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August 10, 2026

Consolidated Financial Results for the Three Months Ended June 30, 2026 (Under Japanese GAAP)

Company name: Grandy House Corporation
Listing: Tokyo Stock Exchange
Securities code: 8999
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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 three months ended June 30, 2026 (from April 1, 2026 to June 30, 2026)

(1) Consolidated operating results (cumulative)

(Percentages indicate year-on-year changes.)

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent	
Three months ended	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
June 30, 2026	13,822	9.7	731	153.8	650	213.0	442	269.1
June 30, 2025	12,597	(1.8)	288	147.8	207	700.9	119	-

Note: Comprehensive income For the three months ended June 30, 2026: ¥517 million [300.4%]
For the three months ended June 30, 2025: ¥129 million [-%]

	Basic earnings per share	Diluted earnings per share
Three months ended	Yen	Yen
June 30, 2026	15.24	-
June 30, 2025	4.17	-

(2) Consolidated financial position

	Total assets	Net assets	Equity-to-asset ratio	Net assets per share
As of	Millions of yen	Millions of yen	%	Yen
June 30, 2026	70,348	24,776	35.2	853.44
March 31, 2026	68,943	25,174	36.5	868.21

Reference: Equity
As of June 30, 2026: ¥24,776 million
As of March 31, 2026: ¥25,174 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, 2026	-	0.00	-	32.00	32.00
Fiscal year ending March 31, 2027	-				
Fiscal year ending March 31, 2027 (Forecast)		0.00		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, 2027 (from April 1, 2026 to March 31, 2027)

(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, 2027	58,000	9.5	2,000	5.7	1,650	11.1	1,100	20.0	37.88

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 June 30, 2026	30,823,200 shares
As of March 31, 2026	30,823,200 shares

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

As of June 30, 2026	1,791,579 shares
As of March 31, 2026	1,827,335 shares

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

Three months ended June 30, 2026	29,008,337 shares
Three months ended June 30, 2025	28,723,735 shares

Note: The number of treasury shares at the end of the fiscal year includes the Company's shares held by the Grandy House Employee Stock Ownership Association Trust Account(219,300 shares in the first quarter of the fiscal year ending March 31, 2027 and 255,400 shares in the fiscal year ended March 31, 2026). In addition, the Company's shares held by the Grandy House Employee Stock Ownership Association Trust Account are included in the treasury stock deducted in the calculation of the average number of shares during the period (242,583 shares in the first quarter of the fiscal year ending March 31, 2027 and 471,925 shares in the first quarter of the fiscal year ended March 31, 2026).

* 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 three months ended June 30, 2026, the Japanese economy maintained a moderate recovery trend due to improvements in the employment and income environments and a pickup in capital investment. On the other hand, concerns about rising energy prices and logistics costs due to heightened geopolitical risks, including the situation in the Middle East, as well as persistently high raw materials prices and inflation, mean that the economic outlook remains uncertain.

In the housing sector, the number of construction starts of detached houses increased by 27.6% year on year. However, since construction starts in the same period of the previous fiscal year had temporarily decreased due to the impact of regulatory changes, this increase includes the effect of a rebound, and the improvement in the market environment was limited. Furthermore, the business environment remained challenging due to persistently high construction material prices and labor costs, as well as continued inflation and concerns about interest rate trends.

Under this business environment, the Grandy House Group (Grandy House Corporation and its subsidiaries, hereinafter "the Group") has been undertaking various measures to achieve sustainable growth 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 have made progress in strengthening our organizational structure and land acquisition capabilities in the Tokyo metropolitan area for our mainstay new housing sales business. Furthermore, we have worked to strengthen our product appeal and after-sales support system by the standard adoption of seismic vibration control systems, which we began using in the previous fiscal year, and by offering the "60-year Guarantee, 60-year Support System." In addition to these initiatives, sales in the northern Kanto area remained strong, resulting in a year-on-year increase of 31 new houses sold. Furthermore, as a result of our continuous efforts in inventory and expense management, we have also seen improvements in profitability.

As for other segments, in the real estate leasing segment, occupancy rate remained strong, ensuring stable revenue. However, in the construction material sales segment, profit decreased year on year due to the continued challenging business environment for our mainstay pre-cut timber.

As a result, the Group's consolidated operating results for the three months ended June 30, 2026 were as follows: net sales totaled ¥13,822 million, an increase of 9.7% year-on-year; operating profit was ¥731 million, an increase of 153.8% year-on-year; ordinary profit was ¥650 million, an increase of 213.0% year-on-year; and profit attributable to owners of parent totaled ¥442 million, an increase of 269.1% year-on-year.

Operating results by business segment are presented as follows.

a. Real Estate Sales

In new housing sales, we established a sales promotion department within our Saitama Branch in April 2026 to enhance our sales strategies through various data analyses. We also accelerated our business expansion in the Tokyo metropolitan area, starting with the Mitaka Branch, our first sales base in the Tokyo area, which opened in February of the same year. In the northern Kanto area, amidst a challenging business environment, we focused on securing profit and recovering the number of units sold.

On the product side, we continued to emphasize the safety and durability of our products through the adoption of seismic vibration control systems, and we also strived to communicate the value of our products through our 60-year guarantee and support system. Furthermore, we have strived to ensure quality and improve customer satisfaction by obtaining long-life quality housing certification for approximately 90% of our completed properties.

As a result of these efforts, the number of new houses sold during the three months ended June 30, 2026 increased by 31 units to 310 units compared to the same period of the previous fiscal year, partly due to the delivery of orders that were backlogged at the end of the previous fiscal year. Furthermore, profitability improved due to thorough inventory management and the optimization of sales prices, resulting in profits significantly exceeding those of the same period of the previous fiscal 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 market environment, resulting in the sale of 29 units, a decrease of 2 units year-on-year. In terms of profitability, the improved inventory management implemented in the previous fiscal year led to a reduction in long-term inventory, and increased sales of highly profitable properties resulted in an improvement compared to the same period of the previous fiscal year.

As a result, net sales in the real estate sales segment for the three months under review were ¥12,780 million, an increase of 8.0% year-on-year, with a segment profit of ¥571 million, an increase of 321.0% year-on-year.

b. Construction Material Sales

In the construction material sales segment, the number of new wooden housing construction starts from April 2026 onwards has been higher than the same period of the previous fiscal year, resulting in a 25.7% increase year-on-year for the three months ended June 30, 2026. However, since the number of housing construction starts in the same period of the previous fiscal year temporarily decreased due to the impact of regulatory changes, this increase includes the effect of a rebound, and the improvement in market conditions was limited.

In this environment, in addition to strengthening relationships with existing customers, the Company worked to win orders for residential complex projects and expand sales of construction materials other than pre-cut materials, while also striving to improve production efficiency by maintaining a high utilization rate of its production facilities. However, the business environment in the pre-cut timber market remained challenging, and profit margins remained low.

As a result, net sales of the construction material sales segment in the three months under review increased by 42.8% year-on-year to ¥924 million with a segment profit of ¥2 million, a decrease of 55.0% year-on-year.

c. Real Estate Leasing

In the real estate leasing business, we achieved increased sales and profit due to continued stable occupancy rates for office buildings and residential buildings, as well as a decrease in property management expenses such as repair expenses.

In the parking business, sales and profit increased due to factors such as the generally stable occupancy rate of existing parking lots, as well as the contribution from a property newly acquired in Utsunomiya City in the previous fiscal year from the beginning of the fiscal year under review.

As a result, net sales in the real estate leasing segment for the three months under review were ¥117 million, an increase of 3.8% year-on-year, with a segment profit of ¥67 million, an increase of 6.9% year-on-year.

(2) Overview of Quarterly Financial Position

As of the end of the first quarter of the fiscal year under review, total assets increased to ¥70,348 million, an increase of ¥1,405 million compared to the end of the previous fiscal year. This was mainly due to an increase in inventories in the real estate sales segment.

Liabilities stood at ¥45,571 million, an increase of ¥1,802 million compared to the end of the previous fiscal year. This was mainly due to an increase in interest-bearing liabilities resulting from securing project funds for acquiring inventories and working capital such as dividend funds.

Total net assets stood at ¥24,776 million, a decrease of ¥397 million compared to the end of the previous fiscal year. This was mainly due to a decrease in retained earnings resulting from the payment of year-end dividends, despite 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, 2026.

Quarterly consolidated balance sheet

(Thousands of yen)

	As of March 31, 2026	As of June 30, 2026
Assets		
Current assets		
Cash and deposits	9,937,169	9,976,599
Notes and accounts receivable - trade, and contract assets	464,469	536,140
Real estate for sale	9,989,886	9,455,675
Costs on construction contracts in progress	21,841	27,067
Real estate for sale in process	31,287,627	32,995,558
Merchandise and finished goods	318,452	364,915
Raw materials and supplies	125,434	141,541
Other	907,773	1,025,220
Allowance for doubtful accounts	(3,511)	(3,653)
Total current assets	53,049,143	54,519,066
Non-current assets		
Property, plant and equipment		
Buildings and structures, net	3,559,550	3,506,782
Machinery, equipment and vehicles, net	544,110	524,805
Tools, furniture and fixtures, net	46,609	46,907
Land	7,689,716	7,702,571
Leased assets, net	83,197	76,113
Construction in progress	15,991	-
Total property, plant and equipment	11,939,176	11,857,181
Intangible assets		
Goodwill	479,941	445,659
Other	35,790	35,655
Total intangible assets	515,731	481,315
Investments and other assets		
Investment securities	1,636,548	1,745,919
Long-term loans receivable	9,376	9,213
Deferred tax assets	478,351	434,145
Other	1,197,101	1,195,998
Total investments and other assets	3,321,377	3,385,276
Total non-current assets	15,776,286	15,723,773
Deferred assets		
Bond issuance costs	117,714	105,363
Total deferred assets	117,714	105,363
Total assets	68,943,144	70,348,202

(Thousands of yen)

	As of March 31, 2026	As of June 30, 2026
Liabilities		
Current liabilities		
Accounts payable for construction contracts	3,158,176	3,313,184
Short-term borrowings	12,188,500	13,509,100
Current portion of bonds payable	2,000,000	2,000,000
Current portion of long-term borrowings	4,610,280	3,382,340
Lease liabilities	28,778	26,640
Income taxes payable	479,096	214,390
Provision for warranties for completed construction	162,916	136,385
Other	1,534,824	1,505,492
Total current liabilities	24,162,573	24,087,534
Non-current liabilities		
Bonds payable	7,500,000	7,500,000
Long-term borrowings	10,391,270	12,278,690
Lease liabilities	62,599	56,944
Retirement benefit liability	1,289,120	1,312,670
Other	363,074	335,693
Total non-current liabilities	19,606,064	21,483,998
Total liabilities	43,768,637	45,571,533
Net assets		
Shareholders' equity		
Share capital	2,077,500	2,077,500
Capital surplus	2,683,130	2,683,130
Retained earnings	20,966,377	20,472,550
Treasury shares	(917,795)	(896,965)
Total shareholders' equity	24,809,213	24,336,215
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	365,293	440,454
Total accumulated other comprehensive income	365,293	440,454
Total net assets	25,174,506	24,776,669
Total liabilities and net assets	68,943,144	70,348,202

Quarterly consolidated statement of income

(Thousands of yen)

	Three months ended June 30, 2025	Three months ended June 30, 2026
Net sales	12,597,551	13,822,743
Cost of sales	10,804,152	11,605,113
Gross profit	1,793,398	2,217,629
Selling, general and administrative expenses	1,505,336	1,486,560
Operating profit	288,062	731,069
Non-operating income		
Interest income	14	5,248
Dividend income	4,610	8,110
Administrative service fee income	7,076	7,539
Reversal of provision for warranties for completed construction	14,422	26,212
Other	6,908	10,298
Total non-operating income	33,031	57,408
Non-operating expenses		
Interest expenses	98,080	123,976
Other	15,221	14,099
Total non-operating expenses	113,301	138,075
Ordinary profit	207,792	650,402
Extraordinary losses		
Loss on retirement of non-current assets	1,495	5,461
Total extraordinary losses	1,495	5,461
Profit before income taxes	206,296	644,940
Income taxes - current	81,509	192,861
Income taxes - deferred	4,983	9,865
Total income taxes	86,492	202,727
Profit	119,804	442,212
Profit attributable to owners of parent	119,804	442,212

Quarterly consolidated statement of comprehensive income

(Thousands of yen)

	Three months ended June 30, 2025	Three months ended June 30, 2026
Profit	119,804	442,212
Other comprehensive income		
Valuation difference on available-for-sale securities	9,403	75,160
Total other comprehensive income	9,403	75,160
Comprehensive income	129,207	517,373
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	129,207	517,373
Comprehensive income attributable to non-controlling interests	-	-

(Notes on segment information, etc.)

I. The three months of the previous fiscal year (April 1, 2025 to June 30, 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	11,836,479	647,746	113,326	12,597,551	-	12,597,551
Transactions with other segments	17,310	788,418	22,651	828,380	(828,380)	-
Total	11,853,789	1,436,164	135,978	13,425,932	(828,380)	12,597,551
Segment profit	135,753	6,042	63,415	205,211	2,580	207,792

Note: 1. The adjustment amount of 2,580 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 three months of the current fiscal year (April 1, 2026 to June 30, 2026)

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	12,780,278	924,855	117,609	13,822,743	-	13,822,743
Transactions with other segments	16,410	775,423	20,357	812,190	(812,190)	-
Total	12,796,688	1,700,278	137,966	14,634,933	(812,190)	13,822,743
Segment profit	571,486	2,721	67,774	641,982	8,419	650,402

Note: 1. The adjustment amount of 8,419 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.

(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 three 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 three months of the current and previous fiscal years are as stated below.

(Thousands of Yen)

	Three months ended June 30, 2025 (April 1, 2025 to June 30, 2025)	Three months ended June 30, 2026 (April 1, 2026 to June 30, 2026)
Depreciation and amortization	94,274	92,321
Amount of amortization of goodwill	34,281	34,281

(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 warranties 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 ¥147,365 thousand and 255,400 shares for the previous fiscal year, and ¥126,536 thousand and 219,300 shares for the first 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: ¥68,600 thousand

The first quarter of the fiscal year under review: ¥68,600 thousand