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November 14, 2022

## Summary of Consolidated Financial Results for the Fiscal Year Ended September 30, 2022 (Based on Japanese GAAP)

Company name:	Open House Group Co., Ltd.
Listing:	Tokyo Stock Exchange
Securities code:	3288
URL:	<a href="https://openhouse-group.co.jp/ir">https://openhouse-group.co.jp/ir</a>
Representative:	Masaaki Arai, President and CEO
Inquiries:	Kotaro Wakatabi, Senior Managing Director and CFO
Scheduled date of annual general meeting of shareholders:	December 21, 2022
Scheduled date to commence dividend payments:	December 22, 2022
Scheduled date to file annual securities report:	December 22, 2022
Preparation of supplementary material on financial results:	Yes
Holding of financial results briefing:	Yes (for institutional investors and analysts, in Japanese)

(Yen amounts are rounded down to millions, unless otherwise noted.)

### 1. Consolidated financial results for the fiscal year ended September 30, 2022

(From October 1, 2021 to September 30, 2022)

#### (1) Consolidated operating results (cumulative)

(Percentage figures indicate year-on-year changes.)

	Revenue		Operating income		Ordinary income		Profit attributable to owners of parent	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
FY 2022	952,686	17.5	119,358	18.1	121,166	24.2	77,884	11.9
FY 2021	810,540	40.7	101,103	62.7	97,590	26.2	69,582	17.0

Note: Comprehensive income For the fiscal year ended June 30, 2022: ¥ 94,793 million [27.3%]  
For the fiscal year ended June 30, 2021: ¥ 74,483 million [26.6%]

	Basic earnings per share	Diluted earnings per share	Return on equity	Ratio of ordinary profit to total assets	Ration of operating profit to net sales
	Yen	Yen	%	%	%
FY 2022	626.24	624.87	24.7	12.7	12.5
FY 2021	552.40	550.41	26.4	13.5	12.5

Reference: Share of profit (loss) of entities accounted for using equity method  
For the fiscal year ended September 30, 2022 ¥ 383 million  
For the fiscal year ended September 30, 2021 ¥ 1,395 million

#### (2) Consolidated financial position

	Total assets	Net assets	Equity-to-asset ratio	No assets per share
As of	Millions of yen	Millions of yen	%	Yen
September 30, 2022	1,031,174	395,702	32.7	2,802.19
September 30, 2021	879,913	347,143	33.4	2,329.72

Reference: Equity As of September 30, 2022: ¥ 337,620 million  
As of September 30, 2021: ¥ 293,809 million

### (3) Consolidated cash flow

	Cash flows from operating activities	Cash flows from investing activities	Cash flows from financing activities	Cash and cash equivalents at end of period
	Millions of yen	Millions of yen	Millions of yen	Millions of yen
FY 2022	(16,353)	(4,367)	(24,694)	(346,080)
FY 2021	50,123	23,541	40,588	334,506

### 2. Cash dividends

	Annual dividends per share					Total cash dividends (Annual)	Payout ratio (Consolidated)	Ratio of dividends to net assets (Consolidated)
	1Q	2Q	3Q	Year-end	Annual			
	Yen	Yen	Yen	Yen	Yen	Millions of yen	%	%
FY 2021	—	50.00	—	62.00	112.00	14,116	20.3	5.4
FY 2022	—	62.00	—	67.00	129.00	15,901	20.6	5.0
FY 2023 (Forecast)	—	72.00	—	82.00	154.00		21.6	
ordinary dividend	—	72.00	—	72.00	144.00		20.2	
special dividend	—	—	—	10.00	10.00		1.4	

Note: The special dividend for the fiscal year ending September 30, 2023 (forecast) is due to the commemoration of the 10th anniversary of the Company's listing and the achievement of 1 trillion yen in sales.

### 3. Forecast of consolidated operating results for the fiscal year ending September 30, 2023

(From October 1, 2022 to September 30, 2023)

(Percentage figures indicate year-on-year changes)

	Revenue		Operating income		Ordinary income		Profit attributable to owners of parent		Basic earnings per share
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
2Q (Cumulative)	495,700	8.8	60,300	0.5	58,600	(4.9)	37,600	(4.9)	312.07
Full year	1,100,00	15.5	134,000	12.3	130,000	7.3	86,000	10.4	713.79

**\* Notes**

- (1) Changes in significant subsidiaries during the period (changes in specified subsidiaries resulting in the change in scope of consolidation): None
- (2) Changes in accounting policies, changes in accounting estimates, and restatement
- (i) Changes in accounting policies due to revisions to accounting standards and other regulations: Yes
  - (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) Number of issued shares at the end of the period (including treasury shares)

As of September 30, 2022	120,487,900 shares
As of September 30, 2021	126,117,000 shares

- (ii) Number of treasury shares at the end of the period

As of September 30, 2022	3,485 shares
As of September 30, 2021	3,441 shares

- (iii) Average number of shares outstanding during the period (cumulative from the beginning of the fiscal year)

As of September 30, 2022	124,369,144 shares
As of September 30, 2021	125,963,671 shares

**[Reference] Non-Consolidated Financial Results for the fiscal year ended September 30, 2022**

(October 1, 2021 to September 30, 2022)

(1) Non-Consolidated Operating Results

(Percentage figures indicate year-on-year change)

	Revenue		Operating income		Ordinary income		Net income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
FY 2022	56,420	216.3	46,076	—	46,412	30.4	45,912	30.8
FY 2021	17,835	37.6	2,699	—	35,579	39.6	35,088	37.4

	Basic earnings per share	Diluted earnings per share
	Yen	Yen
FY 2022	369.16	368.35
FY 2021	278.56	277.56

(2) Non-Consolidated Financial Position

	Total assets	Net assets	Equity ratio	Net assets per share
	Millions of yen	Millions of yen	%	Yen
September 30, 2022	258,930	119,738	46.2	992.64
September 30, 2021	233,936	120,879	51.6	957.61

(Reference) Shareholders' equity: As of September 30, 2022: ¥ 119,597 million  
As of September 30, 2021: ¥ 120,767 million

\*This summary of financial statements is exempt from audit procedures required by Financial Instruments and Exchange Act.

\* Notes regarding forward-looking statements:

Consolidated business forecasts and other forward-looking statements are based on assumptions from information available to the Company at the time of disclosure and those deemed to be reasonable.

Actual results may differ significantly from the forecasts due to various unpredictable factors.

## Consolidated Financial Statements

### 1) Consolidated Balance Sheets

(Millions of yen)

	FY 2021 (As of September 30, 2021)	FY 2022 (As of September 30, 2022)
<b>Assets</b>		
Current assets		
Cash and deposits	337,731	349,305
Trade accounts receivable and Contract assets	1,929	2,198
Real estate for sale	90,402	95,717
Real estate for sale in process	337,726	461,388
Operating loans	*6 36,878	*6 43,262
Other	26,421	30,128
Allowance for doubtful accounts	(362)	(344)
Total current assets	830,727	981,656
Non-current assets		
Property, plant and equipment		
Buildings and structures	5,815	6,357
Accumulated depreciation	*3 (2,079)	*3 (2,417)
Buildings and structures, net	3,735	3,939
Real estate for rent	15,479	15,149
Accumulated depreciation	*3 (1,025)	*3 (1,035)
Real estate for rent, net	14,454	14,113
Land	2,418	2,277
Other	1,913	2,217
Accumulated depreciation	*3 (1,223)	*3 (1,424)
Other, net	689	792
Total property, plant and equipment	21,297	21,123
Intangible assets	3,031	2,925
Investments and other assets		
Investment securities	*1 13,171	*1 13,271
Deferred tax assets	6,272	5,150
Other	5,430	7,066
Allowance for doubtful accounts	(18)	(18)
Total investments and other assets	24,856	25,470
Total non-current assets	49,185	49,518
Total assets	879,913	1,031,174

(Millions of yen)

	FY 2021 (As of September 30, 2021)	FY 2022 (As of September 30, 2022)
<b>Liabilities</b>		
Current liabilities		
Notes payable - trade	1,166	1,238
Trade accounts payable	20,850	31,220
Electronically recorded obligations – operating	4,713	8,104
Short-term borrowings	*4 104,684	*4 144,309
Current portion of bonds payable	242	242
Current portion of long-term borrowings	*4,*5 57,142	*4,*5 39,262
Income taxes payable	18,239	20,292
Contract liabilities	26,953	35,854
Guarantee deposits received	1,768	2,789
Provision for bonuses	3,655	4,669
Provision for warranties for completed construction	1,039	1,139
Other	15,781	20,373
<b>Total current liabilities</b>	<b>256,237</b>	<b>309,495</b>
Non-current liabilities		
Bonds payable	10,605	10,363
Long-term borrowings	*4,*5 264,502	*4,*5 314,784
Deferred tax liabilities	121	—
Provision for share awards	257	—
Retirement benefit liability	311	318
Asset retirement obligations	150	211
Other	583	298
<b>Total non-current liabilities</b>	<b>276,532</b>	<b>325,976</b>
<b>Total liabilities</b>	<b>532,769</b>	<b>635,472</b>
Net assets		
Shareholders' equity		
Share capital	19,939	20,070
Capital surplus	29,068	19,882
Retained earnings	244,248	286,286
Treasury shares	(0)	(18)
<b>Total shareholders' equity</b>	<b>293,256</b>	<b>326,221</b>
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	12	(34)
Foreign currency translation adjustment	540	11,434
<b>Total accumulated other comprehensive income</b>	<b>552</b>	<b>11,399</b>
Share acquisition rights	551	474
Non-controlling interests	52,782	57,606
<b>Total net assets</b>	<b>347,143</b>	<b>395,702</b>
<b>Total liabilities and net assets</b>	<b>879,913</b>	<b>1,031,174</b>

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

### Consolidated Statements of Income

(Millions of yen)

	FY 2021 (From October 1, 2020 to September 30, 2021)	FY 2022 (From October 1, 2021 to September 30, 2022)
Revenue	810,540	952,686
Cost of sales	*2 655,224	*2 768,117
Gross profit	155,315	184,568
Selling, general and administrative expenses	*1 54,211	*1 65,210
Operating profit	101,103	119,358
Non-operating income		
Interest income	17	170
Dividend income	13	1,853
Rental income from buildings	149	174
Foreign exchange gains	437	5,069
Share of profit of entities accounted for using equity method	1,395	383
Other	458	638
Total non-operating income	2,473	8,291
Non-operating expenses		
Loss on valuation of investment securities	1,362	1,942
Interest expenses	3,118	3,531
Commission expenses	869	601
Other	635	407
Total non-operating expenses	5,986	6,482
Ordinary profit	97,590	121,166
Extraordinary income		
Gain on bargain purchase	15,475	—
Total extraordinary income	15,475	—
Extraordinary losses		
Loss on step acquisitions	11,095	—
Loss on sale of shares of subsidiaries and associates	—	119
Impairment losses	—	*3 58
Total extraordinary losses	11,095	178
Profit before income taxes	101,970	120,988
Income taxes - current	29,843	35,939
Income taxes – deferred	(611)	1,110
Income taxes	29,232	37,050
Profit	72,738	83,937
Profit (loss) attributable to non-controlling interests	3,156	6,053
Profit attributable to owners of parent	69,582	77,884

## Consolidated Statements of Comprehensive Income

(Millions of yen)

	FY 2021 (From October 1, 2020 to September 30, 2021)	FY 2022 (From October 1, 2021 to September 30, 2022)
Profit	72,738	83,937
Other comprehensive income		
Valuation difference on available-for-sale securities	9	(45)
Foreign currency translation adjustment	1,731	10,888
Share of other comprehensive income of entities accounted for using equity method	3	12
Total other comprehensive income	1,744	10,855
Comprehensive income	74,483	94,793
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	71,329	88,749
Comprehensive income attributable to non- controlling interests	3,153	6,043

### 3) Consolidated Statement of Changes in Equity

FY 2021 (From October 1, 2020 to September 30, 2021)

(Millions of yen)

	Shareholders' equity				
	Share capital	Capital surplus	Retained earnings	Treasury shares	Total shareholders' equity
Balance at beginning of period	19,741	28,877	186,047	(0)	234,666
Changes in items during period					
Issuance of new shares (Exercise of share acquisition rights)	151	151			302
Issuance of new shares (Issuance of restricted shares)	46	46			93
Dividends of surplus			(11,330)		(11,330)
Profit attributable to owners of parent			69,582		69,582
Change in scope of consolidation			(50)		(50)
Change in treasury shares of parent arising from transactions with noncontrolling shareholders		(7)			(7)
Net changes of items other than shareholders' equity					
Total changes in items during period	197	190	58,201	—	58,590
Balance at end of period	19,939	29,068	244,248	(0)	293,256

	Accumulated other comprehensive income			Subscription rights to shares	Non-controlling interest	Total net assets
	Valuation difference on available-for-sale securities	Foreign currency translation adjustment	Total accumulated other comprehensive income			
Balance at beginning of period	7	(1,195)	(1,188)	217	—	233,695
Changes in items during period						
Issuance of new shares (Exercise of share acquisition rights)						302
Issuance of new shares (Issuance of restricted shares)						93
Dividends of surplus						(11,330)
Profit attributable to owners of parent						69,582
Change in scope of consolidation						(50)
Capital increase of consolidated subsidiaries						(7)
Net changes of items other than shareholders' equity	4	1,736	1,741	333	52,782	54,857
Total changes in items during period	4	1,736	1,741	333	52,782	113,447
Balance at end of period	12	540	552	551	52,782	347,143



	Shareholders' equity				
	Share capital	Capital surplus	Retained earnings	Treasury shares	Total shareholders' equity
Balance at beginning of period	19,939	29,068	244,248	(0)	293,256
Changes in items during period					
Issuance of new shares (Exercise of share acquisition rights)	75	75			151
Issuance of new shares (Issuance of restricted shares)	54	54			109
Dividends of surplus			(15,648)		(15,648)
Profit attributable to owners of parent			77,884		77,884
Purchase of treasury shares				(30,000)	(30,000)
Disposal of treasury shares		(9,467)	(20,514)	29,982	—
Change in scope of consolidation			316		316
Capital increase of consolidated subsidiaries		151			151
Net changes of items other than shareholders' equity					
Total changes in items during period	130	(9,185)	42,037	(17)	32,964
Balance at end of period	20,070	19,882	286,286	(18)	326,221

	Accumulated other comprehensive income			Subscription rights to shares	Non-controlling interest	Total net assets
	Valuation difference on available-for-sale securities	Foreign currency translation adjustment	Total accumulated other comprehensive income			
Balance at beginning of period	12	540	552	551	52,782	347,143
Changes in items during period						
Issuance of new shares (Exercise of share acquisition rights)						151
Issuance of new shares (Issuance of restricted shares)						109
Dividends of surplus						(15,648)
Profit attributable to owners of parent						77,884
Disposal of treasury shares						(30,000)
Change in scope of consolidation						—
Change in scope of consolidation						316
Capital increase of consolidated subsidiaries						151
Net changes of items other than shareholders' equity	(47)	10,893	10,846	(77)	4,824	15,593
Total changes in items during period	(47)	10,893	10,846	(77)	4,824	48,558
Balance at end of period	(34)	11,434	11,399	474	57,606	395,702

#### 4) Consolidated Statements of Cash Flows

(Millions of yen)

	FY 2021 (From October 1, 2020 to September 30, 2021)	FY 2022 (From October 1, 2021 to September 30, 2022)
<b>Cash flows from operating activities</b>		
Profit before income taxes	101,970	120,988
Depreciation	953	1,375
Share-based payment expenses	223	205
Increase (decrease) in provision for bonuses	745	1,014
Increase (decrease) in provision for share awards	47	(257)
Increase (decrease) in allowance for doubtful accounts	7	(17)
Increase (decrease) in provision for warranties for completed construction	41	99
Increase (decrease) in retirement benefit liability	(16)	7
Loss (gain) on sale of shares of subsidiaries and associates	—	119
Loss (gain) on valuation of investment securities	1,362	1,942
Share of loss (profit) of entities accounted for using equity method	(1,395)	(383)
Loss (gain) on step acquisitions	11,095	—
Gain on bargain purchase	(15,475)	—
Interest and dividend income	(31)	(2,024)
Foreign exchange losses (gains)	(213)	(4,346)
Interest expenses	3,118	3,531
Amortization of bond issuance costs	24	—
Decrease (increase) in trade receivables	(826)	92
Decrease (increase) in inventories	(24,945)	(116,798)
Increase (decrease) in trade payables	2,036	13,833
Decrease (increase) in operating loans receivable	585	(6,384)
Increase (decrease) in contract liabilities	5,682	7,307
Increase (decrease) in guarantee deposits received	284	802
Increase (decrease) in deposits received	(321)	4,224
Decrease (increase) in advance payments to suppliers	(2,493)	(1,136)
Other, net	1,545	(2,303)
Subtotal	84,007	21,892
Interest and dividends received	26	2,024
Dividends received from entities accounted for using equity method	—	207
Interest paid	(3,090)	(3,508)
Income taxes paid	(30,819)	(36,969)
<b>Net cash provided by (used in) operating activities</b>	<b>50,123</b>	<b>(16,353)</b>

(Millions of yen)

	FY 2021 (From October 1, 2020 to September 30, 2021)	FY 2022 (From October 1, 2021 to September 30, 2022)
Cash flows from investing activities		
Payments into time deposits	(125)	(0)
Purchase of property, plant and equipment	(1,786)	(3,139)
Proceeds from sale of property, plant and equipment	94	28
Purchase of intangible assets	(381)	(487)
Loan advances	(735)	(1,171)
Proceeds from collection of loans receivable	373	5,166
Purchase of investment securities	(7,644)	(3,203)
Proceeds from sale and redemption of investment securities	54	—
Purchase of shares of subsidiaries and associates	(403)	—
Proceeds from sale of shares of subsidiaries and associates	—	17
Proceeds from purchase of shares of subsidiaries resulting in change in scope of consolidation	35,256	—
Payments for investments in capital of subsidiaries and associates	—	(3,174)
Repayment from investment in capital of subsidiaries and affiliates	—	3,107
Payments of leasehold and guarantee deposits	(1,688)	(1,934)
Proceeds from refund of leasehold and guarantee deposits	254	268
Other, net	274	156
Net cash provided by (used in) investing activities	23,541	(4,367)
Cash flows from financing activities		
Proceeds from short-term borrowings	275,146	262,358
Repayments of short-term borrowings	(280,633)	(212,514)
Proceeds from long-term borrowings	171,704	197,430
Repayments of long-term borrowings	(123,820)	(175,277)
Proceeds from issuance of bonds	9,957	—
Redemption of bonds	(242)	(242)
Proceeds from exercise of employee share options	193	98
Purchase of treasury shares	—	(30,000)
Repayments to non-controlling shareholders	—	(1,182)
Proceeds from share issuance to non-controlling shareholders	—	668
Dividends paid	(11,330)	(15,648)
Dividends paid to non-controlling interests	(388)	(997)
Net cash provided by (used in) financing activities	40,588	24,694
Effect of exchange rate change on cash and cash equivalents	809	6,858
Net increase (decrease) in cash and cash equivalents	115,063	10,832
Cash and cash equivalents at beginning of period	219,218	334,506
Increase (decrease) in cash and cash equivalents resulting from change in scope of consolidation	224	741
Cash and cash equivalents at end of period	334,506	346,080

(Notes to Consolidated Balance Sheets)

\*1 The following items are related to nonconsolidated subsidiaries and affiliates.

(Millions of yen)

	FY 2021 (As of September 30, 2021)	FY 2022 (As of September 30, 2022)
Other in Investments and other assets Investment securities (Shares)	438	100
Other in Investments and other assets (Investments in capital)	11,631	9,178

2 Guarantee obligations

(Millions of yen)

	FY 2021 (As of September 30, 2021)	FY 2022 (As of September 30, 2022)
Debt guarantees for our customers' housing loans from financial institutions (until they have completed registration of establishment of mortgage)	2,255	853
Guarantees of borrowings from financial institutions by subsidiaries and affiliates	389	224
Total	2,644	1,078

\*3 The accumulated amount of impairment loss is included in the amount of accumulated depreciation.

(Millions of yen)

	FY 2021 (as of September 30, 2021)	FY 2022 (as of September 30, 2022)
Accumulated impairment loss	84	141

\*4 The Company and 3 consolidated subsidiaries (Open House Development Co., Ltd., IB Net Co., Ltd. and Hawk One Corporation) have current account overdraft and commitment line agreements, the balance of unexecuted loans as of the end of the fiscal year under review, based on these agreements, is as follows:

(Millions of yen)

	FY 2021 (as of September 30, 2021)	FY 2022 (as of September 30, 2022)
Total loan commitment	141,700	158,900
Outstanding loans	99,332	132,556
Balance of unexecuted loans	42,367	26,343

\*5 Financial restraint clause

The Company and some of its consolidated subsidiaries concluded contracts for a syndicate loan payable and a term loan payable with financial institutions. The contracts include a financial restraint clause with criteria set by certain indicators that are computed based on the consolidated balance sheet, income statements, etc.

\*6 Liquidation of receivables

The Company transfers part of its operating loans and liquidates receivables

(Millions of yen)

	FY 2021 (as of September 30, 2021)	FY 2022 (as of September 30, 2022)
Total amount of transfer of operating loans from liquidation of receivables	11,975	11,556

(Notes to Consolidated Statements of Income)

\*1 Selling, general and administrative expenses include the following major items and amounts.

(Millions of yen)

	FY2021 (From October 1, 2020 to September 30, 2021)	FY2022 (From October 1, 2021 to September 30, 2022)
Directors' compensations	1,336	1,614
Salaries	9,984	12,824
Provision for bonuses	1,457	1,746
Provision for share-based remuneration	47	26
Retirement benefit expenses	176	225
Advertising expenses	3,431	3,874
Rent expenses on land and buildings	4,924	6,433
Taxes and dues	7,012	8,301
Sales commission	5,517	7,288
Commission expenses	7,163	7,075

\*2 The balance of inventories as of the end of the period is the amount after the carrying value is being written down, and the following appraisal losses are included in the cost of revenue.

(Millions of yen)

	FY 2021 (From October 1, 2020 to September 30, 2021)	FY 2022 (From October 1, 2021 to September 30, 2022)
	6,440	2,027

(Notes to Consolidated Statements of Cash Flows)

\* Reconciliation of balance of "cash and cash equivalents at the end of period" and the amounts of items stated in the consolidated balance sheet is as follows:

(Millions of yen)

	FY2021 (From October 1, 2020 to September 30, 2021)	FY2022 (From October 1, 2021 to September 30, 2022)
Cash and deposits	337,731	349,305
Time deposits of over three months	(3,215)	(3,215)
Restricted deposit	(9)	(9)
Cash and cash equivalents	334,506	346,080

(Segment and Other Information)

1. Outline of reportable segments

The reportable segments of the Group comprise those business units for which separate financial information is available, and which are subject to a regular review conducted by the Company's Board of Directors in order to determine the allocation of management resources and evaluate their performance.

2. Method for calculating revenue, income/loss, assets, liabilities, and other items for reportable segments

The accounting policies of reportable segments are generally the same as those described in "Basis of Presenting the Consolidated Financial Statements."

Segment income is based on operating income.

Intersegment revenue and transfers are based on market price.

3. Information on revenue, income or loss, and other items by reportable segment

FY2021 (From October 1, 2020 to September 30, 2021)

(Millions of yen)

	Reportable Segment						Adjustments (Note 1)	Amount Recorded on Consolidated Statements of Income (Note 2)
	Single-family homes related	Condominium	Property resale	Others	Pressance Corporation	Total		
Revenue								
Revenue from Outside Customers	446,959	46,676	122,718	44,848	149,337	810,540	—	810,540
Intersegment revenue and transfers	—	471	343	310	0	1,126	(1,126)	—
Total	446,959	47,147	123,061	45,159	149,337	811,666	(1,126)	810,540
Segment Income	62,294	6,507	12,285	5,232	16,502	102,822	(1,719)	101,103
Other items								
Depreciation	406	33	19	70	319	847	106	953
Amortization of goodwill	402	—	—	20	—	423	—	423

(Note)

1. Adjustment of ¥ (1,719) million for segment income includes intersegment elimination of ¥189 million and corporate expenses of ¥ (1,909) million that is not distributed to the reportable segments. Corporate expenses are primarily general and administrative expenses that do not belong to the reportable segments.
2. Segment income has been adjusted to operating income described in consolidated statements of income.

3. Segment assets are not listed as assets are not allocated to reportable segments.
4. Adjustment for depreciation and amortization refers to depreciation expenses related to corporate assets.

FY 2022 (From October 1, 2021 to September 30, 2022)

(Millions of yen)

	Reportable Segment						Adjustments (Note 1)	Amount Recorded on Consolidated Statements of Income (Note 2)
	Single- family homes related	Condominium	Property resale	Others	Pressance Corporation	Total		
Revenue								
Revenue from contracts with customers	505,389	62,362	127,867	70,761	142,265	908,646	10	908,656
Other revenues	11,164	–	26,237	3,569	3,059	44,029	–	44,029
Revenue from Outside Customers	516,554	62,362	154,104	74,330	145,324	952,676	10	952,686
Intersegment revenue and transfers	–	–	1,857	140	–	1,998	(1,998)	–
Total	516,554	62,362	155,961	74,471	145,324	954,674	(1,987)	952,686
Segment Income	63,014	10,654	17,669	8,205	20,727	120,271	(913)	119,358
Other items								
Depreciation	503	57	20	103	487	1,171	203	1,375
Amortization of goodwill	402	–	–	20	–	423	–	423

(Note)

1. Adjustment of ¥ 913 million for segment income includes intersegment elimination of ¥343 million and corporate expenses of ¥ 580 million that is not distributed to the reportable segments. Corporate expenses are primarily general and administrative expenses that do not belong to the reportable segments.
2. Segment income has been adjusted to operating income described in consolidated statements of income.
3. Segment assets are not listed as assets are not allocated to reportable segments.
4. Adjustment for depreciation and amortization refers to depreciation expenses related to corporate assets.

**Non-Consolidated Financial Statements**  
**1) Non-Consolidated Balance Sheets**

(Millions of yen)

	FY 2021 (As of September 30, 2021)	FY 2022 (As of September 30, 2022)
<b>Assets</b>		
Current assets		
Cash and deposits	92,665	35,648
Trade accounts receivable and Contract assets	1,709	3,366
Prepaid expenses	379	435
Short-term loans receivable from subsidiaries and associates	23,210	98,842
Income taxes refund receivable	6,158	9,122
Consumption taxes refund receivable	—	395
Other	2,060	2,424
<b>Total current assets</b>	<b>126,184</b>	<b>150,236</b>
Non-current assets		
Property, plant and equipment		
Buildings	1,407	82
Vehicles	66	39
Tools, furniture and fixtures	230	51
Other	78	92
<b>Total property, plant and equipment</b>	<b>1,783</b>	<b>266</b>
Intangible assets		
Software	120	139
Other	1	57
<b>Total intangible assets</b>	<b>122</b>	<b>196</b>
Investments and other assets		
Investment securities	597	3,472
Shares of subsidiaries and associates	101,633	101,606
Long-term prepaid expenses	64	62
Leasehold and guarantee deposits	2,606	2,790
Deferred tax assets	917	273
Other	28	27
Allowance for doubtful accounts	(1)	(2)
<b>Total investments and other assets</b>	<b>105,846</b>	<b>108,230</b>
<b>Total non-current assets</b>	<b>107,752</b>	<b>108,693</b>
<b>Total assets</b>	<b>233,936</b>	<b>258,930</b>



(Millions of yen)

	FY2021 (As of September 30, 2021)	FY 2022 (As of September 30, 2022)
<b>Liabilities</b>		
Current liabilities		
Current portion of bonds payable	242	242
Current portion of long-term borrowings	7,565	8,740
Accounts payable - other	1,188	805
Accrued expenses	523	112
Contract liabilities	1,071	—
Deposits received	136	70
Provision for bonuses	1,340	280
Other	645	105
Total current liabilities	12,714	10,355
Non-current liabilities		
Bonds payable	10,605	10,363
Long-term borrowings	89,737	118,472
Total non-current liabilities	100,342	128,835
Total liabilities	113,056	139,191
<b>Net assets</b>		
Shareholders' equity		
Share capital	19,939	20,070
Capital surplus		
Legal capital surplus	19,722	19,853
Other capital surplus	11,111	—
Total capital surplus	30,834	19,853
Retained earnings		
Legal retained earnings	35	35
Other retained earnings		
Retained earnings brought forward	69,954	79,704
Total retained earnings	69,990	79,739
Treasury shares	(0)	(18)
Total shareholders' equity	120,764	119,645
Valuation and translation adjustments		
Valuation difference on available-for-sale securities	2	(47)
Total valuation and translation adjustments	2	(47)
Share acquisition rights	112	141
Total net assets	120,879	119,738
Total liabilities and net assets	233,936	258,930

## 2) Non-Consolidated Statements of Income

(Millions of yen)

	FY 2021 (From October 1, 2020 to September 30, 2021)	FY 2002 (From October 1, 2021 to September 30, 2022)
Operating revenue	17,835	56,420
Operating costs	8,888	2,121
Operating gross profit	8,947	54,298
Selling, general and administrative expenses	6,248	1,815
Operating expenses	—	6,407
Total selling, general and administrative expenses and operating expenses	6,248	8,222
Operating profit	2,699	46,076
Non-operating income		
Interest income	314	582
Dividend income	33,983	723
Guarantee commission received	188	230
Foreign exchange gains	84	480
Other	223	192
Total non-operating income	34,793	2,209
Non-operating expenses		
Interest expenses	912	1,055
Loss on valuation of shares of subsidiaries and associates	271	26
Interest on bonds	23	98
Amortization of bond issuance costs	24	—
Guarantee commission	150	192
Commission expenses	361	407
Other	169	92
Total non-operating expenses	1,913	1,872
Ordinary profit	35,579	46,412
Profit before income taxes	35,579	46,412
Income taxes – current	554	149
Income taxes – deferred	△63	351
Total income taxes	491	500
Profit	35,088	45,912

### 3) Non-Consolidated Statements of Changes in Equity

FY 2021 (From October 1, 2020 to September 30, 2021)

(Millions of yen)

	Shareholders' equity						
	Share capital	Capital surplus			Retained earnings		
		Legal capital surplus	Other capital surplus	Total capital surplus	Legal retained earnings	Other retained earnings Retained earnings brought forward	Total retained earnings
Balance at beginning of period	19,741	19,524	11,111	30,636	35	46,196	46,232
Changes during period							
Issuance of new shares (Exercise of subscription rights to shares)	151	151		151			
Issuance of new shares (Issuance of restricted shares)	46	46		46			
Dividends of surplus						(11,330)	(11,330)
Net income						35,088	35,088
Net changes of items other than shareholders' equity							
Total changes during period	197	197	—	197	—	23,757	23,757
Balance at end of period	19,939	19,722	11,111	30,834	35	69,954	69,990

	Shareholders' equity		Valuation and translation adjustments		Subscription rights to shares	Total net assets
	Treasury shares	Total shareholders' equity	Valuation difference on available-for-sale securities	Total valuation and translation adjustments		
Balance at beginning of period	(0)	96,610	6	6	217	96,835
Changes during period						
Issuance of new shares (Exercise of subscription rights to shares)		302				260
Issuance of new shares (Issuance of restricted shares)		93				93
Dividends of surplus		(11,330)				(11,330)
Net income		35,088				35,088
Net changes of items other than shareholders' equity			(4)	(4)	(105)	(109)
Total changes during period	—	24,153	(4)	(4)	(105)	24,044
Balance at end of period	(0)	120,764	2	2	112	120,879

FY 2022 (From October 1, 2021 to September 30, 2022)

(Millions of yen)

	Shareholders' equity						
	Share capital	Capital surplus			Retained earnings		
		Legal capital surplus	Other capital surplus	Total capital surplus	Legal retained earnings	Other retained earnings	Total retained earnings
					Retained earnings brought forward		
Balance at beginning of period	19,939	19,722	11,111	30,834	35	69,954	69,990
Changes during period							
Issuance of new shares (Exercise of subscription rights to shares)	75	75		75			
Issuance of new shares (Issuance of restricted shares)	54	54		54			
Dividends of surplus						(15,648)	(15,648)
Net income						45,912	45,912
Purchase of treasury shares							
Disposal of treasury shares			(9,467)	(9,467)		(20,514)	(20,514)
Decrease by corporate division-split-off type			(1,643)	(1,643)			
Net changes of items other than shareholders' equity							
Total changes during period	130	130	(11,111)	(10,981)	—	9,749	9,749
Balance at end of period	20,070	19,853	—	19,853	35	79,704	79,739

	Shareholders' equity		Valuation and translation adjustments		Subscription rights to shares	Total net assets
	Treasury shares	Total shareholders' equity	Valuation difference on available-for-sale securities	Total valuation and translation adjustments		
Balance at beginning of period	(0)	120,764	2	2	112	120,879
Changes during period						
Issuance of new shares (Exercise of subscription rights to shares)		151				151
Issuance of new shares (Issuance of restricted shares)		109				109
Dividends of surplus		(15,648)				(15,648)
Net income		45,912				45,912
Purchase of treasury shares	(30,000)	(30,000)				(30,000)
Disposal of treasury shares	29,982	—				—
Decrease by corporate division-split-off type		(1,643)				(1,643)
Net changes of items other than shareholders' equity			(50)	(50)	29	(21)
Total changes during period	(17)	(1,119)	(50)	(50)	29	(1,140)
Balance at end of period	(18)	119,645	(47)	(47)	141	119,738

Note to non-consolidated financial statements  
(Notes on Significant subsequent events)  
Not applicable