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.

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.