

May 14, 2025

Consolidated Financial Results for the Fiscal Year Ended March 31, 2025 (Under Japanese GAAP)

Company name: Grandy House Corporation
 Listing: Tokyo Stock Exchange
 Securities code: 8999
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 Scheduled date of annual general meeting of shareholders: June 27, 2025
 Scheduled date to commence dividend payments: June 30, 2025
 Scheduled date to file annual securities report: June 27, 2025
 Preparation of supplementary material on financial results: Yes
 Holding of financial results briefing: Yes (for analysts)

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

1. Consolidated financial results for the fiscal year ended March 31, 2025 (from April 1, 2024 to March 31, 2025)

(1) Consolidated operating results

(Percentages indicate year-on-year changes.)

	Net sales		Operating profit		Ordinary profit		Profit attributable to owners of parent	
Fiscal year ended	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
March 31, 2025	53,960	4.7	1,212	3.2	918	4.7	486	16.6
March 31, 2024	51,521	(6.7)	1,175	(64.7)	877	(71.7)	416	(80.8)

Note: Comprehensive income For the fiscal year ended March 31, 2025: ¥559 million [12.6%]
 For the fiscal year ended March 31, 2024: ¥496 million [(77.5)%]

	Basic earnings per share	Diluted earnings per share	Return on equity	Ratio of ordinary profit to total assets	Ratio of operating profit to net sales
Fiscal year ended	Yen	Yen	%	%	%
March 31, 2025	17.01	17.01	1.9	1.3	2.2
March 31, 2024	14.54	14.49	1.6	1.2	2.3

(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
March 31, 2025	68,770	24,866	36.2	866.26
March 31, 2024	74,468	25,053	33.6	883.02

Reference: Equity
 As of March 31, 2025: ¥24,866 million
 As of March 31, 2024: ¥25,047 million

(3) Consolidated cash flows

	Cash flows from operating activities	Cash flows from investing activities	Cash flows from financing activities	Cash and cash equivalents at end of period
Fiscal year ended	Millions of yen	Millions of yen	Millions of yen	Millions of yen
March 31, 2025	8,637	(316)	(7,657)	10,843
March 31, 2024	(2,223)	(463)	2,041	10,179

2. Cash dividends

	Annual dividends per share					Total cash dividends (Total)	Payout ratio (Consolidated)	Ratio of dividends to net assets (Consolidated)
	First quarter-end	Second quarter-end	Third quarter-end	Fiscal year-end	Total			
Fiscal year ended	Yen	Yen	Yen	Yen	Yen	Millions of yen	%	%
March 31, 2024	-	0.00	-	32.00	32.00	930	220.1	3.6
March 31, 2025	-	0.00	-	32.00	32.00	934	188.1	3.7
March 31, 2026 (Forecast)		0.00		32.00	32.00		131.9	

Note: The total amount of dividends includes dividends on the Company's shares held by the Grundy House Employee Stock Ownership Association Trust Account (15 million yen in the fiscal year ended March 31, 2025 and 23 million yen in the fiscal year ended March 31, 2024).

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

* **Notes**

- (1) Significant changes in the scope of consolidation during the period: None
- (2) 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
- (3) Number of issued shares (common shares)

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

As of March 31, 2025	30,823,200 shares
As of March 31, 2024	30,823,200 shares

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

As of March 31, 2025	2,117,740 shares
As of March 31, 2024	2,457,745 shares

- (iii) Average number of shares outstanding during the period

Fiscal year ended March 31, 2025	28,580,389 shares
Fiscal year ended March 31, 2024	28,660,463 shares

Note: The number of treasury shares at the end of the fiscal year includes the Company's shares (490,200 shares in the fiscal year ended March 31, 2025 and 725,500 shares in the fiscal year ended March 31, 2024) held by the Grundy House Employee Stock Ownership Association Trust Account. In addition, the Company's shares held by the Grundy House Employee Stock Ownership Association Trust Account are included in the calculation of the treasury stock, which was deducted from the calculation of the average number of shares during the period (589,846 shares in the fiscal year ending March 31, 2025 and 822,723 shares in the fiscal year ended March 31, 2024).

[Reference] Overview of non-consolidated financial results

1. Non-consolidated financial results for the fiscal year ended March 31, 2025 (from April 1, 2024 to March 31, 2025)

(1) Non-consolidated operating results

(Percentages indicate year-on-year changes.)

	Net sales		Operating profit		Ordinary profit		Profit	
Fiscal year ended	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
March 31, 2025	24,447	7.6	363	-	1,335	43.7	1,172	33.3
March 31, 2024	22,728	(14.8)	(37)	-	929	(59.9)	879	(56.4)

	Basic earnings per share	Diluted earnings per share
Fiscal year ended	Yen	Yen
March 31, 2025	41.04	41.03
March 31, 2024	30.69	30.57

(2) Non-consolidated financial position

	Total assets	Net assets	Equity-to-asset ratio	Net assets per share
As of	Millions of yen	Millions of yen	%	Yen
March 31, 2025	46,811	22,715	48.5	791.33
March 31, 2024	49,798	22,216	44.6	782.99

Reference: Equity

As of March 31, 2025: ¥22,715 million

As of March 31, 2024: ¥22,209 million

2. Non-consolidated earnings forecast for the fiscal year ending March 31, 2026 (April 1, 2025 ~ March 31, 2026)

(Percentages indicate year-on-year changes.)

	Net sales		Ordinary profit		Profit		Basic earnings per share
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
Fiscal year ending March 31, 2026	25,500	4.3	1,400	4.8	1,200	2.3	41.61

* Financial results reports are exempt from audit conducted by certified public accountants or an audit firm.

* 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. Please refer to "(4) Future outlook" of "1. Overview of Operating Results and Others" on page 4 of the attached materials for the conditions that form the assumptions for the forecasts of financial results and cautions concerning the use thereof.

(Change in presentation method of dates)

From the "the fiscal year ending March 31, 2025 the first quarter Financial Statement", the date display method has been changed from the Japanese calendar display to the Western calendar display.

Consolidated balance sheet

(Thousands of yen)

	As of March 31, 2024	As of March 31, 2025
Assets		
Current assets		
Cash and deposits	10,193,701	10,857,676
Notes and accounts receivable - trade, and contract assets	487,539	460,533
Real estate for sale	13,322,680	11,871,088
Costs on construction contracts in progress	19,178	18,938
Real estate for sale in process	34,681,471	29,699,244
Merchandise and finished goods	295,766	289,079
Raw materials and supplies	152,029	128,448
Other	906,320	694,020
Allowance for doubtful accounts	(1,302)	(10,183)
Total current assets	60,057,385	54,008,846
Non-current assets		
Property, plant and equipment		
Buildings and structures	6,617,470	6,668,980
Accumulated depreciation	(2,901,215)	(3,107,707)
Buildings and structures, net	3,716,254	3,561,273
Machinery, equipment and vehicles	107,590	713,795
Accumulated depreciation	(94,051)	(84,871)
Machinery, equipment and vehicles, net	13,539	628,924
Tools, furniture and fixtures	428,341	435,539
Accumulated depreciation	(383,123)	(388,193)
Tools, furniture and fixtures, net	45,217	47,346
Land	7,536,497	7,521,949
Leased assets	163,880	130,412
Accumulated depreciation	(105,744)	(68,124)
Leased assets, net	58,135	62,288
Construction in progress	45,973	18,979
Total property, plant and equipment	11,415,618	11,840,760
Intangible assets		
Goodwill	754,193	617,067
Other	58,427	47,154
Total intangible assets	812,620	664,222
Investments and other assets		
Investment securities	270,800	377,850
Long-term loans receivable	10,642	10,017
Deferred tax assets	547,404	547,446
Other	1,223,988	1,210,268
Allowance for doubtful accounts	(5,000)	(5,000)
Total investments and other assets	2,047,836	2,140,582
Total non-current assets	14,276,074	14,645,564
Deferred assets		
Bond issuance costs	135,294	116,338
Total deferred assets	135,294	116,338
Total assets	74,468,754	68,770,749

	As of March 31, 2024	As of March 31, 2025
Liabilities		
Current liabilities		
Accounts payable for construction contracts	3,166,738	3,215,002
Short-term borrowings	17,039,600	13,174,100
Current portion of bonds payable	300,000	800,000
Current portion of long-term borrowings	4,846,806	6,889,396
Lease liabilities	26,418	24,636
Income taxes payable	137,769	197,405
Provision for warranties for completed construction	175,296	163,208
Other	876,034	2,078,249
Total current liabilities	26,568,664	26,541,999
Non-current liabilities		
Bonds payable	7,800,000	8,000,000
Long-term borrowings	13,422,390	7,689,444
Lease liabilities	38,543	43,966
Provision for retirement benefits for directors (and other officers)	267,837	-
Retirement benefit liability	1,168,527	1,274,398
Other	149,096	354,587
Total non-current liabilities	22,846,395	17,362,395
Total liabilities	49,415,059	43,904,395
Net assets		
Shareholders' equity		
Share capital	2,077,500	2,077,500
Capital surplus	2,677,285	2,680,739
Retained earnings	21,428,435	20,983,775
Treasury shares	(1,267,754)	(1,080,576)
Total shareholders' equity	24,915,465	24,661,438
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	131,849	204,916
Total accumulated other comprehensive income	131,849	204,916
Share acquisition rights	6,380	-
Total net assets	25,053,694	24,866,354
Total liabilities and net assets	74,468,754	68,770,749

Consolidated statement of income

(Thousands of yen)

	Fiscal year ended March 31, 2024	Fiscal year ended March 31, 2025
Net sales	51,521,546	53,960,131
Cost of sales	43,942,428	46,618,203
Gross profit	7,579,117	7,341,927
Selling, general and administrative expenses	6,404,108	6,129,488
Operating profit	1,175,009	1,212,438
Non-operating income		
Interest income	127	4,800
Dividend income	5,861	6,611
Administrative service fee income	28,895	25,645
Insurance claim income	25,426	878
Reversal of provision for warranties for completed construction	13,731	12,008
late charges income	5,000	37,000
Other	42,883	55,826
Total non-operating income	121,925	142,771
Non-operating expenses		
Interest expenses	367,217	380,075
Commission for syndicated loans	14,041	7,728
Amortization of bond issuance costs	33,257	44,538
Other	5,207	4,220
Total non-operating expenses	419,723	436,563
Ordinary profit	877,211	918,646
Extraordinary income		
Gain on sale of non-current assets	11,184	3,577
Total extraordinary income	11,184	3,577
Extraordinary losses		
Loss on retirement of non-current assets	18,581	28,245
Loss on cancellation of leases	-	1,216
Retirement benefits for directors (and other officers)	-	100,000
Impairment losses	-	27,552
Total extraordinary losses	18,581	157,014
Profit before income taxes	869,813	765,209
Income taxes - current	395,597	312,984
Income taxes - deferred	57,362	(34,025)
Total income taxes	452,959	278,959
Profit	416,853	486,250
Profit attributable to owners of parent	416,853	486,250

Consolidated statement of comprehensive income

(Thousands of yen)

	Fiscal year ended March 31, 2024	Fiscal year ended March 31, 2025
Profit	416,853	486,250
Other comprehensive income		
Valuation difference on available-for-sale securities	79,849	73,066
Total other comprehensive income	79,849	73,066
Comprehensive income	496,703	559,317
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	496,703	559,317
Comprehensive income attributable to non-controlling interests	-	-

Consolidated statement of changes in equity

Fiscal year ended March 31, 2024

(Thousands of yen)

	Shareholders' equity					Accumulated other comprehensive income		Share acquisition rights	Total net assets
	Share capital	Capital surplus	Retained earnings	Treasury shares	Total shareholders' equity	Valuation difference on available-for-sale securities	Total accumulated other comprehensive income		
Balance at beginning of period	2,077,500	2,674,902	21,983,746	(629,596)	26,106,551	52,000	52,000	37,460	26,196,011
Dividends of surplus			(972,164)		(972,164)				(972,164)
Profit attributable to owners of parent			416,853		416,853				416,853
Purchase of treasury shares				(915,200)	(915,200)				(915,200)
Disposal of treasury shares				134,902	134,902				134,902
Exercise of share acquisition rights		2,382		142,139	144,522			(31,080)	113,442
Net changes in items other than shareholders' equity						79,849	79,849		79,849
Total changes during period	-	2,382	(555,310)	(638,157)	(1,191,086)	79,849	79,849	(31,080)	(1,142,317)
Balance at end of period	2,077,500	2,677,285	21,428,435	(1,267,754)	24,915,465	131,849	131,849	6,380	25,053,694

Consolidated statement of changes in equity

Fiscal year ended March 31, 2025

(Thousands of yen)

	Shareholders' equity					Accumulated other comprehensive income		Share acquisition rights	Total net assets
	Share capital	Capital surplus	Retained earnings	Treasury shares	Total shareholders' equity	Valuation difference on available-for-sale securities	Total accumulated other comprehensive income		
Balance at beginning of period	2,077,500	2,677,285	21,428,435	(1,267,754)	24,915,465	131,849	131,849	6,380	25,053,694
Dividends of surplus			(930,910)		(930,910)				(930,910)
Profit attributable to owners of parent			486,250		486,250				486,250
Purchase of treasury shares									
Disposal of treasury shares				155,852	155,852				155,852
Exercise of share acquisition rights		3,454		31,325	34,780			(6,380)	28,400
Net changes in items other than shareholders' equity						73,066	73,066		73,066
Total changes during period	-	3,454	(444,660)	187,178	(254,027)	73,066	73,066	(6,380)	(187,340)
Balance at end of period	2,077,500	2,680,739	20,983,775	(1,080,576)	24,661,438	204,916	204,916	-	24,866,354

Consolidated statement of cash flows

(Thousands of yen)

	Fiscal year ended March 31, 2024	Fiscal year ended March 31, 2025
Cash flows from operating activities		
Profit before income taxes	869,813	765,209
Depreciation	303,990	307,549
Share-based payment expenses	-	18,898
Amortization of goodwill	137,126	137,126
Impairment losses	-	27,552
Increase (decrease) in provision for retirement benefits for directors (and other officers)	10,050	(267,837)
Increase (decrease) in provision for warranties for completed construction	(13,878)	(12,088)
Increase (decrease) in allowance for doubtful accounts	6,301	8,880
Increase (decrease) in retirement benefit liability	154,103	105,870
Interest and dividend income	(5,988)	(11,412)
Interest expenses	367,217	380,075
Loss (gain) on sale of non-current assets	(11,184)	(3,577)
Loss on retirement of non-current assets	18,581	28,245
Decrease (increase) in trade receivables	82,169	27,006
Decrease (increase) in inventories	(2,550,378)	6,464,326
Increase (decrease) in trade payables	(501,733)	48,264
Other, net	2,589	1,030,362
Subtotal	(1,131,221)	9,054,453
Interest and dividends received	8,595	11,412
Interest paid	(347,512)	(394,798)
Income taxes paid	(753,841)	(34,009)
Net cash provided by (used in) operating activities	(2,223,979)	8,637,057

(Thousands of yen)

	Fiscal year ended March 31, 2024	Fiscal year ended March 31, 2025
Cash flows from investing activities		
Purchase of property, plant and equipment	(562,204)	(299,128)
Proceeds from sale of property, plant and equipment	116,245	3,962
Purchase of intangible assets	(13,611)	(6,963)
Loan advances	(2,300)	-
Proceeds from collection of loans receivable	875	624
Payments of leasehold and guarantee deposits	(474)	(2,471)
Proceeds from refund of leasehold and guarantee deposits	255	3,994
Payments of guarantee deposits	(9,000)	(4,000)
Other, net	6,894	(12,089)
Net cash provided by (used in) investing activities	(463,318)	(316,071)
Cash flows from financing activities		
Net increase (decrease) in short-term borrowings	1,777,000	(3,865,500)
Proceeds from long-term borrowings	7,052,000	5,907,000
Repayments of long-term borrowings	(8,118,084)	(9,597,356)
Proceeds from issuance of bonds	3,500,000	1,000,000
Redemption of bonds	(500,000)	(300,000)
Proceeds from disposal of treasury shares resulting from exercise of subscription rights to shares	116,385	23,287
Purchase of treasury shares	(915,200)	-
Proceeds from sale of treasury shares	134,902	135,768
Dividends paid	(971,943)	(930,212)
Repayments of lease liabilities	(34,036)	(30,000)
Net cash provided by (used in) financing activities	2,041,023	(7,657,013)
Net increase (decrease) in cash and cash equivalents	(646,274)	663,973
Cash and cash equivalents at beginning of period	10,825,466	10,179,192
Cash and cash equivalents at end of period	10,179,192	10,843,165

(Notes on segment information, etc.)

1. Overview of Reporting Segments

The Group's reporting segments are those of the constituent units of the Group for which separate financial information is available and are subject to periodic review by the Board of Directors in order to determine the allocation of management resources and evaluate business performance.

The Group is engaged in the following types of businesses: sales of new homes, sales of pre-owned homes, home renovations, sales of building materials, and real estate leasing (all in Japan). Of these, some or all of the new home sales, pre-owned home sales, and home renovation businesses are carried out by subsidiaries, but from the viewpoint of similarity, relevance, and commonality of management resources, we formulate a comprehensive strategy and develop business activities as a "real estate sales business."

Accordingly, the Group has three reporting segments: real estate sales, building materials sales, and real estate leasing.

The Real Estate Sales segment is engaged in the sale of new houses (including construction contracts, land sales, etc.), second-hand home sales, and home renovations. The Building Materials Sales segment manufactures and sells pre-cut materials for housing, as well as building materials and housing equipment. The "Real Estate Leasing Business" is engaged in the leasing of offices, residences, etc., as well as parking lots.

2. Method of calculating the amount of sales, profits or losses, assets, liabilities and other items for each reporting segment

The method of accounting for the reported business segments is in accordance with the accounting policy adopted to prepare consolidated financial statements. Profit in the reporting segment is a figure based on ordinary income. Internal revenues and transfers between segments are calculated with reference to market prices.

3. Information on the amount of sales, profits or losses, assets, liabilities, and other items for each reporting segment.

The previous fiscal year (April 1, 2023 to March 31, 2024)

(Unit: 1 thousand yen)

	Reportable segments				Adjustment amount (Note) 1	Amount recorded in consolidated financial statements (Note)2
	Real estate sales	Construction material sales	Real estate leasing	Total		
Sales						
Revenues from external customers	48,176,695	2,900,710	444,140	51,521,546	-	51,521,546
Transactions with other segments	52,680	3,740,991	83,786	3,877,457	(3,877,457)	-
Total	48,229,375	6,641,701	527,926	55,399,003	(3,877,457)	51,521,546
Segment Profit	337,468	257,226	240,044	834,739	42,471	877,211
Segment Assets	58,538,894	2,320,563	5,480,537	66,339,996	8,128,758	74,468,754
Segment Debt	47,774,161	1,675,341	366,211	49,815,714	(400,655)	49,415,059
Other items						
Depreciation	192,466	21,416	90,106	303,990	-	303,990
Amount of amortization of goodwill	137,126	-	-	137,126	-	137,126
Interest income	124	2	-	127	-	127
Interest expenses	361,346	5,318	551	367,217	-	367,217
Increase in property, plant and equipment and intangible assets	106,123	68,034	406,598	580,755	-	580,755

The current fiscal year (April 1, 2024 to March 31, 2025)

(Unit: 1 thousand yen)

	Reportable segments				Adjustment amount (Note) 1	Amount recorded in consolidated financial statements (Note)2
	Real estate sales	Construction material sales	Real estate leasing	Total		
Sales						
Revenues from external customers	50,799,946	2,712,794	447,389	53,960,131	-	53,960,131
Transactions with other segments	60,090	3,234,511	89,629	3,384,230	(3,384,230)	-
Total	50,860,036	5,947,306	537,019	57,344,362	(3,384,230)	53,960,131
Segment Profit	583,021	62,308	237,867	883,197	35,449	918,646
Segment Assets	51,788,802	3,047,504	5,237,547	60,073,854	8,696,895	68,770,749
Segment Debt	41,464,772	2,559,478	344,243	44,368,494	(464,099)	43,904,395
Other items						
Depreciation	181,674	33,235	92,640	307,549	-	307,549
Amount of amortization of goodwill	137,126	-	-	137,126	-	137,126
Interest income	4,675	125	-	4,800	-	4,800
Interest expenses	372,933	6,133	1,009	380,075	-	380,075
Increase in property, plant and equipment and intangible assets	246,524	649,467	43,603	939,595	-	939,595

Note: 1. The details of the adjustment amount are as follows.

Segment profit (Unit: 1 thousand yen)

	The previous fiscal year	The current fiscal year
Inter-segment transaction elimination	42,471	35,449
Total	42,471	35,449

Segment Assets (Unit: 1 thousand yen)

	The previous fiscal year	The current fiscal year
Offset elimination of receivables between segments	400,450	464,099
Elimination of unrealized profits between segments	67,410	46,203

Company-wide assets*	8,596,619	9,207,198
Total	8,128,758	8,696,895

* Company-wide assets are primarily cash, deposits and investment securities not attributable to the reporting segment.

Segment liabilities (in thousand yen)

	The previous fiscal year	The current fiscal year
Offset elimination of debt between segments	400,655	464,099
Total	400,655	464,099

2. Segment profit is adjusted to ordinary income in consolidated financial statements.