

1Q of FY12/2026
Supplementary Materials for
Consolidated Financial Results

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

May 15, 2026





01

Operating income, ordinary income, and net income attributable to owners of parent reached record-high quarterly levels

02

The purchase amount remained high at 7.7 billion yen, continuing from the previous year

Property for sale expanded to 33.8 billion yen, steadily accumulating the foundation for future earnings

03

As part of shareholder returns, the Company plans to pay an interim dividend of 21 yen, including a commemorative dividend of 3 yen, at the end of June

04

To improve liquidity and expand the investor base, the Company plans to implement a 2-for-1 stock split effective July 1



- Sales progressed steadily, and all profit items, including net sales, trended favorably
- Against the backdrop of increases in operating income and ordinary income, EPS also increased 14% YoY
- Please refer to pages 10 and 11 regarding “Full year earnings forecast for FY12/2026” and “Sales and profit composition for the first and second halves of the year”

(million yen)	FY2024 1Q	FY2025 1Q	FY12/2026 1Q	
	Result	Result	Result	YoY change
Net sales	7,206	8,848	9,606	+ 8.6%
Gross profit	1,685	3,005	3,342	+ 11.2%
SG&A	1,115	1,199	1,301	+ 8.5%
Operating income	570	1,806	2,040	+ 13.0%
Ordinary income	492	1,727	1,894	+ 9.6%
Net income*	328	1,175	1,317	+ 12.1%
EPS (yen)	39.82	142.42	162.33	+ 14.0%

*Net income attributable to owners of parent



- Property for sale and interest-bearing liabilities increased due to purchases made in anticipation of future sales
- The increase in interest-bearing liabilities was attributable to financing associated with the expansion of purchases

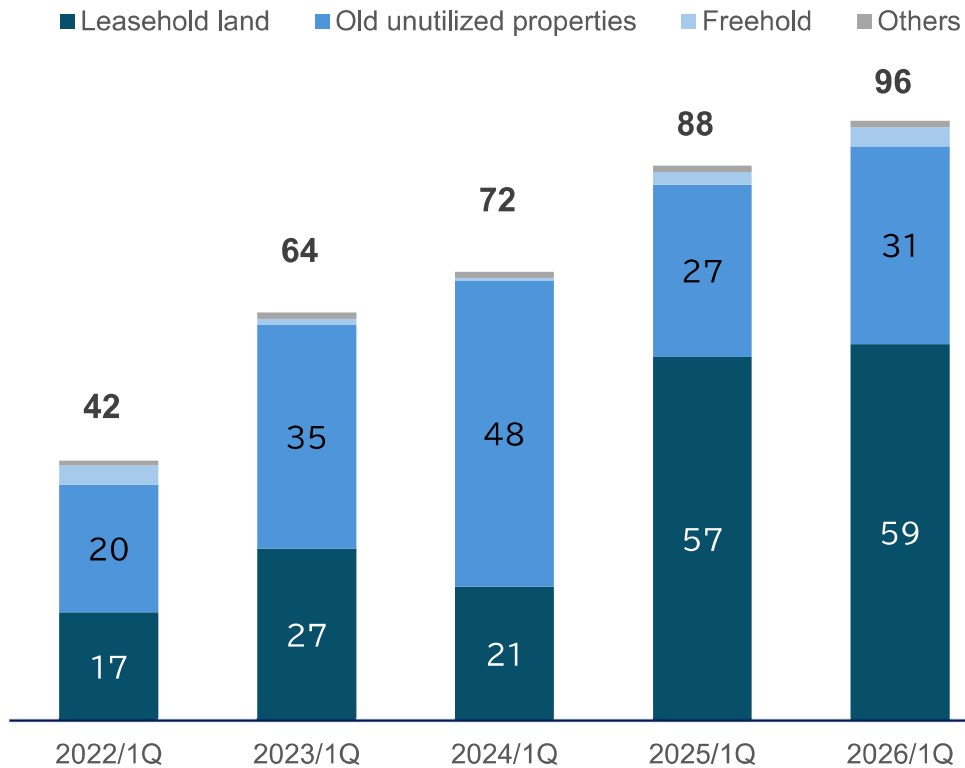
(million yen)	FY12/2025	FY12/2026 1Q	
	Amount	Amount	Vs. end of previous term
Cash and deposits	4,716	6,959	+2,242
Property for sale	32,346	33,805	+1,459
Interest-bearing liabilities	25,144	27,751	+2,607
Net assets	13,551	14,645	+1,093
Total assets	40,678	44,466	+3,787
Shareholders' equity ratio	33.3%	32.9%	-0.4pt



- Sales: Leasehold land and Old unutilized properties exceeded both the plan and the previous year in net sales and profit
- Number of properties sold: Increased YoY due to steady progress in sales activities for Leasehold land

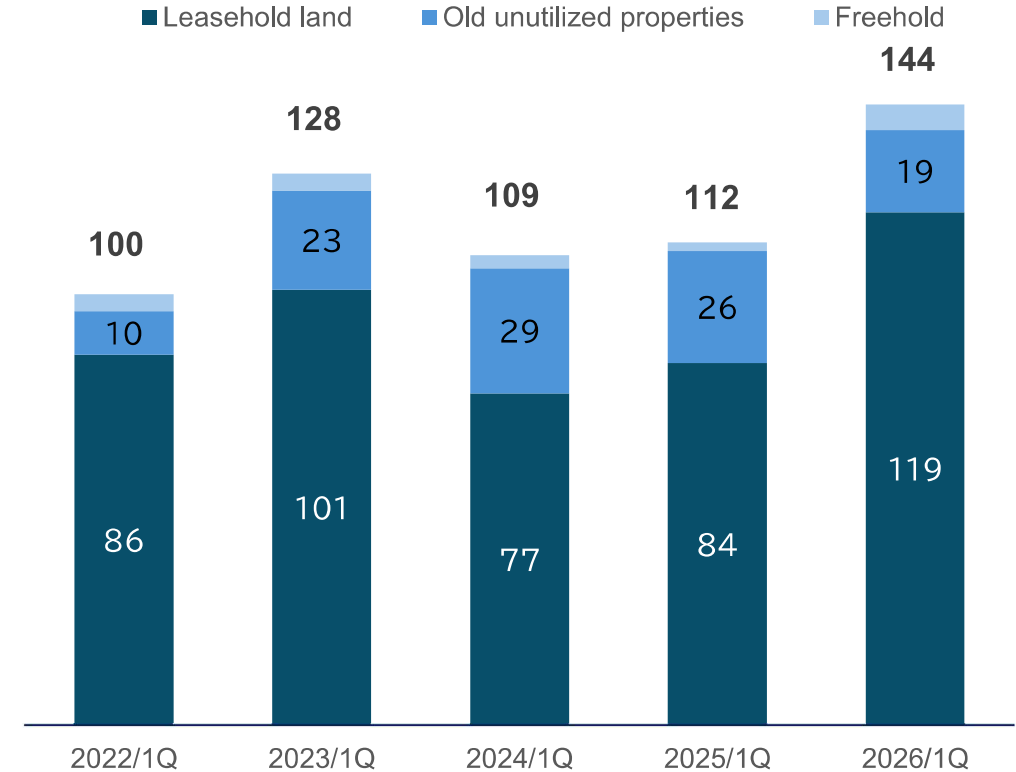
Sales

Sales: 100 million yen



Number of properties sold

Number of properties sold

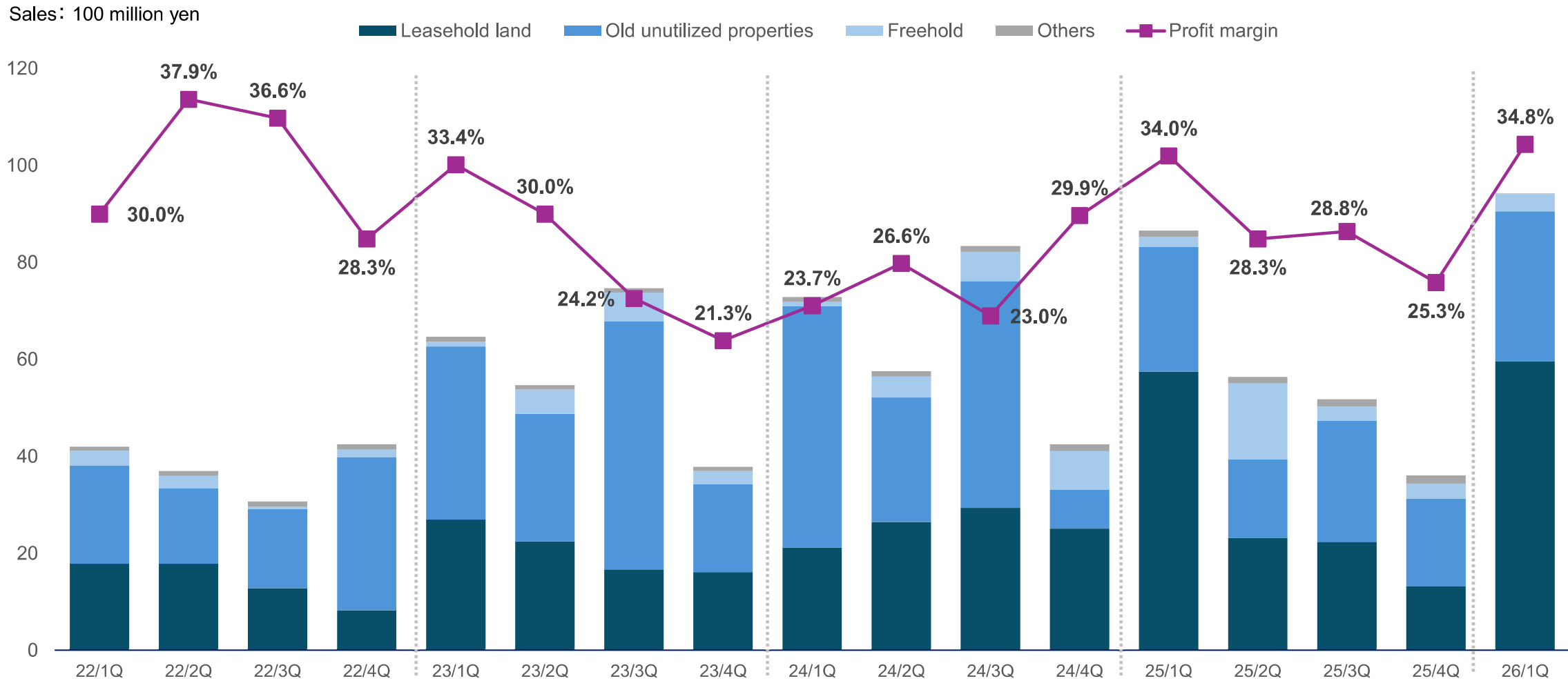


*Excludes the sales in the construction business through the fiscal year ended December 2022.

*Excludes the number of properties in the construction business through the fiscal year ended December 2022.



- Profit margin increased partly due to the higher composition ratio of Leasehold land



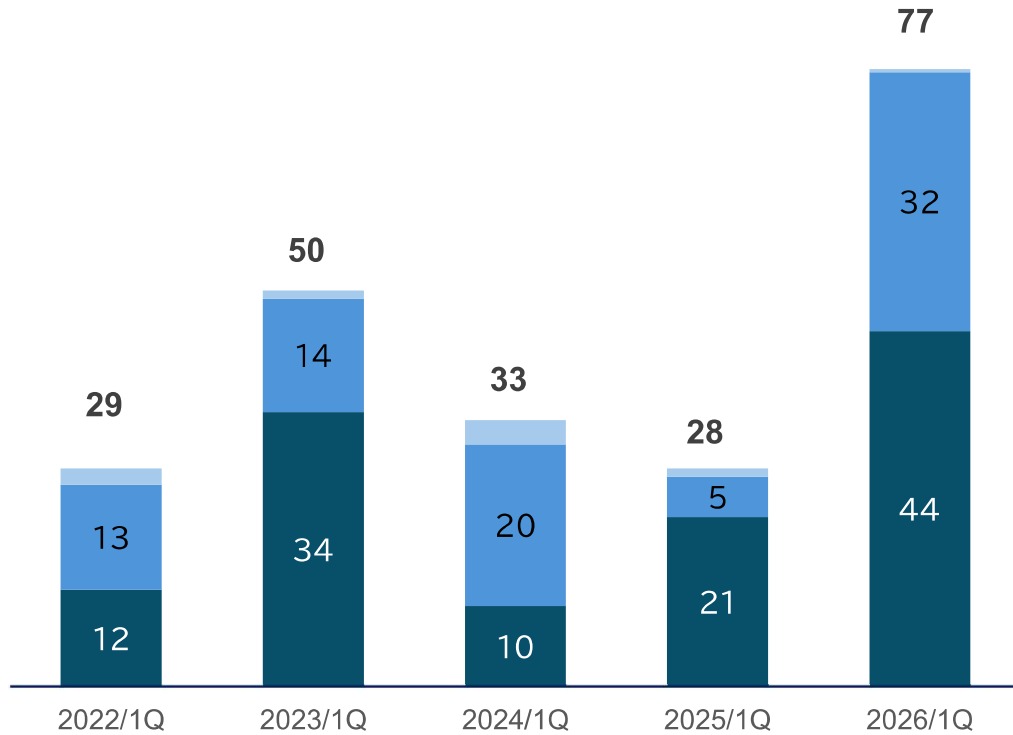


- Purchase amount: Purchases of both Leasehold land and Old unutilized properties progressed steadily and increased significantly
- Number of properties purchased: The number of Leasehold land properties purchased increased significantly

Purchase amount

Purchase amount : 100 million yen

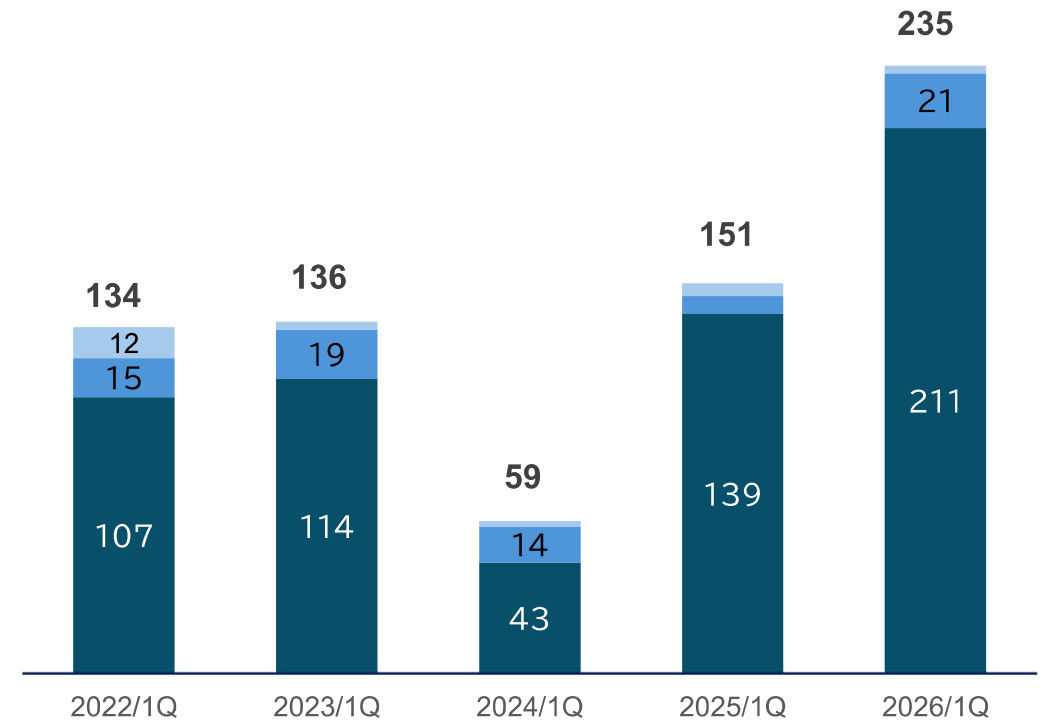
■ Leasehold land ■ Old unutilized properties ■ Freehold



Number of properties purchased

Number of properties purchased

■ Leasehold land ■ Old unutilized properties ■ Freehold

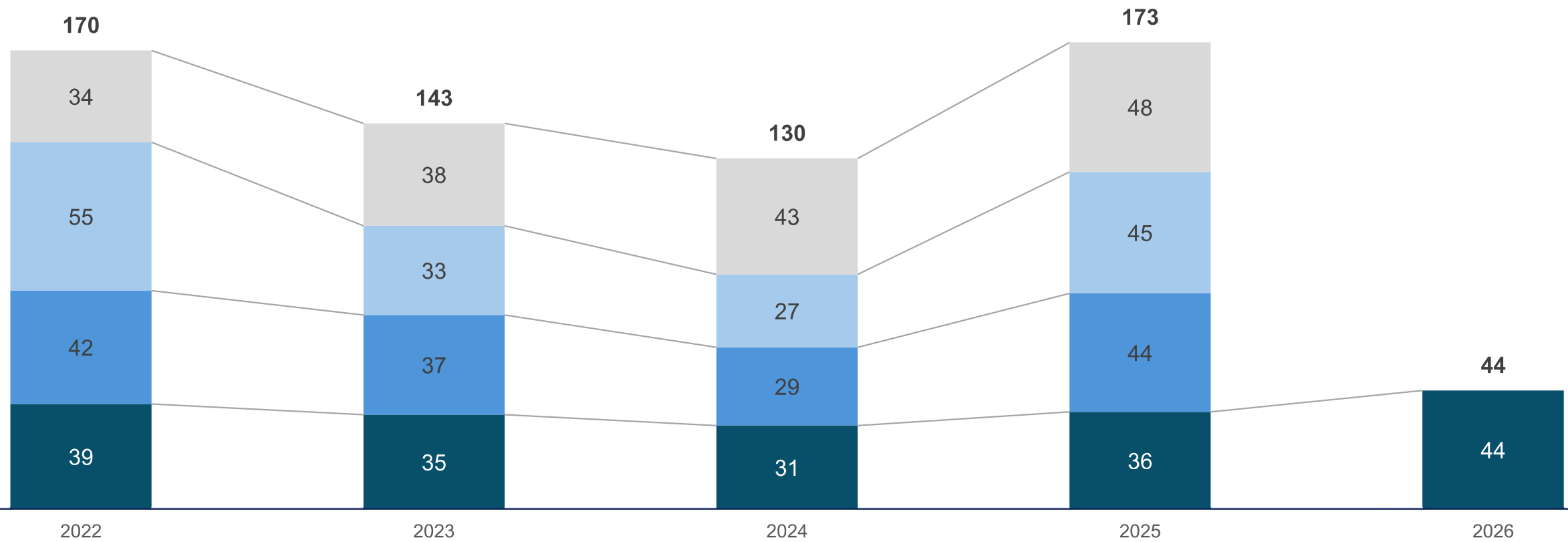




- The number of purchasing contracts is increasing and is expected to contribute to increased purchases in 2026

Number of purchasing contracts

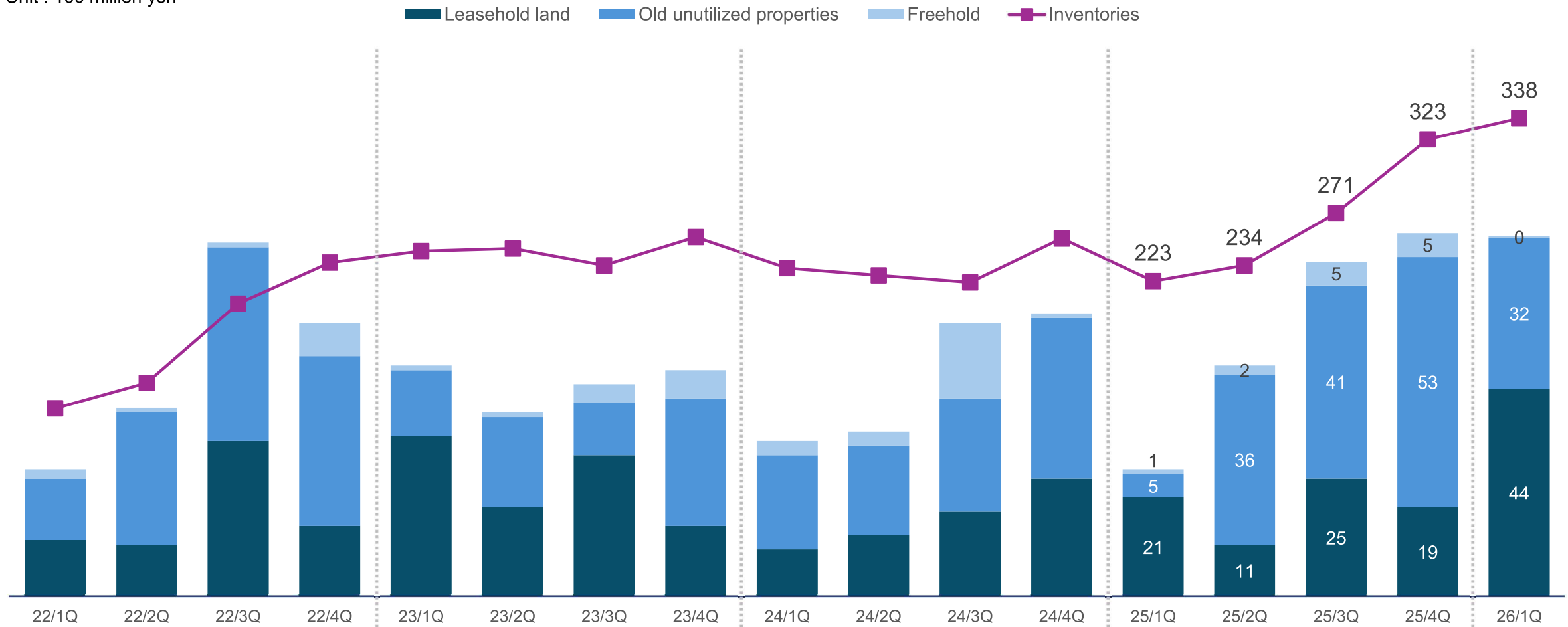
■ 1Q ■ 2Q ■ 3Q ■ 4Q





- Property for sale amounted to 33.8 billion yen, and properties scheduled for sale from 2027 onward are steadily accumulating

Unit : 100 million yen





- To improve liquidity and expand the investor base, the Company plans to implement a 2-for-1 stock split effective July 1
- There will be no change in the substantive level of shareholder returns after the stock split
- In 2026, to commemorate the 50th anniversary of the Company’s founding, the Company plans to pay an interim dividend of 21 yen, including a commemorative dividend of 3 yen, based on the number of shares before the stock split

*Dividend amounts before the interim dividend for 2026 are adjusted figures reflecting the 2-for-1 stock split effective July 1, 2026

Unit : yen

■ Interim dividend ■ Year-end dividend





- The Company plans increases in net sales and profits toward achieving the management targets for the final year of the Medium-term Management Plan

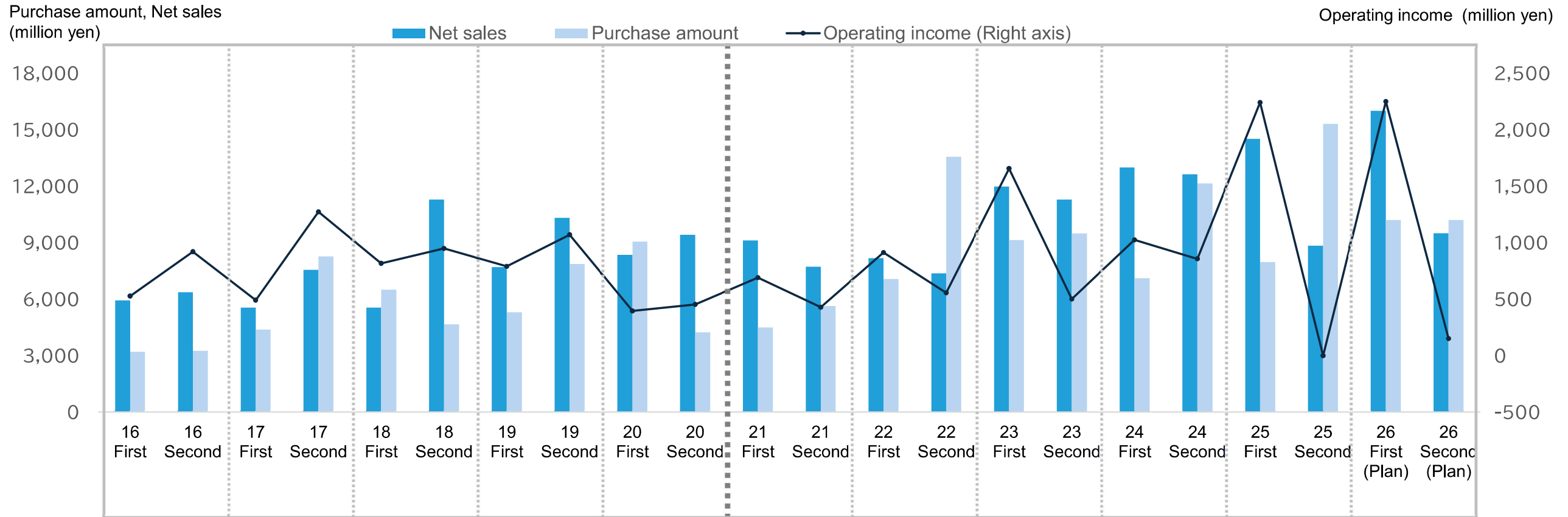
(million yen)	FY12/2025 Full year result	FY12/2026 (Forecast)	
		Full year forecast	YoY change
Net sales	23,348	25,500	9.2%
Operating income	2,247	2,400	6.8%
Ordinary income	1,852	1,900	2.6%
Net income*	1,294	1,330	2.7%
EPS (yen)	158.93	81.76 (Reflecting the post-stock-split basis)	2.9%

*Net income attributable to owners of parent



- Supported by solid purchases, both purchases and sales have stabilized; however, in 2026 sales are expected to be concentrated in the first half, as in 2025
- Due to rising interest rates, operating income is expected to turn profitable in the second half, but ordinary income and net income are projected to turn negative

Trends in the first half / second half for net sales, amount of purchases, and operating income



Until before COVID: sales tended to be second-half-skewed / purchases first-half-skewed (properties purchased in the first half were sold in the second half)



Current situation: Sales are concentrated in the first half / purchases are concentrated in the second half (In the second half, purchases are made for the following year, and in the first half, focus is placed on sales) → Purchases and sales have become more stable than before



- 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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