

February 12, 2026

Consolidated Financial Results for the Nine Months Ended December 31, 2025 (Under Japanese GAAP)

Company name: Grandy House Corporation
 Listing: Tokyo Stock Exchange
 Securities code: 8999
 URL: <https://www.grandy.co.jp>
 Representative: Yasushi Sayama, President
 Inquiries: Ryuji Umeki, Executive Officer and General Manager of the Administration Department, Administration Division
 Telephone: +81-28-650-7777
 Scheduled date to commence dividend payments: -
 Preparation of supplementary material on financial results: None
 Holding of financial results briefing: None

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

1. Consolidated financial results for the nine months ended December 31, 2025 (from April 1, 2025 to December 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	%
Nine months ended								
December 31, 2025	38,755	(3.1)	1,142	60.3	855	72.8	496	127.5
December 31, 2024	39,996	6.6	712	(8.8)	495	(15.6)	218	(30.6)

Note: Comprehensive income For the nine months ended December 31, 2025: ¥603 million [128.9%]
 For the nine months ended December 31, 2024: ¥263 million [(27.9)%]

	Basic earnings per share		Diluted earnings per share	
	Yen		Yen	
Nine months ended				
December 31, 2025	17.21		-	
December 31, 2024	7.65		7.64	

(2) Consolidated financial position

	Total assets		Net assets		Equity-to-asset ratio		Net assets per share	
	Millions of yen		Millions of yen		%		Yen	
As of								
December 31, 2025	68,087		24,683		36.3		852.16	
March 31, 2025	68,770		24,866		36.2		866.26	

Reference: Equity
 As of December 31, 2025: ¥24,683 million
 As of March 31, 2025: ¥24,866 million

2. Cash dividends

	Annual dividends per share				
	First quarter-end	Second quarter-end	Third quarter-end	Fiscal year-end	Total
	Yen	Yen	Yen	Yen	Yen
Fiscal year ended March 31, 2025	-	0.00	-	32.00	32.00
Fiscal year ending March 31, 2026	-	0.00	-		
Fiscal year ending March 31, 2026 (Forecast)				32.00	32.00

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

3. Forecast of consolidated financial results for the fiscal year ending March 31, 2026 (from April 1, 2025 to March 31, 2026)

(Percentages indicate year-on-year changes.)

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent		Basic earnings per share	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen	
Fiscal year ending March 31, 2026	57,000	5.6	1,600	32.0	1,200	30.6	700	44.0		24.27

Note: Revisions to the earnings forecasts 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: None
- (3) Changes in accounting policies, changes in accounting estimates, and restatement
- (i) Changes in accounting policies due to revisions to accounting standards and other regulations: None
 - (ii) Changes in accounting policies due to other reasons: None
 - (iii) Changes in accounting estimates: None
 - (iv) Restatement: None

(4) Number of issued shares (common shares)

(i) Total number of issued shares at the end of the period (including treasury shares)

As of December 31, 2025	30,823,200 shares
As of March 31, 2025	30,823,200 shares

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

As of December 31, 2025	1,857,135 shares
As of March 31, 2025	2,117,740 shares

(iii) Average number of shares outstanding during the period (cumulative from the beginning of the fiscal year)

Nine months ended December 31, 2025	28,852,005 shares
Nine months ended December 31, 2024	28,546,147 shares

Note: The number of treasury shares at the end of the fiscal year includes the Company's shares (285,200 shares in the third quarter of the fiscal year ending March 31, 2026 and 490,200 shares in the fiscal year ended March 31, 2025) held by the Grandy House Employee Stock Ownership Association Trust Account. In addition, the Company's shares held by the Grandy House Employee Stock Ownership Association Trust Account are included in the treasury stock deducted from the calculation of the average number of shares during the period (377,020 shares in the third quarter of the fiscal year ending March 31, 2026 and 616,460 shares in the third quarter of the fiscal year ended March 31, 2025).

* Review of the Japanese-language originals of the attached consolidated quarterly financial statements by certified public accountants or an audit firm: None

* Proper use of earnings forecasts, and other special matters

(Cautions on forward-looking statements, etc.)

The forward-looking statements, including forecasts of financial results, contained in these materials are based on information currently available to the Company and on certain assumptions deemed to be reasonable. However, the Company makes no guarantee that these forecasts will be achieved. Actual financial results, etc. may differ substantially due to various factors.

1. OVERVIEW OF OPERATING RESULTS

(1) Overview of Quarterly Operating Results

During the nine months ended December 31, 2025, the Japanese economy maintained a moderate recovery trend due to improvements in the employment and income environments. On the other hand, commodity prices continued to rise due to increases in energy and raw materials prices, and risk factors limiting the recovery of personal consumption also remained apparent.

In the housing sector, demand stagnated against the backdrop of persistently high housing prices, and the number of construction starts of detached houses remained sluggish. Although the number of construction starts began to increase year on year from October onward, for the nine months ended December 31, 2025, it decreased by 7.1% year on year due to a reactionary decrease in demand starting in April after a rush ahead of the Building Standards Act revision, and the market environment remains severe.

Under this business environment, the Grandy House Group (Grandy House Corporation and its subsidiaries, hereinafter “the Group”) has been promoting various measures to redirect itself to a growth stage based on the basic policies of “Expand and strengthen the housing business toward sustainable growth,” “Strengthen the earnings foundation for growth and implement growth investment” and “Solidify the management foundation and enhance corporate value” set forth in its three-year medium-term management plan announced in May 2024.

In the real estate sales segment, we sought to increase the product appeal of our mainstay new housing by adopting seismic vibration control systems in the structural framework as standard, to provide products with improved safety and durability. We also revamped our after-sales support system, and started an initiative to provide customers with peace of mind over the long term by introducing the “60-year Guarantee, 60-year Support System.” Furthermore, as a result of ongoing initiatives of inventory and expense management, although the number of new houses sold decreased year on year, segment profit significantly increased.

As for other segments, in the real estate leasing segment, both sales and profit increased year on year due to the steady operation of owned properties. On the other hand, in the construction material sales segment, segment sales decreased, reflecting a challenging order environment due to a downturn in residential demand, despite increased sales driven by efforts to strengthen sales to external customers. Additionally, segment profit decreased significantly due to the impact of increased depreciation burdens from the introduction of new facilities.

As a result, the Group’s consolidated operating results for the nine months ended December 31, 2025 were as follows: net sales totaled ¥38,755 million, a decrease of 3.1% year-on-year; operating profit was ¥1,142 million, an increase of 60.3% year-on-year; ordinary profit was ¥855 million, an increase of 72.8% year-on-year; and profit attributable to owners of parent totaled ¥496 million, an increase of 127.5% year-on-year.

Operating results by business segment are presented as follows.

a. Real Estate Sales

In new housing sales, we have been strengthening the acquisition of housing lots and enhancing our organizational structure, particularly in the Tokyo metropolitan area, while taking steps to improve the efficiency of our sales structure in the northern Kanto area. Moreover, in November 2025, we significantly enhanced our previous “20-year Guarantee & 30-year Support” with the introduction of the “60-year Guarantee, 60-year Support System,” aiming to increase customer satisfaction and stabilize the customer base over the long term. Furthermore, we revamped the “Smile Club” membership organization for owners, and strive to improve convenience and provide new value. Through these measures, we aimed to strengthen new housing sales and to create synergies between the new housing sales business and the recurring revenue business derived from the houses we have sold to the customers. Efforts were also made to improve profitability through thorough inventory and expense management.

On the product side, in all sales areas we adopted seismic vibration control system as a standard feature in the structural framework for buildings whose construction began from May 2025, and we started providing products with a higher degree of safety and durability in addition to the highest grades of earthquake and wind resistance performance, which have already been adopted. Additionally, we continued to focus on expanding our range of products that meet energy-saving needs, such as the “Sora Town” series of lots, which consist entirely of ZEH (Net Zero Energy Houses).

As a result of these efforts, while there was progress in improving profitability, the continued stagnation in demand due to rising housing prices led to the sale of 893 new homes in the nine months ended December 31, 2025, a decrease of 51 units year-on-year.

In the used housing market, although demand increased due to soaring new housing prices, the competition with low-cost newly built houses led to a continued challenging environment, resulting in the sale of 81 units, a decrease of 8 units year-on-year. On the other hand, improvements in profitability were achieved through strengthened inventory management.

As a result, net sales in the real estate sales segment decreased by 3.4% year-on-year to ¥36,400 million, with a segment profit of ¥669 million, an increase of 218.6% year-on-year.

b. Construction Material Sales

In the construction material sales, the number of new wooden housing construction starts saw a significant increase in March compared to the same month of the previous year due to a rush in demand ahead of the Building Standards Act revision in April 2025. However, a reactionary decline occurred from April onwards, resulting in a 9.6% year-on-year decrease during the nine months ended December 31, 2025.

In this environment, in addition to strengthening relationships with existing customers, the Company worked to win orders for the buildings other than detached houses, such as residential complexes, and to expand orders for construction materials other than pre-cut materials. As a result, revenues from external customers increased year on year. However, the overall sales including intersegment sales decreased. Additionally, in addition to intensifying competition due to sluggish housing demand, the increase in depreciation associated with the replacement of manufacturing facilities put pressure on profits, resulting in a significant decrease in segment profit.

As a result, net sales from external customers in the construction material sales segment increased by 0.8% year-on-year to ¥2,011 million, with a segment loss of ¥8 million, compared to segment profit of ¥99 million in the same period of the previous fiscal year.

c. Real Estate Leasing

In the real estate leasing, occupancy rates for office buildings and residential buildings continued to remain steady. Profit increased year on year due to a decrease in renovation expenses.

In the parking business, while there was a decrease in revenue due to the sale of some assets, due to the contribution from newly acquired parking lots and improved occupancy of existing properties, performance was on par with the same period of the previous fiscal year.

As a result, net sales in the real estate leasing segment increased by 2.4% year-on-year to ¥343 million, with a segment profit of ¥181 million, an increase of 1.4% year-on-year.

(2) Overview of Quarterly Financial Position

As of the end of the third quarter of the fiscal year under review, consolidated total assets declined to ¥68,087 million, a decrease of ¥682 million compared to the end of the previous fiscal year. This was mainly due to a decrease in inventories of the real estate sales segment as a result of strengthened inventory management and a decrease in cash and deposits due to the payment for pre-cut processing machines in the construction material sales segment, despite an increase in assets due to purchase of property, plant and equipment in the real estate sales segment and the real estate leasing segment.

Liabilities stood at ¥43,404 million, a decrease of ¥500 million compared to the end of the previous fiscal year. This was mainly due to a decrease in other liabilities due to payments of accounts payable - facilities, despite an increase in interest-bearing liabilities for financing the new equipment acquisition.

Total net assets stood at ¥24,683 million, a decrease of ¥182 million compared to the end of the previous fiscal year. This was mainly due to a decrease resulting from the payment of dividends despite increases primarily caused by the disposal of treasury stock and the recognition of net income attributable to owners of the parent.

(3) Explanation of Consolidated Earnings Forecast and Other Forward-looking Statements

There are no changes to the forecasts of consolidated and non-consolidated financial results announced on May 14, 2025.

Quarterly consolidated balance sheet

(Thousands of yen)

	As of March 31, 2025	As of December 31, 2025
Assets		
Current assets		
Cash and deposits	10,857,676	9,854,990
Notes and accounts receivable - trade, and contract assets	460,533	518,899
Real estate for sale	11,871,088	10,679,147
Costs on construction contracts in progress	18,938	31,848
Real estate for sale in process	29,699,244	30,503,187
Merchandise and finished goods	289,079	335,612
Raw materials and supplies	128,448	150,035
Other	694,020	1,091,409
Allowance for doubtful accounts	(10,183)	(3,836)
Total current assets	54,008,846	53,161,293
Non-current assets		
Property, plant and equipment		
Buildings and structures, net	3,561,273	3,593,964
Machinery, equipment and vehicles, net	628,924	566,767
Tools, furniture and fixtures, net	47,346	53,616
Land	7,521,949	7,689,716
Leased assets, net	62,288	77,218
Construction in progress	18,979	135
Total property, plant and equipment	11,840,760	11,981,418
Intangible assets		
Goodwill	617,067	514,222
Other	47,154	39,280
Total intangible assets	664,222	553,502
Investments and other assets		
Investment securities	377,850	534,000
Long-term loans receivable	10,017	9,538
Deferred tax assets	547,446	517,246
Other	1,210,268	1,205,894
Allowance for doubtful accounts	(5,000)	(5,000)
Total investments and other assets	2,140,582	2,261,679
Total non-current assets	14,645,564	14,796,600
Deferred assets		
Bond issuance costs	116,338	130,065
Total deferred assets	116,338	130,065
Total assets	68,770,749	68,087,960

	As of March 31, 2025	As of December 31, 2025
Liabilities		
Current liabilities		
Accounts payable for construction contracts	3,215,002	3,176,945
Short-term borrowings	13,174,100	11,880,100
Current portion of bonds payable	800,000	500,000
Current portion of long-term borrowings	6,889,396	4,617,040
Lease liabilities	24,636	28,849
Income taxes payable	197,405	279,851
Provision for warranties for completed construction	163,208	145,610
Other	2,078,249	1,129,487
Total current liabilities	26,541,999	21,757,883
Non-current liabilities		
Bonds payable	8,000,000	9,000,000
Long-term borrowings	7,689,444	10,885,000
Lease liabilities	43,966	55,950
Retirement benefit liability	1,274,398	1,344,295
Other	354,587	361,123
Total non-current liabilities	17,362,395	21,646,369
Total liabilities	43,904,395	43,404,253
Net assets		
Shareholders' equity		
Share capital	2,077,500	2,077,500
Capital surplus	2,680,739	2,683,130
Retained earnings	20,983,775	20,545,967
Treasury shares	(1,080,576)	(934,989)
Total shareholders' equity	24,661,438	24,371,608
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	204,916	312,097
Total accumulated other comprehensive income	204,916	312,097
Total net assets	24,866,354	24,683,706
Total liabilities and net assets	68,770,749	68,087,960

Quarterly consolidated statement of income

(Thousands of yen)

	Nine months ended December 31, 2024	Nine months ended December 31, 2025
Net sales	39,996,294	38,755,217
Cost of sales	34,629,380	33,089,300
Gross profit	5,366,913	5,665,917
Selling, general and administrative expenses	4,654,306	4,523,661
Operating profit	712,607	1,142,255
Non-operating income		
Interest income	721	7,715
Dividend income	6,611	10,610
Administrative service fee income	20,188	20,099
Reversal of provision for warranties for completed construction	7,171	17,370
late charges income	37,000	-
Other	38,114	21,758
Total non-operating income	109,807	77,554
Non-operating expenses		
Interest expenses	286,875	311,740
Commission for syndicated loans	5,796	8,000
Other	34,503	44,445
Total non-operating expenses	327,175	364,186
Ordinary profit	495,239	855,623
Extraordinary income		
Gain on sale of non-current assets	3,577	709
Total extraordinary income	3,577	709
Extraordinary losses		
Loss on retirement of non-current assets	23,825	9,055
Loss on cancellation of leases	1,649	-
Retirement benefits for directors (and other officers)	100,000	-
Impairment losses	-	3,210
Total extraordinary losses	125,475	12,266
Profit before income taxes	373,341	844,066
Income taxes - current	231,908	366,382
Income taxes - deferred	(76,812)	(18,768)
Total income taxes	155,096	347,613
Profit	218,244	496,453
Profit attributable to owners of parent	218,244	496,453

Quarterly consolidated statement of comprehensive income

(Thousands of yen)

	Nine months ended December 31, 2024	Nine months ended December 31, 2025
Profit	218,244	496,453
Other comprehensive income		
Valuation difference on available-for-sale securities	45,444	107,181
Total other comprehensive income	45,444	107,181
Comprehensive income	263,689	603,635
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	263,689	603,635
Comprehensive income attributable to non-controlling interests	-	-

(Notes on segment information, etc.)

I. The nine months of the previous fiscal year (April 1, 2024 to December 31, 2024)

1. Information on sales and the amount of profit or loss for each reported segment

(Thousands of yen)

	Reportable segments				Adjustment amount (Note) 1	Quarterly Consolidated Statements of Income (Note)2
	Real Estate Sales	Construction Material Sales	Real Estate Leasing	Total		
Sales						
Revenues from external customers	37,664,989	1,996,125	335,179	39,996,294	-	39,996,294
Transactions with other segments	43,695	2,454,369	66,791	2,564,855	(2,564,855)	-
Total	37,708,684	4,450,494	401,971	42,561,150	(2,564,855)	39,996,294
Segment Profit	209,996	99,851	178,610	488,458	6,780	495,239

Note: 1. The adjustment amount of 6,780 thousand yen for segment profit is the elimination of inter-segment transactions.

2. Segment profit is adjusted to ordinary income in the quarterly consolidated statements of income.

2. Information on impairment losses or goodwill on fixed assets by reporting segment

Not applicable.

II. The nine months of the current fiscal year (April 1, 2025 to December 31, 2025)

1. Information on sales and the amount of profit or loss for each reported segment

(Thousands of yen)

	Reportable segments				Adjustment amount (Note) 1	Quarterly Consolidated Statements of Income (Note)2
	Real Estate Sales	Construction Material Sales	Real Estate Leasing	Total		
Sales						
Revenues from external customers	36,400,600	2,011,407	343,208	38,755,217	-	38,755,217
Transactions with other segments	51,930	2,330,553	65,381	2,447,865	(2,447,865)	-
Total	36,452,530	4,341,961	408,590	41,203,082	(2,447,865)	38,755,217
Segment profit (loss)	669,048	(8,912)	181,160	841,296	14,326	855,623

Note: 1. The adjustment amount of 14,326 thousand yen for segment profit or loss is the elimination of inter-segment transactions.

2. Segment profit or loss is adjusted for ordinary income in the quarterly consolidated statements of income.

2. Information on impairment losses or goodwill on fixed assets by reporting segment

There are no important items to mention.

(Notes When There Are Significant Changes in Amounts of Equity)

Not applicable.

(Notes on Going Concern Assumptions)

Not applicable.

(Notes to Quarterly Consolidated Statement of Cash Flows)

The Company has not prepared quarterly consolidated statement of cash flows for the nine months of the current fiscal year. In addition, the amounts of depreciation (including amortization related to intangible assets excluding goodwill) and amortization of goodwill for the nine months of the current and previous fiscal years are as stated below.

	(Thousands of Yen)	
	Nine months ended December 31, 2024 (April 1, 2024 to December 31, 2024)	Nine months ended December 31, 2025 (April 1, 2025 to December 31, 2025)
Depreciation and amortization	226,308	291,152
Amount of amortization of goodwill	102,844	102,844

(Additional Information)

(Transactions for Distributing the Company's Own Stock to Employees, etc. through Trusts)

The Company has adopted the "trust-type employee stock holding incentive plan (E-Ship®)" (hereinafter referred to as "the Plan") for the purpose of providing its employees with incentives to enhance the corporate value of the Company on a medium-to long-term basis in the fiscal year ended March 31, 2022.

(1) Overview of transactions

The Plan is an incentive plan for all employees who are members of "the Grandy House Employee Stock Holding Partnership" (hereinafter referred to as "the Stock Partnership"). The Company has established the "Grandy House Employee Stock Holding Partnership Exclusive Trust" (hereinafter referred to as "the Trust") in a trust bank. The Trust will acquire in advance after its establishment the number of Grandy House shares to be expected to be acquired by the Stock Partnership over a six-year period. At a later date, the Trust will sell its holdings of Grandy House shares to the Stock Partnership on a continual basis. If an amount equivalent to the gains from sale of shares is accumulated at the end of the term of the Trust, the relevant amount equivalent to the gains from the sale of shares will be distributed as residue assets to those who satisfy the criteria of beneficiaries. The Company warrants the repayment of loans payable for the Trust to acquire shares of the Company. Therefore, if an amount equivalent to the loss from sale of shares accumulates due to a decline in the price of shares of the Company, causing a debt equivalent to a loss from sale of the relevant shares remains in the Trust at the end of the term of the Trust, the Company will assume the repayment of the relevant remaining borrowing.

(2) Grandy House's own company stock remaining in the Trust

The Company's stock remaining in the Trust is recorded as treasury shares in net assets in accordance with the book value (excluding the amount of incidental expenses) in the Trust. The book value and the number of the relevant treasury shares are ¥282,845 thousand and 490,200 shares for the previous fiscal year, and ¥164,560 thousand and 285,200 shares for the third quarter of the fiscal year under review.

(3) The book value of loans payable recorded by the application of the gross method

The previous fiscal year: ¥212,560 thousand

The third quarter of the fiscal year under review: ¥106,370 thousand