

Summary of Business Results for the Second Quarter (Interim period) Ended June 30, 2025 [Japan GAAP] (Consolidated)

August 8, 2025

Company **Sansei Landic Co.,Ltd** Listed on the TSE
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 Expected date of filing of quarterly report: August 8, 2025 Expected starting date of dividend payment: September 5, 2025
 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 2025 (January 1, 2025 through June 30, 2025)

(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. 2025	14,511	11.7	2,240	118.4	2,076	141.1	1,410	146.1
Six months ended Jun. 2024	12,991	8.4	1,025	-38.1	861	-39.5	573	-39.0

(Note) Comprehensive income

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

Six months ended June 2024: 573 million yen (-39.0%)

	Net income per share	Diluted net income per share
	Yen	Yen
Six months ended Jun. 2025	172.40	—
Six months ended Jun. 2024	69.54	—

(2) Consolidated financial position

	Total assets	Net assets	Shareholders' equity ratio
	Million yen	Million yen	%
As of June 2025	32,249	13,778	42.7
As of December 2024	33,107	12,758	38.5

(Reference) Shareholders' equity

As of June 2025: 13,778 million yen

As of December 2024: 12,758 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. 2024	-	16.00	-	25.00	41.00
Year ending Dec. 2025	-	17.00	-	-	-
Year ending Dec. 2025 (forecast)	-	-	-	26.00	43.00

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

3. Forecast of consolidated business results for the fiscal year ending December 2025 (January 1, 2025 through December 31, 2025)

(% 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. 2025	24,000	-6.3	2,020	7.3	1,650	4.1	1,100	4.7	135.13

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

*** Notes**

(1) Significant changes in scope of consolidation during the current cumulative quarter : None

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

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

- | | |
|--|--------|
| ① Changes in accounting policies associated with revision of accounting standards: | : Yes |
| 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 2025	8,584,900 shares
As of December 2024	8,584,900 shares

② Treasury stock at the end of period

As of June 2025	487,276 shares
As of December 2024	309,834 shares

③ Average number of stock during period (quarterly cumulative period)

Six months ended June 2025	8,184,182 shares
Six months ended June 2024	8,245,916 shares

***Quarterly 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.

1. Qualitative Information on Quarterly Financial Results

(1) Results of Operations

In the interim period of the current fiscal year, net sales were 14,511 million yen (up 11.7% YoY), operating income was 2,240 million yen (up 118.4% YoY), ordinary income was 2,076 million yen (up 141.1% YoY), and net income attributable to owners of parent was 1,410 million yen (up 146.1% 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	132	-14.8	8,074	+69.1
Old unutilized properties	43	-18.9	4,377	-41.4
Freehold	8	+14.3	1,786	+238.0
Other real estate sales business	—	—	273	+25.8
Total	183	-14.9	14,511	+11.7

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

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.

Sales increased YoY due to an increase in sales of Leasehold land and Freehold, despite a decrease in sales of Old unutilized properties.

② Purchase Results

Classification	Number of lots	YoY (%)	Purchase amount (Million yen)	YoY (%)
Leasehold land	220	+80.3	3,310	+39.8
Old unutilized properties	27	+17.4	4,204	+4.4
Freehold	10	+66.7	453	-35.8
Total	257	+70.2	7,968	+12.2

(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, purchases of Leasehold land and Old unutilized properties increased, resulting in a YoY increase in total purchases.

(2) Financial Position

① Status of assets, liabilities and net assets

(Current assets)

Current assets at the end of the interim period of the current financial year were 29,623 million yen, a decrease of 1,010 million yen compared to the end of the previous fiscal year. This was mainly due to an increase of 716 million yen in cash and deposits and a decrease of 1,911 million yen in real estate for sale.

(Fixed assets)

At the end of the interim period under review, fixed assets increased by 152 million yen compared to the end of the previous fiscal year to 2,626 million yen. This was mainly due to an increase of 155 million yen in property, plant and equipment.

(Current liabilities)

At the end of the interim consolidated accounting period, current liabilities decreased by 220 million yen from the end of the previous fiscal year to 14,924 million yen. This was mainly due to a decrease of 105 million yen in accounts payable, a decrease of 374 million yen in short-term borrowings, a decrease of 88 million yen in the current portion of long-term borrowings, an increase of 446 million yen in income taxes payable, and a decrease of 122 million yen in contract liabilities.

(Fixed liabilities)

Fixed liabilities at the end of the interim period decreased by 1,657 million yen compared to the end of the previous fiscal year to 3,546 million yen. This was mainly due to a decrease of 1,663 million yen in long-term loans payable.

(Net assets)

Net assets at the end of the interim period increased by 1,020 million yen compared to the end of the previous fiscal year to 13,778 million yen. This was mainly due to an increase in retained earnings of 1,204 million yen.

② Cash Flow Status

Cash and cash equivalents (hereafter, "cash") at the end of the interim period of the current fiscal year increased by 695 million yen compared to the end of the previous year, to 5,061 million yen.

The status of each cash flow and the main factors during the interim period of the current fiscal year are as follows.

(Cash flow from operating activities)

As a result of operating activities, funds provided totaled 3,391 million yen (up 315 million yen YoY).

The primary sources of income were income before income taxes of 2,076 million yen and income from a decrease in inventories of 1,898 million yen, while the main outflow was income taxes paid of 220 million yen.

(Cash flow from investing activities)

As a result of investing activities, funds used totaled 163 million yen (up 463 million yen YoY).

The primary source of income was 144 million yen from the withdrawal of time deposits, while the primary uses of funds were 163 million yen for the placement of time deposits and 202 million yen for the acquisition of property, plant, and equipment.

(Cash flow from financing activities)

As a result of financing activities, funds used totaled 2,533 million yen (up 1,594 million yen YoY).

The primary source of income was 2,087 million yen from long-term borrowings, while the primary use of funds was 3,839 million yen for the repayment of long-term borrowings.

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

Regarding the earnings forecast for the fiscal year ending December 2025, please refer to the “Announcement regarding revision to full-year earnings forecast, year-end dividend forecast, and Medium-Term Management Plan” released today (August 8, 2025).