Note: This document has been translated from the Japanese original for reference purposes only. In the event of any discrepancy between this translated document and the Japanese original, the original shall prevail.

November 13, 2026

Consolidated Financial Results for the Six Months Ended September 30, 2026 (Under Japanese GAAP)

Company name: Yamaichi Real Estate Co., Ltd.
Listing: Tokyo Stock Exchange
Securities code: 2984
URL: https://www.yueg.co.jp/
Representative: Shigeru Yamada, President and Representative Director
Inquiries: Hiroyuki Yamada, Senior Managing Director, General Manager, Corporate Planning
Telephone: +81-6-6204-0123
Scheduled date to file semi-annual securities report: November 13, 2026
Scheduled date to commence dividend payments: -
Preparation of supplementary material on financial results: Yes
Holding of financial results briefing: None

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

1. Consolidated financial results for the six months ended September 30, 2026 (from April 1, 2026 to September 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	
Six months ended	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
September 30, 2026	9,224	105.3	498	-	98	-	24	-
September 30, 2025	4,494	-49.7	-123	-	-376	-	-318	-

Note: Comprehensive income For the six months ended September 30, 2026: ¥102 million [-%]
For the six months ended September 30, 2025: ¥-280 million [-%]

	Basic earnings per share	Diluted earnings per share
Six months ended	Yen	Yen
September 30, 2026	2.86	2.86
September 30, 2025	-37.08	-

(2) Consolidated financial position

	Total assets	Net assets	Equity-to-asset ratio
As of	Millions of yen	Millions of yen	%
September 30, 2026	66,812	14,026	20.9
March 31, 2026	62,427	14,115	22.5

Reference: Equity
As of September 30, 2026: ¥13,949 million
As of March 31, 2026: ¥14,042 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	-	30.00	30.00
Fiscal year ending March 31, 2027	-	0.00			
Fiscal year ending March 31, 2027 (Forecast)			-	31.00	31.00

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

3. Forecast of consolidated financial results for the 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
Full Year	31,395	78.0	2,864	48.5	2,013	70.7	1,178	108.6	135.84

Note: Revisions to the forecast of financial results 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 semi-annual 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 September 30, 2026	8,772,012 shares
As of March 31, 2026	8,672,012 shares

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

As of September 30, 2026	- shares
As of March 31, 2026	- shares

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

Six months ended September 30, 2026	8,714,635 shares
Six months ended September 30, 2025	8,596,700 shares

* Semi-annual financial results reports are exempt from review conducted by certified public accountants or an audit firm.

* Proper use of earnings forecasts, and other special matters

The forward-looking statements 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. Therefore, the Company does not make promises about the achievements.

Actual results may differ significantly from the forecasts due to various factors.

(Availability of Supplementary Explanatory Materials on Financial Results and Financial Results Presentation Video)

The supplementary explanatory materials on financial results are scheduled to be posted on the Company's website on the same day as the announcement of the financial results.

In addition, the financial results presentation video is scheduled to be made available on the Company's website at 4:00 p.m. on Friday, November 27, 2026.