

Summary of Business Results for the Second Quarter (Interim period) Ended June 30, 2026 [Japan GAAP] (Consolidated)

August 10, 2026

Company **Sansei Landic Co.,Ltd** Listed on the TSE
 Stock Code 3277 URL: <https://www.sansei-l.co.jp>
 Representative Takashi Matsuzaki, President and Representative Director T E L: +81-3-5252-7511
 Contact Haruka Miura, Director, GM of Administration Division
 Expected date of filing of interim report: August 10, 2026 Expected starting date of dividend payment: September 4, 2026
 Preparation of quarterly supplementary financial document: Yes
 Quarterly results briefing: Yes

(Rounded down to million yen)

1. Consolidated business results for the six months ended June 2026 (January 1, 2026 through June 30, 2026)

(1) Consolidated results of operations

(% change from the previous corresponding period)

	Net sales		Operating income		Ordinary income		Net income attributable to owners of parent	
	Million yen	%	Million yen	%	Million yen	%	Million yen	%
Six months ended Jun. 2026	16,590	14.3	2,573	14.9	2,278	9.7	1,584	12.3
Six months ended Jun. 2025	14,511	11.7	2,240	118.4	2,076	141.1	1,410	146.1

(Note) Comprehensive income

Six months ended June 2026: 1,601 million yen (13.7%)

Six months ended June 2025: 1,409 million yen (145.8%)

	Net income per share	Diluted net income per share
	Yen	Yen
Six months ended Jun. 2026	97.54	—
Six months ended Jun. 2025	86.20	—

(Note) The Company conducted a stock split at a ratio of two shares for each share of common stock, effective July 1, 2026. Net income per share for the interim period has been calculated on the assumption that the stock split had been conducted at the beginning of the previous fiscal year.

(2) Consolidated financial position

	Total assets	Net assets	Shareholders' equity ratio
	Million yen	Million yen	%
As of Jun. 2026	43,412	14,943	34.4
As of Dec. 2025	40,678	13,551	33.3

(Reference) Shareholders' equity

As of June 2026: 14,943 million yen

As of December 2025: 13,551 million yen

2. Dividends

	Annual dividend				
	End of 1Q	End of 2Q	End of 3Q	Year-end	Total
	Yen	Yen	Yen	Yen	Yen
Year ended Dec. 2025	-	17.00	-	29.00	46.00
Year ending Dec. 2026	-	21.00	-	-	-
Year ending Dec. 2026 (forecast)	-	-	-	27.00	-

(Note) Revisions to dividend forecast for the current quarter: Yes

Breakdown of the dividend at the end of the second quarter of the fiscal year ending December 2026: ordinary dividend 18.00 yen; commemorative dividend 3.00 yen (50th anniversary commemorative dividend)

The Company conducted a stock split at a ratio of two shares for each share of common stock, effective July 1, 2026. The forecast year-end dividend per share for the fiscal year ending December 2026 reflects the impact of the stock split, and the total annual dividend is shown as "—". Without considering the stock split, the forecast year-end dividend per share for the fiscal year ending December 2026 would be 54.00 yen, and the total annual dividend would be 75.00 yen.

3. Forecast of consolidated business results for the fiscal year ending December 2026 (January 1, 2026 through December 31, 2026)

(% figures for full year are the year-on-year change)

	Net sales		Operating income		Ordinary income		Net income attributable to owners of parent		Net income per share
	Million yen	%	Million yen	%	Million yen	%	Million yen	%	Yen
Year ending Dec. 2026	31,000	32.8	3,680	63.7	3,050	64.6	2,190	69.1	134.62

(Note) Revisions to business forecast for the current quarter: Yes

Net income per share in the consolidated business forecast for the fiscal year ending December 2026 has been calculated on the assumption that the aforementioned stock split had been conducted.

*** Notes**

(1) Significant changes in scope of consolidation during the current interim period: None

(2) Application of accounting procedures specific to preparation of the interim consolidated financial statements:
Yes

(3) Changes in accounting policies, accounting estimates and restatement

- | | |
|--|--------|
| ① Changes in accounting policies associated with revision of accounting standards: | : None |
| ② Changes in accounting policies other than ① | : None |
| ③ Changes in accounting estimates | : None |
| ④ Restatement | : None |

(4) Shares outstanding (common stock)

① Number of shares outstanding at the end of period (treasury stock included)

As of June 2026	17,169,800 shares
As of December 2025	17,169,800 shares

② Treasury stock at the end of period

As of June 2026	904,954 shares
As of December 2025	940,552 shares

③ Average number of shares during the period (interim period)

Six months ended June 2026	16,239,697 shares
Six months ended June 2025	16,368,364 shares

(Note) The Company conducted a stock split at a ratio of two shares for each share of common stock, effective July 1, 2026. The “Number of shares outstanding at the end of period,” “Treasury stock at the end of period,” and “Average number of shares during the period” have been calculated on the assumption that the stock split had been conducted at the beginning of the previous fiscal year.

***Interim financial summary is not subject to auditing procedures by certified public accountants or auditing firms.**

***Explanation regarding appropriate use of business forecasts and other special instructions**

Forecasts regarding future performance in this material are based on information currently available to the Company and certain assumptions that the Company deems to be reasonable at the time this report was prepared. Actual results may differ significantly from the forecasts due to various factors. For the assumptions underlying the business forecasts and notes regarding the use of the business forecasts, please refer to “Consolidated Business Forecasts and Other Forward-Looking Information” on page 4 of the attached materials.

1. Qualitative Information on Interim Consolidated Financial Results

(1) Results of Operations

In the interim period of the current fiscal year, net sales were 16,590 million yen (up by 14.3% YoY), operating income was 2,573 million yen (up by 14.9% YoY), ordinary income was 2,278 million yen (up by 9.7% YoY), and net income attributable to owners of parent was 1,584 million yen (up by 12.3% YoY).

Sales and purchases in the interim period under review are as follows.

① Sales Results

Classification	Number of contracts	YoY (%)	Sales (Million yen)	YoY (%)
Leasehold land	187	+41.7	8,145	+0.9
Old unutilized properties	42	-2.3	7,647	+74.7
Freehold	9	+12.5	464	-74.0
Other real estate sales business	-	-	333	+22.0
Total	238	+30.1	16,590	+14.3

(Note) 1. "Number of contracts" indicates the number of sales contracts.

2. "Classification" of Leasehold land, Old unutilized properties, and Freehold is stated according to the classification at the time of purchase. When leasehold land has changed to freehold with rights adjustment after purchase, this case is included in "Leasehold land" based on the classification at the time of purchase. As for the classification of mixed properties with leasehold land, old unutilized properties, and freehold, properties including leasehold land are classified as "Leasehold land", and properties containing a mix of old unutilized properties and freehold are classified as "Old unutilized properties."

3. "Other Real Estate Sales Business" consists of rent income, income from brokerage fees, and commission income from outsourcing.

In sales, although sales of Freehold properties decreased, net sales increased compared with the same period of the previous fiscal year due to increases in sales of Leasehold land and Old unutilized properties.

② Purchase Results

Classification	Number of lots	YoY (%)	Purchase amount (Million yen)	YoY (%)
Leasehold land	271	+23.2	6,064	+83.2
Old unutilized properties	35	+29.6	5,266	+25.3
Freehold	6	-40.0	342	-24.5
Total	312	+21.4	11,673	+46.5

(Note) 1. "Number of lots" indicates the number of sales lots expected at the time of purchase of the property, such as the number of leaseholders in the case of leasehold land.

2. As for the classification of mixed properties with leasehold land, old unutilized properties, and freehold, properties including leasehold land are classified as "Leasehold land", and properties containing a mix of old unutilized properties and freehold are classified as "Old unutilized properties."

In purchases, although purchases of Freehold decreased, purchase amounts increased compared with the same period of the previous fiscal year due to higher purchases of Leasehold land and Old unutilized properties.

(2) Financial Position

① Status of assets, liabilities and net assets

(Current assets)

At the end of the interim period under review, current assets increased by 2,271 million yen compared with the end of the previous fiscal year to 40,103 million yen. This was mainly due to an increase of 1,933 million yen in cash and deposits and an increase of 358 million yen in real estate for sale.

(Fixed assets)

At the end of the interim period under review, fixed assets increased by 461 million yen compared with the end of the previous fiscal year to 3,308 million yen. This was mainly due to an increase of 431 million yen in property, plant and equipment.

(Current liabilities)

At the end of the interim period under review, current liabilities increased by 177 million yen compared with the end of the previous fiscal year to 22,994 million yen. This was mainly due to an increase of 1,640 million yen in short-term borrowings, a decrease of 1,951 million yen in the current portion of long-term borrowings, and an increase of 351 million yen in income taxes payable.

(Fixed liabilities)

At the end of the interim period under review, fixed liabilities increased by 1,163 million yen compared with the end of the previous fiscal year to 5,474 million yen. This was mainly due to an increase of 1,166 million yen in long-term borrowings.

(Net assets)

At the end of the interim period under review, net assets increased by 1,392 million yen compared with the end of the previous fiscal year to 14,943 million yen. This was mainly due to an increase of 1,348 million yen in retained earnings.

② Cash Flow Status

At the end of the interim period under review, cash and cash equivalents (hereinafter referred to as “funds”) increased by 1,856 million yen compared with the end of the previous fiscal year to 5,883 million yen.

The status of cash flows during the interim period under review and the factors affecting them are as follows.

(Cash flow from operating activities)

Funds provided by operating activities amounted to 1,798 million yen (a decrease of 1,593 million yen compared with the same period of the previous fiscal year).

The main component of cash inflows was profit before income taxes for the interim period of 2,278 million yen, while the main components of cash outflows were 359 million yen due to an increase in inventories and 342 million yen in income taxes paid.

(Cash flow from investing activities)

Funds used in investing activities amounted to 562 million yen (an increase of 399 million yen compared with the same period of the previous fiscal year).

The main component of cash inflows was proceeds from withdrawal of time deposits of 156 million yen, while the main components of cash outflows were payments into time deposits of 224 million yen and payments for purchase of rental properties of 426 million yen.

(Cash flow from financing activities)

Funds provided by financing activities amounted to 620 million yen (compared with funds used of 2,533 million yen in the same period of the previous fiscal year).

The main components of cash inflows were an increase in short-term borrowings of 1,640 million yen and proceeds from long-term borrowings of 4,001 million yen, while the main component of cash outflows was repayments of long-term borrowings of 4,785 million yen.

(3) Consolidated Business Forecasts and Other Forward-Looking Information

For the financial forecasts for the fiscal year ending December 2026, please refer to the “Notice Regarding Revisions to Full-Year Business Forecasts and Year-End Dividend Forecast” announced today (August 10, 2026).