78.4	4.1	5.6%	**Accumulated other comprehensive income:**	**52.0**	**50.2**	**(1.8)**	**(3.5%)**
Allowance for doubtful accounts	(1.1)	(1.1)	(0.0)	-%	Valuation difference on available-for-sale securities	20.8	14.1	(6.8)	(32.5%)
					Foreign currency translation adjustment	24.2	29.3	5.2	21.3%
					Remeasurements of defined benefit plans	7.0	6.9	(0.2)	(2.6%)
					Non-controlling interests	**0.7**	**0.8**	**0.1**	**7.7%**
					Total net assets	**563.5**	**584.3**	**20.9**	**3.7%**
Total assets	**1,417.7**	**1,416.5**	**(1.2)**	**(0.1%)**	**Total liabilities and net assets**	**1,417.7**	**1,416.5**	**(1.2)**	**(0.1%)**

Summary of Cash Flows Statements(Consolidated)

Billions of yen

	FY2025 1H < A >	FY2026 1H < B >	Change < B - A >	FY2025 Annual
Profit (loss) before income taxes	39.1	54.1	14.9	89.5
Depreciation	4.1	4.6	0.5	8.8
Extraordinary losses (income)	0.2	0.2	(0.0)	4.6
Amortization of goodwill	0.4	0.1	(0.3)	0.5
Increase (decrease) in allowance for doubtful accounts	0.0	0.0	0.0	0.2
Increase (decrease) in provision for loss on litigation	(0.0)	-	0.0	(0.1)
Loss on valuation of inventories	3.8	3.4	(0.5)	11.3
Decrease (increase) in trade receivables	22.3	10.2	(12.1)	11.4
Decrease (increase) in costs on construction contracts in progress	(2.5)	(2.8)	(0.3)	0.9
Decrease (increase) in inventories	19.1	(19.8)	(39.0)	54.2
Increase (decrease) in trade payables	(12.2)	(11.3)	0.9	(5.3)
Increase (decrease) in advances received on construction contracts in progress	16.9	29.5	12.6	18.3
Increase (decrease) in deposits received on real estate business	14.2	(5.9)	(20.1)	(2.5)
Increase (decrease) in deposits received	(37.3)	(17.4)	20.0	(9.3)
Others	(11.8)	(16.9)	(5.1)	2.8
Income taxes paid	(13.7)	(21.8)	(8.2)	(27.9)
Net cash provided by (used in) operating activities	**42.6**	**6.0**	**(36.6)**	**157.4**
Purchase of property, plant and equipment and intangible assets	(12.6)	(6.4)	6.2	(21.1)
Purchase of investment securities	(7.7)	(28.5)	(20.7)	(34.7)
Proceeds from sale and redemption of investment securities	2.3	8.0	5.8	5.0
Others	(1.4)	(0.9)	0.4	(2.4)
Net cash provided by (used in) investing activities	**(19.4)**	**(27.8)**	**(8.4)**	**(53.2)**
Net increase (decrease) in short-term borrowings	3.4	0.2	(3.2)	(19.6)
Proceeds from long-term borrowings	40.2	7.2	(33.0)	80.2
Repayments of long-term borrowings	(10.3)	(10.0)	0.3	(26.8)
Redemption of bonds	(20.4)	-	20.4	(41.0)
Dividends paid	(12.5)	(13.4)	(1.0)	(24.7)
Purchase of treasury shares	(12.8)	(0.0)	12.7	(20.1)
Incidental expenses for loan	(0.1)	(0.1)	(0.0)	(1.2)
Others	(0.1)	0.0	0.1	(0.2)
Net cash provided by (used in) financing activities	**(12.5)**	**(16.1)**	**(3.6)**	**(53.4)**
Effect of exchange rate change on cash and cash equivalents	(1.1)	1.0	2.1	1.5
Net increase (decrease) in cash and cash equivalents	**9.7**	**(36.8)**	**(46.5)**	**52.3**
Cash and cash equivalents at beginning of the year	235.8	288.1	52.3	235.8
Increase in cash and cash equivalents resulting from merger with unconsolidated subsidiaries	-	0.0	0.0	-
Cash and cash equivalents at end of the period	**245.5**	**251.3**	**5.9**	**288.1**

Summary of financial results of Major Subsidiaries

Billions of yen

	FY2025 1H Result			FY2026 1H Result			FY2026 Annual forecast		
	Net sales	Ordinary profit	Profit	Net sales	Ordinary profit	Profit	Net sales	Ordinary profit	Profit
Haseko Corporation	401.7	43.1	33.6	376.3	60.5	48.2	870.0	95.0	69.0
Construction-Related Business									
Fuji Kensetsu, Co., Ltd.	18.7	1.5	1.1	15.3	1.4	1.3	40.5	3.2	2.1
Hasec, Inc.	0.4	0.3	0.2	0.4	0.3	0.2	0.9	0.6	0.4
Haseko Furnishing Co., Ltd.	5.9	0.5	0.3	5.2	0.4	0.3	10.0	0.7	0.5
Haseko Reform, Inc. *1	22.9	1.3	0.9	16.9	(0.1)	(0.4)	39.3	1.0	0.7
Haseko Homes, Co., Ltd.	2.2	0.0	0.0	4.4	(0.0)	(0.0)	12.9	0.6	0.4
Hosoda Corporation	9.7	0.1	0.0	10.9	(0.0)	(0.0)	25.3	0.7	0.5
WOOD FRIENDS Co., Ltd.	4.6	(0.4)	(0.3)	8.2	(0.3)	0.0	24.2	0.8	0.8
Real Estate-Related Business									
Haseko Real Estate Development, Inc.	30.8	2.9	1.9	52.1	8.1	5.5	68.6	3.2	2.2
Sohgoh Real Estate, Co., Ltd.	24.9	1.8	1.2	33.9	2.0	1.4	64.1	4.0	2.7
HASEKO Sohgoh Development, Inc.	8.8	0.9	0.6	0.9	(1.2)	(0.8)	33.4	3.0	1.9
Haseko Urbest, Inc.	5.0	0.3	0.2	6.4	1.3	0.9	15.7	4.7	3.2
Haseko Real Estate, Inc.	34.0	2.3	1.5	31.6	1.0	0.6	91.0	5.9	3.8
Haseko Intec, Inc.	2.9	0.1	0.1	3.5	0.2	0.2	8.9	0.9	0.6
Condominium Management and Operation Business									
Haseko Community, Inc.	32.0	2.6	1.8	33.2	2.8	1.9	70.0	6.0	4.1
Haseko Community Kyushu, Inc.	1.4	0.1	0.1	1.7	0.1	0.1	3.4	0.3	0.2
Haseko Community Okinawa, Inc.	0.3	0.1	0.0	0.3	0.1	0.0	0.6	0.1	0.1
Haseko Livenet, Inc. *2	29.5	2.6	1.8	31.1	2.3	1.6	71.3	5.9	4.1
Haseko Business Proxy, Inc.	1.7	0.1	0.1	1.8	(0.0)	(0.0)	4.4	(0.2)	(0.1)
Haseko Senior Well Design, Co., Ltd.	8.1	0.6	0.6	8.4	0.6	0.4	16.7	0.9	0.5
Furusato, Co., Ltd.	1.1	0.1	0.1	1.2	0.1	0.1	2.5	0.1	0.1
Haseko Links, Inc.	5.7	1.0	0.7	6.1	0.6	0.4	13.5	1.8	1.3
Overseas Business									
Haseko America, Inc.	1.5	(5.6)	(5.7)	1.5	(4.0)	(4.1)	7.0	(6.7)	(6.7)
Consolidated	595.5	39.3	24.2	602.3	54.3	35.6	1,380.0	105.0	66.0

*1 Haseko Reform underwent an on-site inspection by the Japan Fair Trade Commission on suspicion of a violation of the Antimonopoly Act in connection with orders for large-scale repair work.
*2 Joint Property Co., Ltd. was merged into Haseko Livenet through an absorption-type merger effective July 1, 2026. The figures for FY2025 do not include the impact of this absorption-type merger.

Number of units supplied by scale & Sales status in initial month

Tokyo metropolitan area

	FY 2024 (From Apr. 1, 2024 to Mar. 31, 2025)					FY 2025 (From Apr. 1, 2025 to Mar. 31, 2026)					FY 2026 (From Apr. 1, 2026 to Sep. 30, 2026)				
	Supplied			Initial month sales rate		Supplied			Initial month sales rate		Supplied			Initial month sales rate	
	Total	Haseko	Share	Total	Haseko	Total	Haseko	Share	Total	Haseko	Total	Haseko	Share	Total	Haseko
Under 50 units	3,221	-	-	69.3%	-	3,561	-	-	66.6%	-	1,170	-	-	62.6%	-
50 ～ 99 units	5,903	1,005	17.0%	64.8%	55.4%	4,755	793	16.7%	61.0%	51.8%	1,852	252	13.6%	63.4%	54.4%
100 ～ 199 units	4,279	1,699	39.7%	61.0%	58.4%	4,496	2,430	54.0%	53.4%	49.5%	1,054	566	53.7%	56.4%	48.1%
200 ～ 399 units	3,439	1,834	53.3%	74.4%	71.8%	3,469	2,118	61.1%	68.3%	65.4%	1,683	733	43.6%	59.8%	52.4%
400 units or more	5,397	2,178	40.4%	67.1%	41.6%	5,378	2,414	44.9%	66.7%	61.2%	2,842	1,323	46.6%	66.7%	41.6%
Total: Fiscal year base	22,239	6,716	30.2%	66.8%	56.2%	21,659	7,755	35.8%	62.9%	57.7%	8,601	2,874	33.4%	62.8%	46.8%
Of which 20 stories and above	4,839	772	16.0%	—	—	4,958	1,193	24.1%	—	—	2,345	543	23.2%	—	—
Total: Calendar year base	23,003	7,475	32.5%	(Jan. 24～Dec. 24)		21,962	7,443	33.9%	(Jan. 25～Dec. 25)		12,416	4,402	35.5%	(Jan. 26～Sep. 26)	

Kansai area (*excluding Tokai area)

	FY 2024 (From Apr. 1, 2024 to Mar. 31, 2025)					FY 2025 (From Apr. 1, 2025 to Mar. 31, 2026)					FY 2026 (From Apr. 1, 2026 to Sep. 30, 2026)				
	Supplied			Initial month sales rate		Supplied			Initial month sales rate		Supplied			Initial month sales rate	
	Total	Haseko	Share	Total	Haseko	Total	Haseko	Share	Total	Haseko	Total	Haseko	Share	Total	Haseko
Under 50 units	2,220	-	-	70.7%	-	2,543	-	-	78.4%	-	732	-	-	74.6%	-
50 ～ 99 units	5,428	295	5.4%	74.3%	79.3%	5,181	138	2.7%	78.0%	52.2%	1,501	55	3.7%	79.0%	38.2%
100 ～ 199 units	3,856	1,115	28.9%	71.9%	58.5%	4,690	1,058	22.6%	72.7%	58.0%	2,278	553	24.3%	72.7%	68.4%
200 ～ 399 units	3,583	1,769	49.4%	79.0%	78.0%	4,109	1,716	41.8%	64.8%	60.1%	1,527	466	30.5%	59.7%	55.2%
400 units or more	624	307	49.2%	82.4%	69.1%	479	212	44.3%	42.2%	42.5%	519	199	38.3%	47.0%	64.8%
Total: Fiscal year base	15,711	3,486	22.2%	74.6%	71.1%	17,002	3,124	18.4%	72.4%	57.9%	6,557	1,273	19.4%	69.3%	61.7%
Of which 20 stories and above	1,497	171	11.4%	—	—	2,150	92	4.3%	—	—	1,245	13	1.0%	—	—
Excluding studio apartment	12,178	3,486	28.6%	71.6%	71.1%	13,127	3,124	23.8%	68.3%	57.9%	5,320	1,273	23.9%	66.5%	61.7%
Total: Calendar year base	15,137	3,463	22.9%	(Jan. 24～Dec. 24)		16,922	3,212	19.0%	(Jan. 25～Dec. 25)		10,445	1,835	17.6%	(Jan. 26～Sep. 26)	

Six years Summary

Billions of yen, Thousand shares

	1H Result					
	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
Consolidated						
Net sales	414.8	446.4	523.0	558.8	595.5	602.3
Operating profit	41.4	37.7	43.3	35.4	41.3	55.5
Ordinary profit	40.9	36.6	43.3	36.3	39.3	54.3
Profit attributable to owners of parent	28.3	24.7	28.7	19.4	24.2	35.6
Total Assets	1,000.8	1,049.5	1,178.6	1,257.4	1,364.5	1,416.5
Inventories *	344.1	389.2	470.4	556.5	610.5	608.6
Property, plant and equipment + Leasehold interests in land	163.9	193.2	211.7	182.5	160.9	141.4
Investment Securities (Real estate, Overseas investments)	13.7	29.6	48.9	62.9	61.6	111.1
Total Real Estate and Overseas Investments	521.7	611.9	731.0	801.9	833.0	861.2
Interest-bearing debt balance	317.3	311.2	360.0	405.0	445.1	422.5
Equity	401.5	441.1	484.6	530.0	526.8	583.6
Equity-to-asset ratio	40.1%	42.0%	41.1%	42.1%	38.6%	41.2%
Net cash provided by (used in) Operating activities	5.1	(39.7)	44.0	(52.1)	42.6	6.0
Net cash provided by (used in) Investing activities	(13.9)	(24.4)	(23.8)	(17.7)	(19.4)	(27.8)
Net cash provided by (used in) Financing activities	31.1	(14.5)	(42.7)	(22.6)	(12.5)	(16.1)
Cash and cash equivalents at end of the period	237.1	188.0	187.1	192.4	245.5	251.3
Number of employees	7,726	7,765	7,978	8,367	9,071	9,529
Non-Consolidated						
Net sales	268.9	312.3	375.0	394.2	401.7	376.3
Operating profit	25.9	26.4	31.1	22.2	27.7	37.0
Ordinary profit	33.3	34.3	42.9	27.8	43.1	60.5
Profit	25.4	26.3	32.5	20.5	33.6	48.2
Order received	141.4	162.4	203.6	307.1	306.2	383.9
Number of employees	2,516	2,486	2,507	2,576	2,774	2,879
Outstanding shares						
Total number of issued shares (including treasury shares)	300,794	300,794	300,794	300,794	300,794	292,479
Treasury shares	26,146	25,980	28,014	27,749	33,331	27,591
（Treasury shares remaining in the trust）	[2,966]	[2,797]	[4,829]	[4,561]	[4,338]	[8,241]
The average number of shares	274,882	274,792	272,728	272,975	271,093	264,840

* Real estate for sale ＋ Costs and advances for real estate operations ＋ Real estate for development projects

ESG Index Inclusion Status and Related Information

Selected for All Six ESG Indices Adopted by GPIF

Adopted in ESG Index

- FTSE JPX Blossom Japan Index
- FTSE JPX Blossom Japan Sector Relative Index
- 2026 CONSTITUENT MSCI NIHONKABU ESG SELECT LEADERS INDEX
- 2026 CONSTITUENT MSCI JAPAN EMPOWERING WOMEN INDEX (WIN)
- S&P/JPX Carbon Efficient Index
- MORNINGSTAR GenDi J Japan ex-REIT Gender Diversity Tilt Index TOP CONSTITUENT 2026

ESG Evaluations and Certifications

- Climate CDP A List 2025
- Supplier Engagement Leader CDP 2025
- 2026 健康経営優良法人 KENKO Investment for Health 大規模法人部門 ホワイト500
- 2025年認定 くるみん 子育てサポートしています
- 女性が活躍しています!

Participation in Initiatives

- TCFD TASK FORCE ON CLIMATE-RELATED FINANCIAL DISCLOSURES
- TNFD Taskforce on Nature-related Financial Disclosures

* The TCFD was dissolved in 2023, and its role has been taken over by the IFRS Foundation.

- Keidanren Initiative for Biodiversity
- SCIENCE BASED TARGETS DRIVING AMBITIOUS CORPORATE CLIMATE ACTION
- 30by30

For details and notes on external evaluations and awards, please refer to the information on the right.：https://www.haseko.co.jp/hc/english/sustainability/assessment.html

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