

Summary of Business Results for the Third Quarter Ended September 30, 2025 [Japan GAAP] (Consolidated)

November 14, 2025

Company **Sansei Landic Co.,Ltd**
 Stock Code 3277 URL: <https://www.sansei-l.co.jp>
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 Expected starting date of dividend payment: -
 Preparation of quarterly supplementary financial document: Yes
 Quarterly results briefing: No

Listed on the TSE

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(Rounded down to million yen)

1. Consolidated business results for the nine months ended September 2025 (January 1, 2025 through September 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	%
Nine months ended Sep. 2025	19,714	-7.7	2,650	46.4	2,390	50.4	1,623	53.5
Nine months ended Sep. 2024	21,350	9.7	1,811	-22.3	1,589	-21.3	1,057	-20.2

(Note) Comprehensive income

Nine months ended September 2025: 1,625 million yen (53.6%)

Nine months ended September 2024: 1,057 million yen (-20.2%)

	Net income per share	Diluted net income per share
	Yen	Yen
Nine months ended Sep. 2025	199.04	—
Nine months ended Sep. 2024	128.19	—

(2) Consolidated financial position

	Total assets	Net assets	Shareholders' equity ratio
	Million yen	Million yen	%
As of September 2025	35,708	13,876	38.9
As of December 2024	33,107	12,758	38.5

(Reference) Shareholders' equity

As of September 2025: 13,876 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: No

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: No

*** 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 September 2025	8,584,900 shares
As of December 2024	8,584,900 shares

② Treasury stock at the end of period

As of September 2025	469,576 shares
As of December 2024	309,834 shares

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

Nine months ended September 2025	8,158,518 shares
Nine months ended September 2024	8,253,419 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 third quarter of the current fiscal year, net sales were 19,714 million yen (down by 7.7% YoY), operating income was 2,650 million yen (up by 46.4% YoY), ordinary income was 2,390 million yen (up by 50.4% YoY), and net income attributable to owners of parent was 1,623 million yen (up by 53.5% YoY).

Sales and purchases in the third quarter under review are as follows.

① Sales Results

Classification	Number of contracts	YoY (%)	Sales (Million yen)	YoY (%)
Leasehold land	233	-2.6	10,314	+33.6
Old unutilized properties	56	-22.2	6,881	-43.4
Freehold	10	0.0	2,086	+84.1
Other real estate sales business	-	-	431	+27.0
Total	299	-3.2	19,714	-7.7

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

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

In sales, although sales of Leasehold land and Freehold increased, sales decreased YoY due to a decrease in sales of Old unutilized properties.

② Purchase Results

Classification	Number of lots	YoY (%)	Purchase amount (Million yen)	YoY (%)
Leasehold land	273	+14.7	5,906	+38.6
Old unutilized properties	50	+8.7	8,398	+29.9
Freehold	14	+40.0	1,032	-56.0
Total	337	+14.6	15,338	+17.3

(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.

- 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 third quarter of the current financial year were 33,084 million yen, an increase of 2,451 million yen compared to the end of the previous fiscal year. This was mainly due to an increase of 306 million yen in cash and deposits and an increase of 1,804 million yen in real estate for sale.

(Fixed assets)

At the end of the third quarter under review, fixed assets increased by 150 million yen compared to the end of the previous fiscal year to 2,624 million yen. This was mainly due to an increase of 127 million yen in property, plant and equipment.

(Current liabilities)

At the end of the third quarter under review, current liabilities increased by 793 million yen compared to the end of the previous fiscal year to 15,938 million yen. This was mainly due to an increase of 1,449 million yen in short-term borrowings and a decrease of 637 million yen in the current portion of long-term borrowings.

(Fixed liabilities)

Fixed liabilities at the end of the third quarter increased by 689 million yen compared to the end of the previous fiscal year to 5,892 million yen. This was mainly due to an increase of 685 million yen in long-term loans payable.

(Net assets)

Net assets at the end of the third quarter increased by 1,118 million yen compared to the end of the previous fiscal year to 13,876 million yen. This was mainly due to an increase in retained earnings of 1,279 million yen.

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

Regarding the earnings forecast for the fiscal year ending December 2025 announced on August 8, 2025, there are no changes at present.