

2Q of FY12/2026
Supplementary Materials for
Consolidated Financial Results

Sansei Landic Co., Ltd.
(TSE Standard:3277)

August 10, 2026





01

First-half results came in above plan; full-year earnings forecast revised upward

First-half results came in above the initial plan due to firm sales. As sales in the second half are also expected to grow more than anticipated, the full-year earnings forecast was revised upward

02

Annual dividend forecast revised upward

In conjunction with the revision to the full-year earnings forecast, the year-end dividend forecast (after reflecting the stock split) was raised from 15 yen to 27 yen, strengthening shareholder returns

03

Strengthening sales and purchasing capabilities

The steady progress of initiatives undertaken to date, including strengthening the sales structure and rights-adjustment capabilities and expanding channels, is beginning to produce results in both sales and purchases



- Net sales increased 14.3% YoY as sales of Leasehold land and Old unutilized properties remained firm
- Growth in gross profit outpaced the increase in SG&A, and operating income increased 14.9% YoY
- After absorbing increases in interest expenses and other costs, ordinary income increased 9.7% YoY and interim net income increased 12.3% YoY

(million yen)	FY2024 2Q	FY2025 2Q	FY12/2026 2Q		
	Results	Results	Results	YoY change	Vs. plan
Net sales	12,991	14,511	16,590	+ 14.3%	103.7%
Gross profit	3,243	4,607	5,270	+ 14.4%	—
SG&A	2,217	2,367	2,696	+ 13.9%	—
Operating income	1,025	2,240	2,573	+ 14.9%	114.4%
Ordinary income	861	2,076	2,278	+ 9.7%	113.9%
Net income*	573	1,410	1,584	+ 12.3%	113.1%

*Net income attributable to owners of parent



- Property for sale amounted to 32.7 billion yen, maintaining a high level of property stock for future sales
- Interest-bearing liabilities increased as purchases increased, while cash and deposits also increased
- Shareholders' equity ratio rose to 34.4% due to the increase in net assets

(million yen)	FY12/2025	FY12/2026 2Q	
	Amount	Amount	Vs. end of previous term
Cash and deposits	4,716	6,650	+1,933
Property for sale	32,346	32,705	+358
Real estate for rent	1,528	1,955	+426
Interest-bearing liabilities	25,144	26,000	+855
Net assets	13,551	14,943	+ 1,392
Total assets	40,678	43,412	+ 2,733
Shareholders' equity ratio	33.3%	34.4%	+1.1pt



- Although operating CF decreased YoY due to the increase in purchases, it was positive at 1.7 billion yen as sales remained firm
- Necessary liquidity was secured through financing in line with purchase activity

(million yen)	FY12/2025 2Q	FY12/2026 2Q	
	Amount	Amount	YoY
CF from operating activities	3,391	1,798	-1,593
Profit before income taxes	2,076	2,278	+202
Decrease (increase) in inventories	1,898	-359	-2,258
CF from investing activities	-163	-562	-399
Real estate for rent	-55	-426	-370
CF from financing activities	-2,533	620	+ 3,154
Net increase (decrease) in borrowings	-2,126	855	+ 2,982
Cash and cash equivalents at end of period	5,061	5,883	+ 822

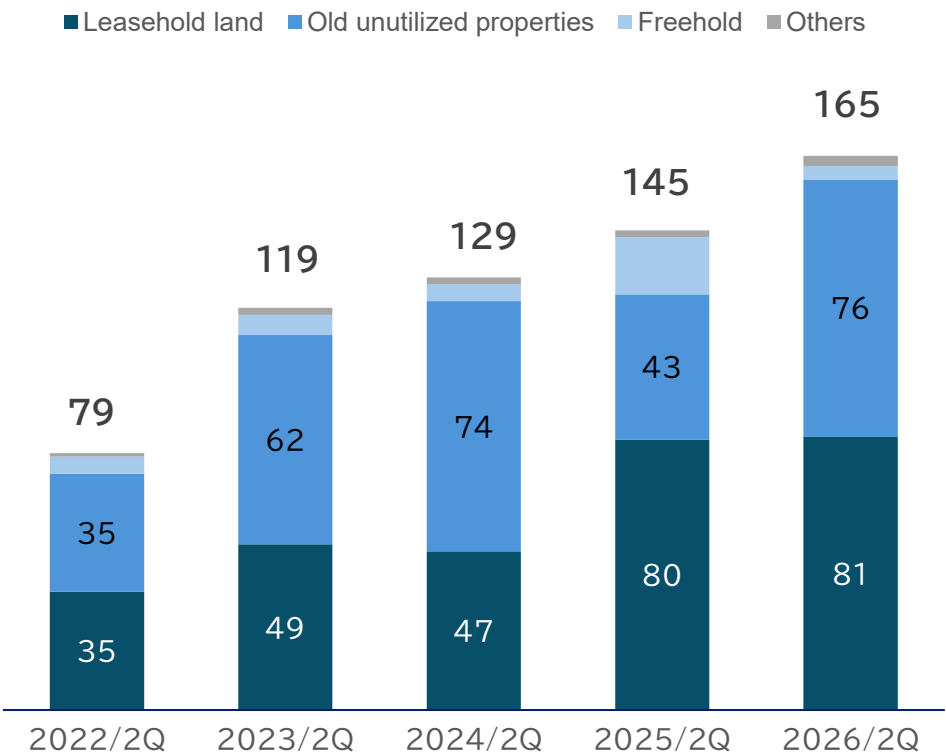


Real Estate Sales Business: Trends in Net Sales and Number of Lots Sold (Quarterly) **Sansei Landic**

- Net sales and the number of lots sold reached record-high levels for a first-half period
- Sales of both Leasehold land and Old unutilized properties expanded as progress was made in strengthening the sales structure and improving rights-adjustment capabilities

Sale

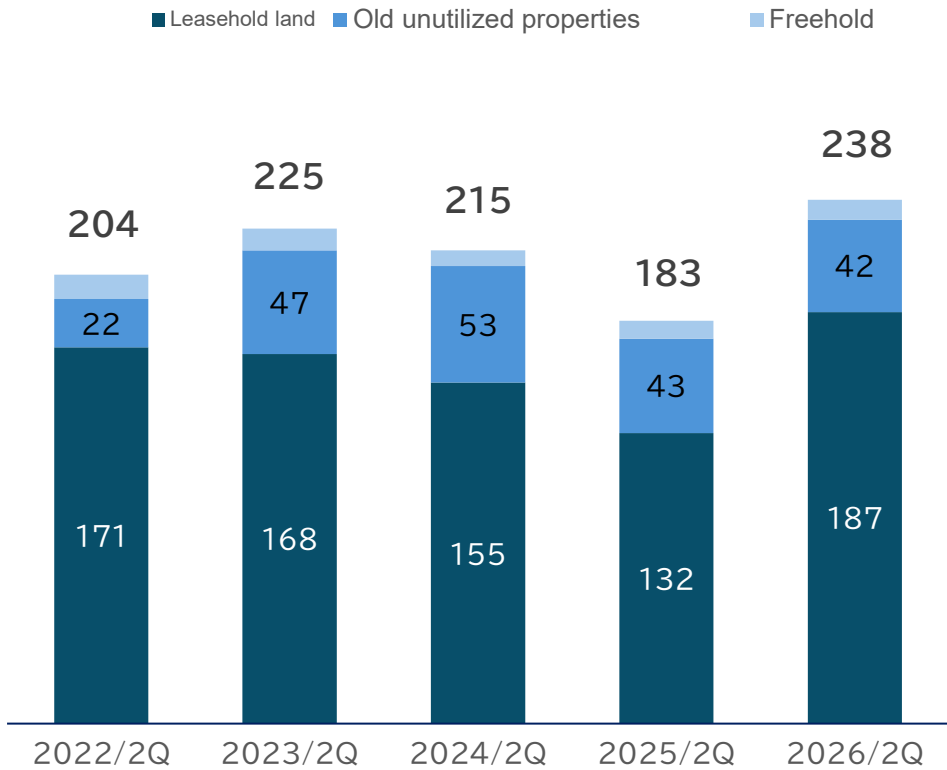
Sales: 100 million yen



*Excludes sales in the construction business for 2022/2Q

Number of lots sold

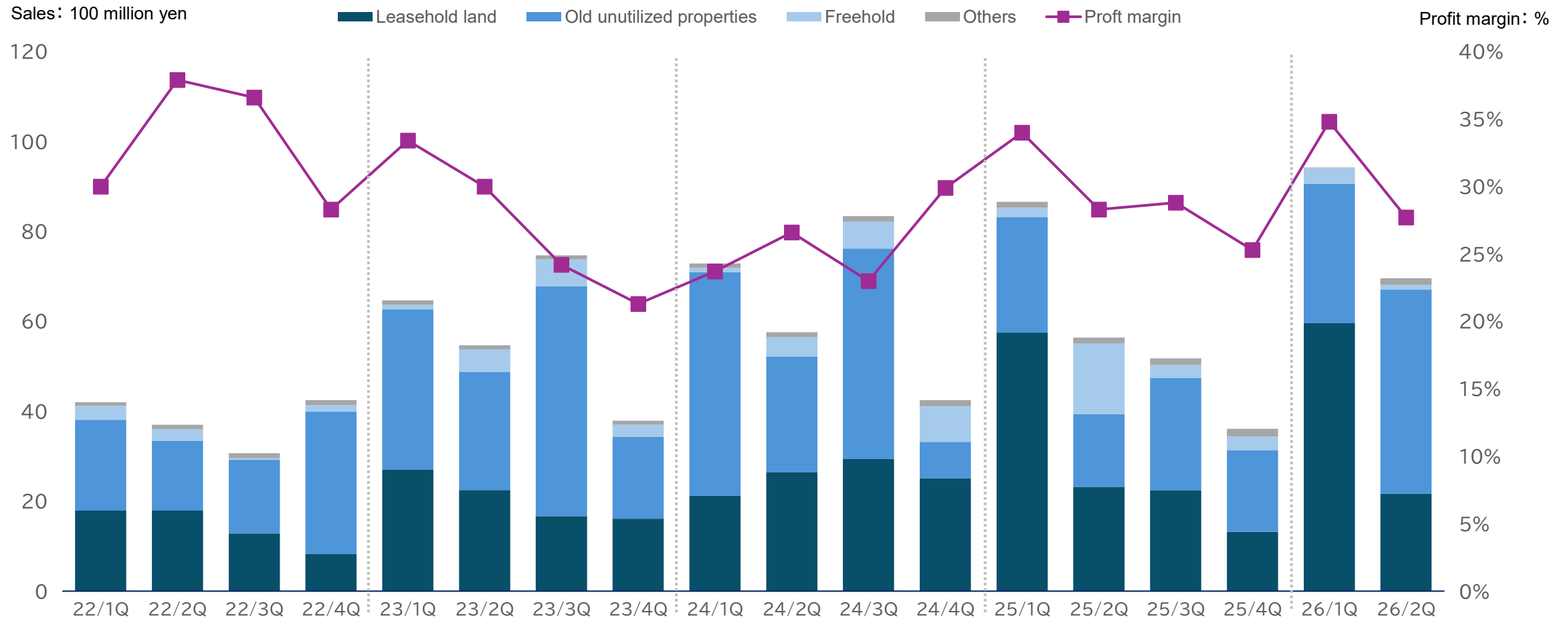
Number of properties sold



*Excludes the number of properties in the construction business for 2022/2Q



- Sales of both Leasehold land and Old unutilized properties remained firm, and net sales in the first half exceeded the same period of the previous year

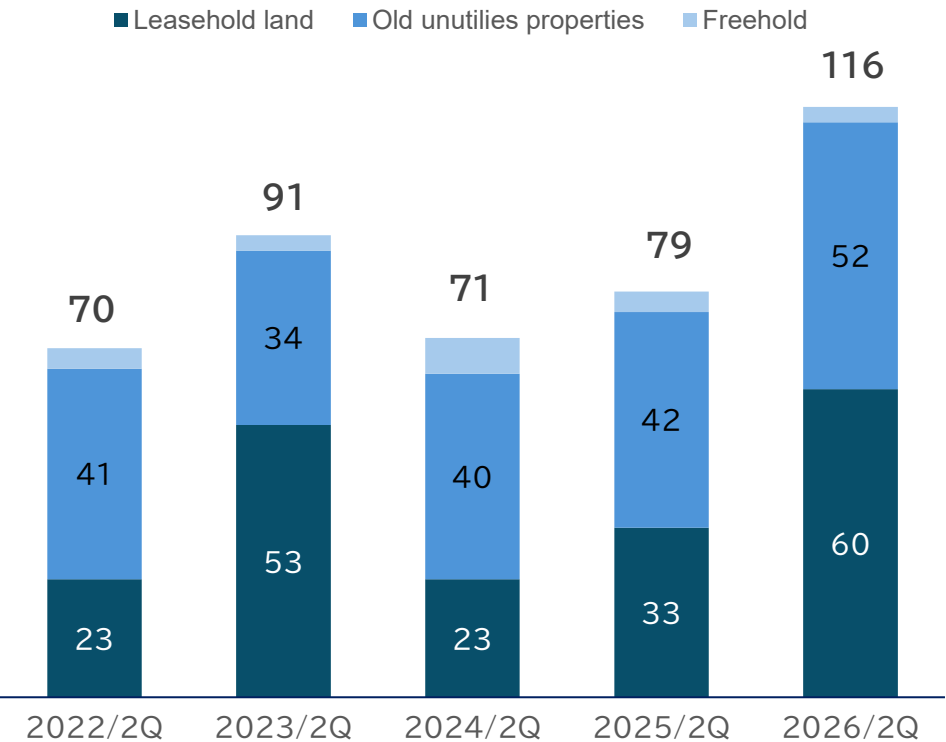




- The Company continues to make purchases while assessing property difficulty and profitability, with purchases remaining firm due to channel expansion and other factors
- Taking the 50th anniversary of its founding as an opportunity, the Company strengthened brand communications, and brand awareness steadily increased
- Purchase amount reached a record-high level for a first-half period, partly due to a large-scale leasehold land acquisition

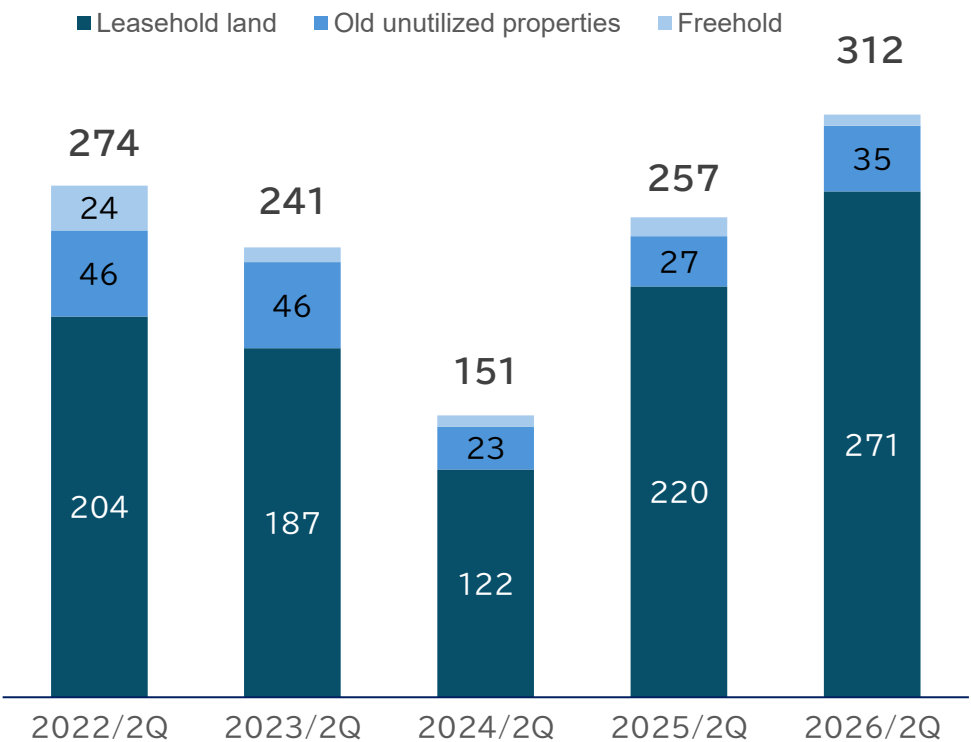
Purchase amount

Purchase amount : 100 million yen



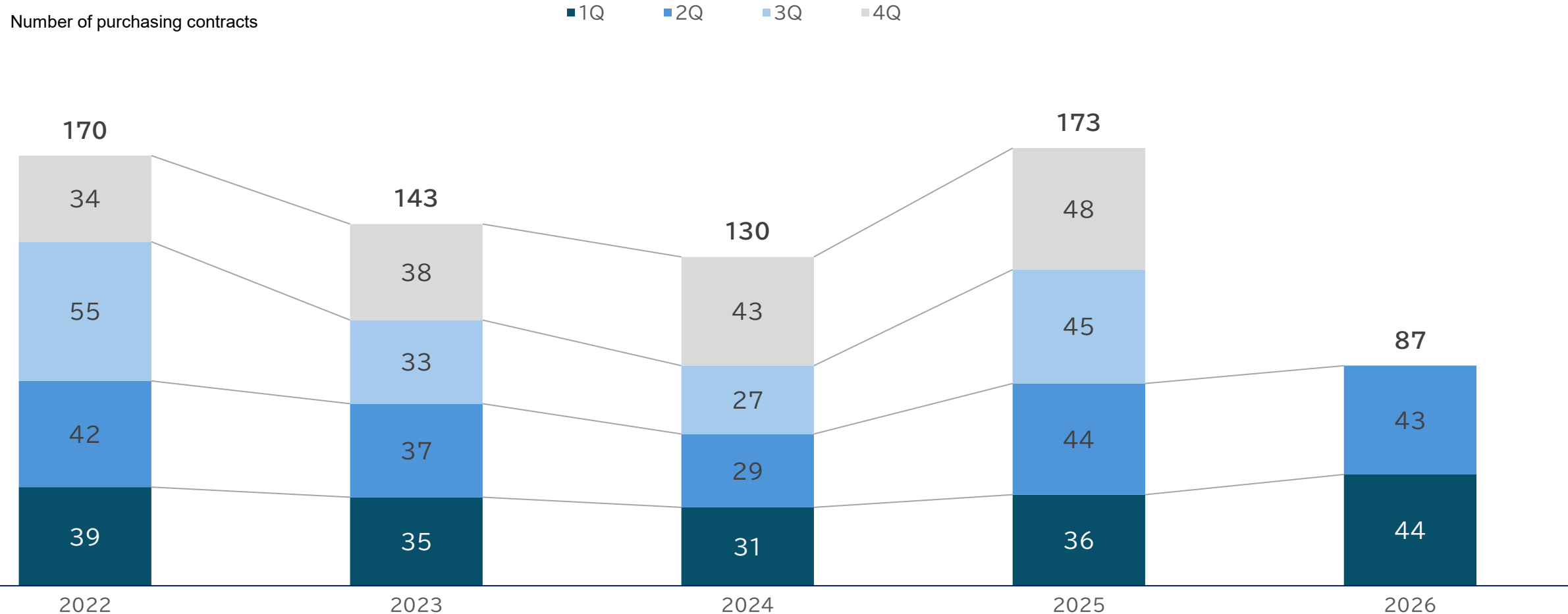
Number of lots purchased

Number of properties purchased





- The number of purchase contracts is on an upward trend, contributing to the expansion of the base of properties for future sales

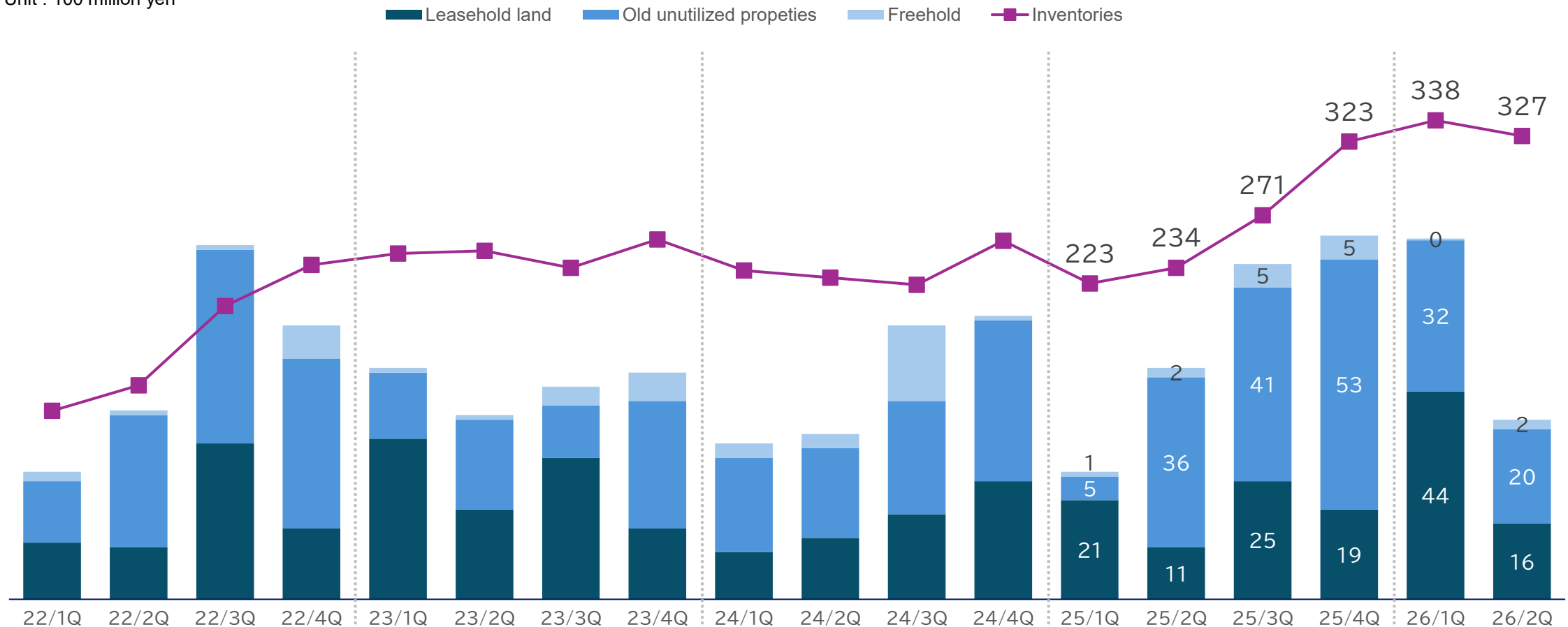


*2026 figures are cumulative through 2Q



- Property for sale amounted to 32.7 billion yen, securing property stock in anticipation of sales from 2027 onward
- Based on first-half purchase results, the full-year purchase plan for 2026 was revised to 22.0 billion yen

Unit : 100 million yen





- Based on sales trends in the first half, the full-year earnings forecasts for net sales and each profit item were revised upward
- Against the backdrop of the strengthening of the sales structure and rights-adjustment capabilities, among other factors, sales are expected to remain firm in the second half as well; accordingly, each profit item for the second half is expected to be positive

(million yen)	FY12/2025 Full year result	FY12/2026 (Forecast)		
		Full year forecast	Initial plan (Announced in February 2026)	% change vs. initial plan
Net sales	23,348	31,000	25,500	21.6%
Operating income	2,247	3,680	2,400	53.3%
Ordinary income	1,852	3,050	1,900	60.5%
Net income*	1,294	2,190	1,330	64.7%
EPS*	79.47	134.62	81.76	64.6%

*Net income attributable to owners of parent

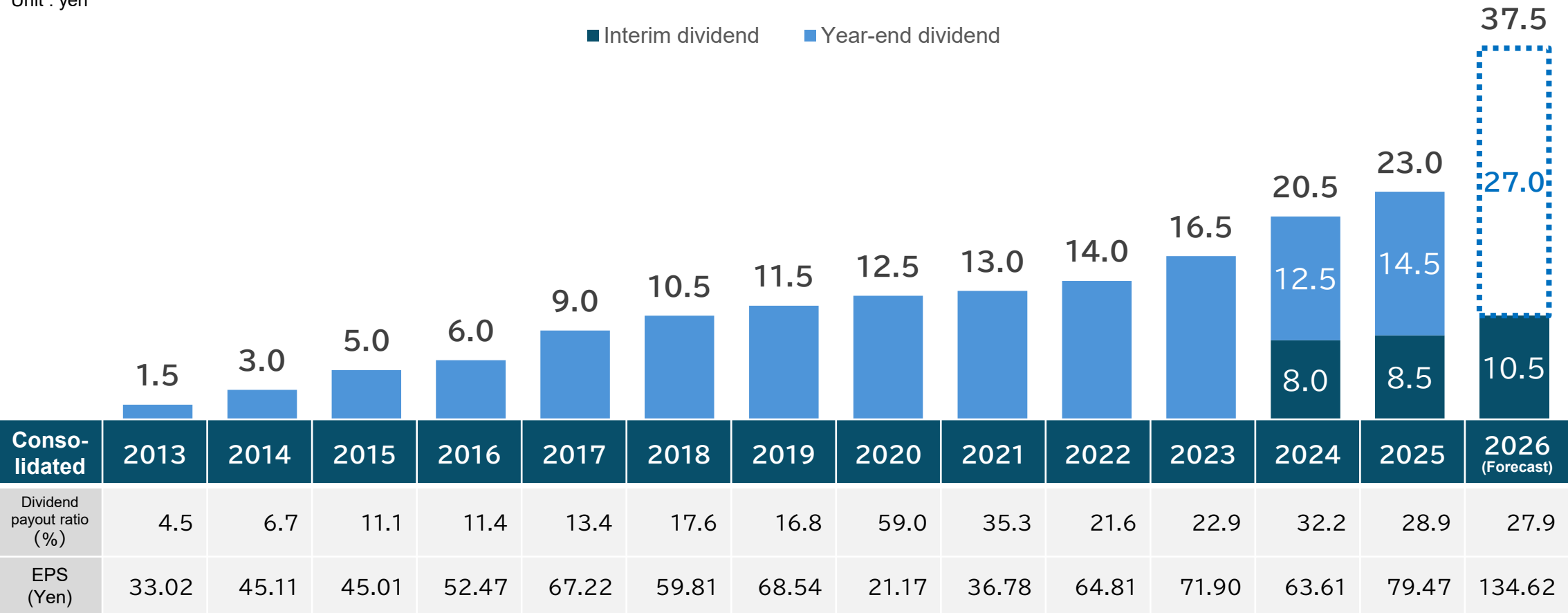
*EPS is an adjusted figure reflecting the stock split (effective date: July 1, 2026)



- Following the upward revision to the earnings forecast, the year-end dividend was increased from 15 yen to 27 yen. The annual dividend is planned to be 37.5 yen, strengthening shareholder returns (after reflecting the stock split)
- Effective July 1, 2026, a 2-for-1 stock split of common stock was implemented. By lowering the investment amount per unit, the Company aims to improve share liquidity and expand the investor base

*Figures have been adjusted to reflect the stock split

Unit : yen





- The statements including perspectives on our group, plans, policies, strategies, schedules and judgements that are not facts in this material are forward-looking statements about the future performance.
- Forward-looking statements about the future performance are based on information currently available and certain assumptions that our group believes to be reasonable. Actual results may differ significantly from the forward-looking statements due to various risk factors and uncertainties. Please do not place undue reliance on these forward-looking statements.
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