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Consolidated Financial Results for the Three Months Ended June 30, 2026
[Based on Japanese GAAP]

July 31, 2026

Company name	Fuji Jutaku Co., Ltd.		Stock exchange listings: Tokyo Prime
Securities code	8860	URL https://www.fuji-jutaku.co.jp/	
Representative	President and Representative Director	Nobutsuna Miyawaki	
Inquiries	Managing Operating Officer, General Manager of Investor Relations Office	Yasuhisa Noguchi	TEL +81-72-437-9010

Scheduled date to commence dividend payments -

Preparation of supplementary material on financial results: Yes

Holding of financial results meeting: No

(Amounts less than one million yen are rounded down)

1. Consolidated Financial Results for the First Quarter of the Fiscal Year Ending March 2027 (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	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
First Quarter of Fiscal 2027	35,278	(4.9)	2,035	(19.2)	1,715	(27.9)	1,116	(30.4)
First Quarter of Fiscal 2026	37,111	20.9	2,518	12.0	2,379	14.3	1,604	13.5

(NOTE) Comprehensive income First Quarter of Fiscal 2027 1,277 million yen (22.9%) First Quarter of Fiscal 2026 1,657 million yen 15.9%

	Earnings per share	Diluted earnings per share
	Yen	Yen
First Quarter of Fiscal 2027	31.15	-
First Quarter of Fiscal 2026	44.46	-

(2) Consolidated Financial Position

	Total assets	Net assets	Equity ratio
	Millions of yen	Millions of yen	%
First Quarter of Fiscal 2027	196,010	59,002	30.1
Fiscal Year Ended March 2026	193,040	58,312	30.2

Reference: Equity First Quarter of Fiscal 2027 59,002 million yen Fiscal Year Ended March 2026 58,312 million yen

2. Cash dividends

	Annual dividends per share				
	1st quarter-end	2nd quarter-end	3rd quarter-end	Fiscal year-end	Total
	Yen	Yen	Yen	Yen	Yen
Fiscal Year Ended March 2026	-	16.00	-	16.00	32.00
Fiscal Year Ending March 2027	-				
Fiscal Year Ending March 2027 (Forecast)		16.00	-	16.00	32.00

(NOTE) Revisions to the most recently announced dividend forecasts: None

3. Forecast of Consolidated Financial Results for the Fiscal Year Ending March 2027 (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		Earnings per share
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
Full Year	145,000	4.8	9,100	9.7	7,000	0.1	4,600	(3.3)	128.61

(NOTE) Revisions to the most recently announced earnings forecasts: Yes

For details on the consolidated earnings forecast, please refer to the "Notice Regarding Announcement of Full-Year Business Performance Forecasts" released today (July 31, 2026).

* Notes

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

(2) Application of special accounting methods for the preparation of quarterly consolidated financial statements: None

(3) Changes in accounting policies and changes or restatement of accounting estimates

1) Changes in accounting policies due to revision of accounting standards: None
2) Changes in accounting policies other than the above: None
3) Changes in accounting estimates: None
4) Restatement of revisions: None

(4) Number of issued shares (common shares)

1) Total number of issued shares at the end of the period (including treasury shares)	First Quarter of Fiscal 2027	36,849,912 Shares	Fiscal Year Ended March 2026	36,849,912 Shares
2) Number of treasury shares at the end of the period	First Quarter of Fiscal 2027	1,083,959 Shares	Fiscal Year Ended March 2026	1,054,159 Shares
3) Average number of shares outstanding (quarterly cumulative)	First Quarter of Fiscal 2027	35,840,878 Shares	First Quarter of Fiscal 2026	36,093,173 Shares

(NOTE) We have introduced a stock granting trust system, and our shares held by this trust are included in the number of treasury shares to be deducted for the calculation of the number of treasury shares at the end of the period and the average number of shares during the period.

* Review by a certified public accountant or an auditing firm of the attached quarterly consolidated financial statements: None

* Notes on the appropriate use of earnings forecasts and other special items

(Notes on forward-looking statements)

The earnings forecasts and other forward-looking statements herein are based on information currently available to the Company and on certain assumptions deemed to be reasonable, and do not constitute guarantees by the Company of future performance. Actual results may differ materially from the forecast depending on a range of factors. For the assumptions underlying the earnings forecasts and important notes regarding their use, please refer to [Attachment] Page 5, "2. Overview of Operating Results, etc. (3) Explanation of Consolidated Earnings Forecasts and Other Forward-Looking Information."

(Method of Obtaining Supplementary Briefing Materials on Financial Results)

Supplementary materials for financial results are disclosed on TDnet on the same day and are available on our website.

〇Accompanying Materials – Contents

1.Introduction

In the real estate sales business, which is the core business of our Group, we apply the delivery standard. Accordingly, sales are recognized not on the date of the sales contract, but upon delivery of the property to the customer. Since the timing of property deliveries tends to be concentrated in specific quarters each year, quarterly net sales and profits may fluctuate significantly.

2. Overview of Operating Results, etc.

(1) Overview of Operating Results for the Quarter

The Japanese economy during the first quarter of the consolidated cumulative period continued on a moderate recovery trend, supported by improvements in employment and income conditions. On the other hand, regarding the global situation, although there were signs of easing geopolitical risks surrounding the Middle East situation, overall prices continued to surge against the backdrop of rising resource prices and foreign exchange trends, leaving concerns about the outlook. In addition, in the domestic financial market, the Bank of Japan decided to raise policy interest rates at its June monetary policy meeting, and with further gradual rate increases expected, long-term interest rates have also been on an upward trend, marking a major turning point in the interest rate environment.

In the real estate industry, there were signs of recovery in some areas, including calming market sentiment due to the easing of the Middle East situation, as well as easing of supply concerns for some construction materials and sharp price increases caused by the so-called naphtha shock. However, the situation remained one that requires continued close monitoring due to uncertainty regarding overall construction costs associated with price surges and the impact of rising interest rates on customer sentiment. Even under these circumstances, stable demand has been maintained in our Group, primarily among end-users, and the impact of these factors on our Group's sales activities is limited at this time.

Under these circumstances, our Group conducts business operations primarily across the entire Osaka Prefecture and the Hanshin area, and each business segment performed generally well, supported by solid demand for real estate. Sales and profits in the Residential Development segment fell below the same period of the previous year due to the rebound from the completion and delivery of a large condominium in the same period of the previous year. However, we were able to mitigate this impact to a certain extent as the Existing Housing segment saw steady growth in the number of deliveries, the Real Estate Utilization segment saw steady progress in contracting and sales projects, and the Leasing and Property Management segment expanded its stable revenue base through the accumulation of managed units.

As a result, net sales and profits at each level of our Group for the first quarter of the consolidated cumulative period fell below the same period of the previous year. Please note that our Group's performance fluctuates quarterly depending on the timing of completion and delivery of large condominiums, etc., and therefore the performance for the first quarter of the consolidated cumulative period does not necessarily reflect the annual earnings trend.

The following is an overview of results by segment.

In order to more appropriately evaluate the performance of each segment, we have changed the method of allocating corporate expenses from the beginning of the First Quarter of the current fiscal year. Accordingly, the figures for the same period of the previous year have been reclassified for comparative analysis.

In the Residential Development segment, the number of free design houses delivered during the First Quarter of the current fiscal year increased to 154 units (compared to 130 units in the same period of the previous year). However, due to a rebound from the completion and delivery of a large condominium in the same period of the previous year, the number of condominiums delivered significantly decreased to 31 units (compared to 190 units in the same period of the previous year). As a result, net sales of this segment amounted to 7,830 million yen (down 44.1% year on year), and due to a decline in profit margin, segment profit amounted to 212 million yen (down 78.0% year on year).

In the Existing Housing segment, the number of used houses delivered during the First Quarter of the current fiscal year significantly increased to 347 units (compared to 269 units in the same period of the previous year), and the operating profit margin improved. As a result, net sales of this segment amounted to 10,356 million yen (up 52.6% year on year), and segment profit amounted to 510 million yen (up 126.3% year on year).

In the Real Estate Utilization segment, the number of leasing apartments for individual investors delivered during the First Quarter of the current fiscal year decreased to 32 buildings (compared to 37 buildings in the same period of the previous year), while the number of lease housing construction contracting and housing with services for the elderly delivered increased to 19 properties (compared to 13 properties in the same period of the previous year), and construction contracting work progressed smoothly. As a result, net sales of this segment amounted to 8,238 million yen (up 5.4% year on year), and segment profit amounted to 685 million yen (down 2.7% year on year).

In the Leasing and Property Management segment, the number of properties under management increased primarily due to the delivery of leased properties linked to the Real Estate Utilization segment and an increase in the number of housing with services for the elderly owned by the Company under management in the previous consolidated fiscal year. As a result, net sales of this segment amounted to 8,886 million yen (up 7.7% year on year), and segment profit amounted to 1,066 million yen (up 5.7% year on year).

In the Business related to the Construction segment, as net sales during the First Quarter of the current fiscal year decreased compared to the same period of the previous year, net sales of this segment amounted to 532 million yen (down 9.9% year on year), and segment loss amounted to 15 million yen (compared to segment loss of 8 million yen in the same period of the previous year).

In the Other segment, revenue from the insurance agency business was recorded. Net sales of this segment for the First Quarter of the current fiscal year amounted to 59 million yen (up 18.2% year on year), and segment profit amounted to 41 million yen (up 10.6% year on year).

As a result of the above, the business results for the First Quarter of the current fiscal year were as follows: net sales amounted to 35,278 million yen (down 4.9% year on year), operating profit amounted to 2,035 million yen (down 19.2% year on year), ordinary profit amounted to 1,715 million yen (down 27.9% year on year), and profit attributable to owners of parent amounted to 1,116 million yen (down 30.4% year on year).

(2) Overview of Financial Position for the Quarter

Total assets at the end of the First Quarter were 196,010 million yen, an increase of 2,970 million yen from the previous fiscal year-end.

Current assets were 128,306 million yen, an increase of 2,441 million yen from the previous fiscal year-end. This mainly reflected a decrease in cash and deposits of 281 million yen and an increase in inventories of 2,330 million yen. Non-current assets were 67,703 million yen, an increase of 528 million yen from the previous fiscal year-end. This mainly reflected an increase in property, plant and equipment of 623 million yen and a decrease in investments and other assets of 69 million yen.

Current liabilities were 60,591 million yen, an increase of 1,629 million yen from the previous fiscal year-end. This mainly reflected an increase in short-term loans payable of 2,855 million yen, a decrease in contract liabilities of 253 million yen, and a decrease in income taxes payable of 883 million yen. Non-current liabilities were 76,416 million yen, an increase of 650 million yen from the previous fiscal year-end. This mainly reflected a decrease in bonds of 100 million yen and an increase in long-term loans payable of 840 million yen.

Net assets were 59,002 million yen, an increase of 690 million yen from the previous fiscal year-end. This mainly reflected a decrease from payment of dividends of 580 million yen, a decrease from purchase of treasury shares of 299 million yen, an increase from profit attributable to owners of parent of 1,116 million yen, and an increase from disposal of treasury shares of 292 million yen. The equity ratio was 30.1%, compared to 30.2% at the previous fiscal year-end.

(3) Explanation of Consolidated Earnings Forecasts and Other Forward-Looking Information

Consolidated results for the first quarter of the consolidated cumulative period showed decreases in both revenue and profit compared to the same period of the previous year. Regarding business results by segment, the Residential Development segment saw significant decreases in both revenue and profit compared to the same period of the previous year due to the rebound from the completion and delivery of a large condominium in the same period of the previous year. On the other hand, the Existing Housing segment, Real Estate Utilization segment, and Leasing and Property Management segment have been performing steadily in line with initial plans, and our Group's revenue base is steadily expanding. In particular, used house sales in the Existing Housing segment and the accumulation of managed units and high occupancy rates in the Leasing and Property Management segment are contributing to securing stable earnings.

As a result, the order backlog at the end of the first quarter of the consolidated fiscal period, which serves as a leading indicator for future sales, recorded the highest level ever for the end of a first quarter of a consolidated fiscal period, and business activities remain strong.

On the other hand, in addition to the Bank of Japan's monetary policy and interest rate trends, there continue to be uncertain factors in the business environment, including geopolitical risks such as the Middle East situation, and trends in construction material prices and labor costs. Our Group had not determined the earnings forecast for Fiscal Year 2027 as it was difficult to reasonably estimate the impact on the delivery timing of residential properties due to concerns over the supply of construction materials amid the escalating tensions in the Middle East. Subsequently, due to improving trends in material supply and normalization of procurement conditions, the risk of significant impact on housing deliveries during the current consolidated fiscal year has been largely resolved, and as we are now able to reasonably calculate earnings forecasts based on information available as of the date of this announcement, we hereby announce the full-year consolidated earnings forecast for Fiscal Year 2027.

We will continue to examine the future outlook, and if there are significant changes in the assumptions underlying the earnings forecast due to material supply trends or international circumstances, and if revisions to the earnings forecast become necessary, we plan to promptly announce them.

For details, please refer to the "Fiscal Year Ending March 2027 1st Quarter Financial Results Presentation Materials" released today.

3.Consolidated Financial Statements and Major Notes

(1) Consolidated Balance Sheets

(Thousands of yen)

	As of March 31, 2026	As of June 30, 2026
Assets		
Current assets		
Cash and deposits	21,703,980	21,422,291
Notes receivable – trade	47,845	114,482
Accounts receivable from completed construction contracts	22,886	23,406
Contract assets	390,089	759,018
Real estate for sale	35,948,411	34,584,897
Real estate for sale in process	29,208,307	32,186,795
Real estate under development	35,265,573	35,972,824
Costs on construction contracts in progress	5,334	10,510
Supplies	46,691	49,710
Other	3,272,121	3,227,318
Allowance for doubtful accounts	(45,511)	(44,470)
Total current assets	125,865,730	128,306,784
Non-current assets		
Property, plant and equipment		
Buildings and structures, net	22,306,590	22,173,942
Machinery, equipment and vehicles, net	81,151	81,460
Tools, furniture and fixtures, net	253,558	261,282
Land	37,629,339	38,019,422
Leased assets, net	14,393	13,758
Construction in progress	160,910	519,142
Total property, plant and equipment	60,445,943	61,069,008
Intangible assets		
Goodwill	27,481	20,562
Other	519,080	501,183
Total intangible assets	546,561	521,746
Investments and other assets		
Investment securities	1,370,697	1,605,445
Long-term loans receivable	23,045	22,019
Deferred tax assets	1,388,739	1,042,799
Long-term time deposits	500,000	500,000
Other	2,901,364	2,944,299
Allowance for doubtful accounts	(1,806)	(1,806)
Total investments and other assets	6,182,040	6,112,758
Total non-current assets	67,174,545	67,703,513
Total assets	193,040,276	196,010,297

(Thousands of yen)

	As of March 31, 2026	As of June 30, 2026
Liabilities		
Current liabilities		
Notes payable, accounts payable for construction contracts	4,515,734	5,255,349
Electronically recorded obligations - operating	1,515,093	675,658
Contract liabilities	2,589,945	2,336,365
Short-term borrowings	38,555,110	41,411,101
Current portion of bonds payable	350,000	350,000
Lease liabilities	2,793	2,793
Income taxes payable	1,249,009	365,068
Advances received	3,526,945	3,737,658
Provision for bonuses	376,400	140,300
Provision for share awards for directors (and other officers)	34,977	-
Provision for share awards	259,843	-
Other	5,986,050	6,317,065
Total current liabilities	58,961,903	60,591,362
Non-current liabilities		
Bonds payable	325,000	225,000
Long-term borrowings	75,070,197	75,910,719
Lease liabilities	13,039	12,341
Asset retirement obligations	28,882	28,947
Deferred tax liabilities	9,465	9,465
Deferred tax liabilities for land revaluation	54,193	54,193
Other	265,127	175,750
Total non-current liabilities	75,765,905	76,416,416
Total liabilities	134,727,808	137,007,779
Net assets		
Shareholders' equity		
Share capital	4,872,064	4,872,064
Capital surplus	5,657,255	5,657,255
Retained earnings	47,931,242	48,467,278
Treasury shares	(828,006)	(834,747)
Total shareholders' equity	57,632,556	58,161,851
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	582,733	743,489
Revaluation reserve for land	97,177	97,177
Total accumulated other comprehensive income	679,911	840,666
Total net assets	58,312,467	59,002,518
Total liabilities and net assets	193,040,276	196,010,297

(2) Consolidated Statements of Income and Consolidated Statements of Comprehensive Income

(Consolidated Statements of Income)

(Thousands of yen)

	Three months ended June 30, 2025	Three months ended June 30, 2026
Net sales	37,111,191	35,278,984
Cost of sales	31,495,294	29,980,579
Gross profit	5,615,896	5,298,404
Selling, general and administrative expenses		
Sales commission	417,303	476,728
Advertising expenses	271,971	255,118
Promotion expenses	15,235	16,295
Salaries and bonuses	814,716	871,597
Provision for bonuses	64,008	65,861
Provision of allowance for doubtful accounts	0	643
Enterprise tax	45,600	39,100
Consumption Taxes	307,876	306,898
Depreciation	82,300	85,612
Amortization of goodwill	6,918	6,918
Rent expenses	69,947	73,414
Other	1,001,764	1,065,040
Total selling, general and administrative expenses	3,097,644	3,263,230
Operating profit	2,518,252	2,035,174
Non-operating income		
Interest income	1,513	2,230
Dividend income	31,447	24,121
Commission income	15,319	9,727
Penalty income	2,880	11,500
Subsidy income	182,958	154,587
Other	8,803	8,758
Total non-operating income	242,922	210,924
Non-operating expenses		
Interest expenses	374,595	524,849
Other	6,899	6,216
Total non-operating expenses	381,495	531,066
Ordinary profit	2,379,680	1,715,032
Extraordinary income		
Gain on sale of non-current assets	-	595
Total extraordinary income	-	595
Extraordinary losses		
Loss on retirement of non-current assets	407	813
Total extraordinary losses	407	813
Profit before income taxes	2,379,272	1,714,815
Income taxes – current	557,600	326,600
Income taxes – deferred	216,985	271,947
Total income taxes	774,585	598,547
Profit	1,604,686	1,116,267
Profit attributable to non-controlling interests	-	-
Profit attributable to owners of parent	1,604,686	1,116,267

(Consolidated Statements of Comprehensive Income)

(Thousands of yen)

	Three months ended June 30, 2025	Three months ended June 30, 2026
Profit	1,604,686	1,116,267
Other comprehensive income		
Valuation difference on available-for-sale securities	52,428	160,755
Total other comprehensive income	52,428	160,755
Comprehensive income	1,657,115	1,277,023
(Comprehensive income attributable to)		
Comprehensive income attributable to owners of parent	1,657,115	1,277,023
Comprehensive income attributable to non-controlling interests	-	-

(3) Notes to the Consolidated Financial Statements

(Notes on Segment information, etc.)

I Three months ended June 30, 2025

1. Information on net sales and profits or losses by reported segment

(Thousands of yen)

	Reportable segments						Other	Total
	Residential Development	Existing Housing	Real Estate Utilization	Leasing and Property Management	Business related to the Construction	Subtotal for reportable segments		
Net sales								
Net sales to external customers	14,017,420	6,785,636	7,648,502	8,251,501	357,988	37,061,049	50,142	37,111,191
Intersegment sales or transfers	-	-	168,712	-	232,993	401,706	-	401,706
Total	14,017,420	6,785,636	7,817,214	8,251,501	590,982	37,462,755	50,142	37,512,897
Segment profit (loss)	966,624	225,431	704,939	1,008,982	(8,891)	2,897,085	37,108	2,934,194

Note: 1. As stated in the additional information, a portion of property, plant and equipment has been transferred to real estate for sale due to a change in the intended purpose of ownership; however, this change has no impact on the segment profit or loss.

2. The 'Other' category includes business segments not included in the reportable segments, and it encompasses the insurance agency business conducted by the Company.

2. Difference between the total amount of reportable segments and the amount recorded in the consolidated statements of income, as well as the main details of said difference (matters related to difference adjustment)

(Thousands of yen)

Net sales	Amount
Total for reportable segments	37,462,755
Net sales of the 'Other' category	50,142
Elimination of inter-segment transactions	(401,706)
Net sales in the consolidated statements of income	37,111,191

(Thousands of yen)

Profit	Amount
Total for reportable segments	2,897,085
Profit of the 'Other' category	37,108
Elimination of inter-segment transactions	(6,976)
General corporate expenses (Note)	(408,965)
Operating profit in the consolidated statements of income	2,518,252

Note: The 'general corporate expenses' are primarily general administrative expenses not attributable to the reportable segments.

3. Information on impairment loss on non-current assets and goodwill by reportable segment

None

II Three months ended June 30, 2026

1. Information on net sales and profits or losses by reported segment

(Thousands of yen)

	Reportable segments						Other	Total
	Residential Development	Existing Housing	Real Estate Utilization	Leasing and Property Management	Business related to the Construction	Subtotal for reportable segments		
Net sales								
Net sales to external customers	7,830,242	10,356,952	7,896,799	8,886,262	249,459	35,219,715	59,268	35,278,984
Intersegment sales or transfers	-	-	341,578	-	283,159	624,737	-	624,737
Total	7,830,242	10,356,952	8,238,377	8,886,262	532,618	35,844,453	59,268	35,903,722
Segment profit (loss)	212,827	510,112	685,723	1,066,089	(15,421)	2,459,331	41,052	2,500,384

Note: 1. As stated in the additional information, a portion of property, plant and equipment has been transferred to real estate for sale due to a change in the intended purpose of ownership; however, this change has no impact on the segment profit or loss.

2. The 'Other' category includes business segments not included in the reportable segments, and it encompasses the insurance agency business conducted by the Company.

2. Difference between the total amount of reportable segments and the amount recorded in the consolidated statements of income, as well as the main details of said difference (matters related to difference adjustment)

(Thousands of yen)

Net sales	Amount
Total for reportable segments	35,844,453
Net sales of the 'Other' category	59,268
Elimination of inter-segment transactions	(624,737)
Net sales in the consolidated statements of income	35,278,984

(Thousands of yen)

Profit	Amount
Total for reportable segments	2,459,331
Profit of the 'Other' category	41,052
Elimination of inter-segment transactions	(25,846)
General corporate expenses (Note)	(439,363)
Operating profit in the consolidated statements of income	2,035,174

Note: The 'general corporate expenses' are primarily general administrative expenses not attributable to the reportable segments.

3. Information on impairment loss on non-current assets and goodwill by reportable segment

None

4. Matters related to changes in reportable segments

(Change in the Method of Measuring Profit or Loss of Reportable Segments)

With the advancement of AI utilization and other initiatives within the company, the significance of system-related expenses has increased substantially. Accordingly, for management purposes, in order to accurately reflect the actual usage within the company to each segment, we have changed to a method of allocating system-related expenses in the system department, which were previously not allocated to each reportable segment as corporate expenses, to each reportable segment. The segment information for the cumulative consolidated period of the first quarter of the previous fiscal year has been disclosed based on the revised measurement method.

(Notes in the Event of Significant Changes in the Amount of Shareholders' Equity)

None

(Notes on Going Concern Assumptions)

None

(Notes to the Consolidated Statements of Cash Flows)

Consolidated statements of cash flows for the first quarter of the current fiscal year have not been prepared. Depreciation related to the first quarter cumulative period (including amortization related to intangible assets excluding goodwill) and amortization of goodwill are as follows.

(Thousands of yen)

	Three months ended June 30, 2025	Three months ended June 30, 2026
Depreciation	369,587	394,405
Amortization of goodwill	6,918	6,918

(Additional Information)

(Transfer from property, plant and equipment to real estate for sale)

Due to a change in the purpose of ownership, a portion of property, plant and equipment was transferred to real estate for sale. The details are as follows.

(Thousands of yen)

	Fiscal year ended March 31, 2026	Three months ended June 30, 2026
Buildings and structures	1,980,198	554,338
Land	6,718,185	1,503,401
Total	8,698,383	2,057,740