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

October 30, 2026

Company name Fuji Jutaku Co., Ltd. Stock exchange listings: Tokyo Prime
Securities code 8860 URL <https://www.fuji-jutaku.co.jp/>
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Scheduled date of submission of semi-annual securities report: November 13, 2026
Scheduled date of commencement of dividend payments: November 27, 2026
Preparation of supplementary material on financial results: Yes
Holding of financial results meeting: Yes (for institutional and individual investors)

(Amounts less than one million yen are rounded down)

1. Consolidated Financial Results for the Second Quarter of the Fiscal Year Ending March 2027 (April 1, 2026 to September 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	%
Interim period ending March 31, 2027	70,471	(1.7)	3,723	(23.8)	2,886	(34.6)	1,868	(37.1)
Interim period ended March 31, 2026	71,723	19.6	4,886	18.7	4,414	20.0	2,969	19.8

(NOTE) Comprehensive income Interim period ending March 31, 2027 2,247 million yen (28.0)%
Interim period ended March 31, 2026 3,121 million yen 28.2%

	Interim Earnings per Share	Diluted Interim Earnings per Share
	Yen	Yen
Interim period ending March 31, 2027	52.17	-
Interim period ended March 31, 2026	82.14	-

(2) Consolidated Financial Position

	Total assets	Net assets	Equity ratio
	Millions of yen	Millions of yen	%
Interim period ending March 31, 2027	203,406	59,972	29.5
Year ended March 31, 2026	193,040	58,312	30.2

Reference: Equity Interim period ending March 31, 2027 59,972 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	-	16.00			
Fiscal Year Ending March 2027 (Forecast)			-	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
Full Year	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
	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: None

* Notes

(1) Significant changes in the scope of consolidation during the current interim term: None

(2) Application of special accounting methods for the preparation of interim 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)

Interim period ending March 31, 2027	36,849,912 Shares	Year ended March 31, 2026	36,849,912 Shares
Interim period ending March 31, 2027	1,084,049 Shares	Year ended March 31, 2026	1,054,159 Shares
Interim period ending March 31, 2027	35,808,742 Shares	Interim period ended March 31, 2026	36,147,023 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.

* The financial results for the second quarter (interim term) are not subject to review by a certified public accountant or an auditing firm.

* 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 4, “2. Progress of Consolidated Results for the Current Interim Period and Full-Year Consolidated Earnings Forecast (2) Explanation of Consolidated Earnings Forecasts and Other Forward-Looking Information.”

(Method of Obtaining Supplementary Briefing Materials on Financial Results and Details of Financial Results Briefing Session)

Supplementary materials for financial results are available on TDnet on the same day and are available on our website. We also plan to hold a financial results briefing for institutional and individual investors. Details of this financial results briefing are available on our website.

○Accompanying Materials – Contents

1. Introduction	4
2. Progress of Consolidated Results for the Current Interim Period and Full-Year Consolidated Earnings Forecast	4
(1) Analysis of differences in forecasts of consolidated results for the current interim consolidated fiscal year	4
(2) Explanation of Consolidated Earnings Forecasts and Other Forward-Looking Information	4
3. Interim Consolidated Financial Statements and Major Notes	5
(1) Interim Consolidated Balance Sheet	5
(2) Interim Consolidated Statements of Income and Interim Consolidated Statements of Comprehensive Income	7
Interim Consolidated Statements of Income	7
Interim Consolidated Statements of Comprehensive Income	8
(3) Notes to Interim Consolidated Financial Statements	9
(Notes on Segment Information, etc.)	9
(Notes in the Event of Significant Changes in the Amount of Shareholders' Equity)	11
(Notes on Going Concern Assumptions)	11
(Additional Information)	11
(Notes to Significant Subsequent Events)	11

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. Progress of Consolidated Results for the Current Interim Period and Full-Year Consolidated Earnings Forecast

(1) Analysis of differences in forecasts of consolidated results for the current interim consolidated fiscal year

	Full-year consolidated earnings forecast	Current consolidated interim accounting period results	Vs. full-year forecast actual progress rate
Net sales (Millions of yen)	145,000	70,471	48.6%
Operating profit (Millions of yen)	9,100	3,723	40.9%
Ordinary profit (Millions of yen)	7,000	2,886	41.2%
Profit attributable to owners of parent (Millions of yen)	4,600	1,868	40.6%

(Note) Explanation of Progress

Consolidated results for the current consolidated interim accounting period remained solid relative to the full-year consolidated earnings forecasts, in terms of both net sales and profit at each stage. In the current consolidated fiscal year, the completion and delivery of condominiums are concentrated in the second half, and the progress rate against the full-year consolidated earnings forecasts is therefore at a low level. However, this was anticipated from the outset, and progress is in line with the plan.

In the Existing Housing segment, both the number of units sold and the unit selling price have been trending at a pace exceeding the plan, and detached houses for sale and the Real Estate Utilization segment have also been performing above plan, with net sales progressing beyond expectations. On the profit front, meanwhile, we have been affected by rising costs and personnel expenses as well as increased financial costs due to rising interest rates. However, the increase in contribution margin accompanying higher revenue has absorbed these impacts to a certain extent, and profit at each stage has also progressed largely in line with the plan.

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

Consolidated results for the current consolidated interim accounting period showed decreases in both revenue and profit compared with the same period of the previous year, due in part to the reactionary decline following the completion and delivery of a large condominium in the same period of the previous year. On the other hand, each business, centered on the Existing Housing segment, has been performing largely in line with or above plan, and our Group's revenue base is steadily expanding. In particular, used house sales in the Existing Housing segment continued to perform strongly, while the accumulation of managed units and high occupancy rates in the Leasing and Property Management segment are contributing to securing stable earnings. In the Residential Development segment, while there are concerns about the impact of rising housing prices and interest rates on the willingness to purchase homes, the competitive environment has eased owing to competitors' withdrawal from the housing development business and other factors, and orders received have remained solid. In addition, earnings have been affected by cost increases, including higher construction material prices and personnel expenses as well as increased financial costs due to rising interest rates. Although it is taking a certain amount of time to pass on these costs to selling prices and the cost increases have not been fully absorbed, we have absorbed the impact to a certain extent by securing contribution margin in line with the increase in net sales.

As a result of the above, the top line has been trending at a pace exceeding the initial plan, and although profits have been affected by cost increases, overall progress against the earnings plan for the fiscal year ending March 2027 has been favorable.

Going forward, we will work to improve the earning power of each business while closely monitoring economic conditions in Japan and overseas, price and foreign exchange trends, the Bank of Japan's monetary policy and interest rate trends, and trends in construction material prices and personnel expenses. At present, there are no material changes to the full-year consolidated earnings forecast for the fiscal year ending March 2027. Should any material changes arise in the assumptions underlying the earnings forecast, we will promptly announce them.

For details, please refer to the "Fiscal Year Ending March 2027 2nd Quarter (Interim) Financial Results Presentation Materials" released today.

3. Interim Consolidated Financial Statements and Major Notes

(1) Interim Consolidated Balance Sheet

(Thousands of yen)

	As of March 31, 2026	As of September 30, 2026
Assets		
Current assets		
Cash and deposits	21,703,980	19,525,646
Notes receivable – trade	47,845	82,215
Accounts receivable from completed construction contracts	22,886	186,677
Contract assets	390,089	383,692
Real estate for sale	35,948,411	33,656,782
Real estate for sale in process	29,208,307	35,759,424
Real estate under development	35,265,573	40,980,071
Costs on construction contracts in progress	5,334	5,909
Supplies	46,691	49,436
Other	3,272,121	3,051,924
Allowance for doubtful accounts	(45,511)	(38,305)
Total current assets	125,865,730	133,643,474
Non-current assets		
Property, plant and equipment		
Buildings and structures, net	22,306,590	22,434,998
Machinery, equipment and vehicles, net	81,151	76,521
Tools, furniture and fixtures, net	253,558	262,324
Land	37,629,339	39,017,969
Leased assets, net	14,393	13,123
Construction in progress	160,910	975,175
Total property, plant and equipment	60,445,943	62,780,112
Intangible assets		
Goodwill	27,481	13,643
Other	519,080	491,615
Total intangible assets	546,561	505,259
Investments and other assets		
Investment securities	1,370,697	1,924,180
Long-term loans receivable	23,045	21,043
Deferred tax assets	1,388,739	1,120,543
Long-term time deposits	500,000	500,000
Other	2,901,364	2,913,544
Allowance for doubtful accounts	(1,806)	(1,806)
Total investments and other assets	6,182,040	6,477,504
Total non-current assets	67,174,545	69,762,876
Total assets	193,040,276	203,406,350

(Thousands of yen)

	As of March 31, 2026	As of September 30, 2026
Liabilities		
Current liabilities		
Notes payable, accounts payable for construction contracts	4,515,734	5,996,169
Electronically recorded obligations - operating	1,515,093	928,653
Contract liabilities	2,589,945	2,215,564
Short-term borrowings	38,555,110	40,954,410
Current portion of bonds payable	350,000	350,000
Lease liabilities	2,793	2,793
Income taxes payable	1,249,009	1,000,526
Advances received	3,526,945	3,996,262
Provision for bonuses	376,400	384,400
Provision for share awards for directors (and other officers)	34,977	—
Provision for share awards	259,843	—
Other	5,986,050	5,838,756
Total current liabilities	58,961,903	61,667,538
Non-current liabilities		
Bonds payable	325,000	150,000
Long-term borrowings	75,070,197	81,336,168
Lease liabilities	13,039	11,642
Asset retirement obligations	28,882	29,011
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	81,766,231
Total liabilities	134,727,808	143,433,770
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	49,219,139
Treasury shares	(828,006)	(834,816)
Total shareholders' equity	57,632,556	58,913,643
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	582,733	961,758
Revaluation reserve for land	97,177	97,177
Total accumulated other comprehensive income	679,911	1,058,936
Total net assets	58,312,467	59,972,580
Total liabilities and net assets	193,040,276	203,406,350

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

(Thousands of yen)

	Six months ended September 30, 2025	Six months ended September 30, 2026
Net sales	71,723,081	70,471,628
Cost of sales	60,611,912	60,117,540
Gross profit	11,111,169	10,354,088
Selling, general and administrative expenses		
Sales commission	867,163	998,634
Advertising expenses	586,516	575,928
Promotion expenses	29,925	30,821
Salaries and bonuses	1,603,795	1,695,767
Provision for bonuses	4,963	4,229
Provision of allowance for doubtful accounts	181,405	179,805
Enterprise tax	94,500	80,800
Consumption Taxes	592,657	653,841
Depreciation	165,250	172,900
Amortization of goodwill	13,837	13,837
Rent expenses	137,827	145,498
Other	1,946,812	2,078,158
Total selling, general and administrative expenses	6,224,655	6,630,222
Operating profit	4,886,513	3,723,866
Non-operating income		
Interest income	11,453	20,535
Dividend income	31,652	24,121
Commission income	28,005	22,243
Penalty income	8,590	21,805
Subsidy income	197,658	154,587
Other	33,471	43,155
Total non-operating income	310,830	286,448
Non-operating expenses		
Interest expenses	769,301	1,112,839
Other	13,502	11,469
Total non-operating expenses	782,804	1,124,309
Ordinary profit	4,414,540	2,886,005
Extraordinary income		
Gain on sale of non-current assets	—	595
Total extraordinary income	—	595
Extraordinary losses		
Loss on sales of non-current assets	—	884
Loss on retirement of non-current assets	3,670	1,348
Total extraordinary losses	3,670	2,233
Profit before income taxes	4,410,869	2,884,367
Income taxes – current	1,412,900	922,500
Income taxes – deferred	28,889	93,738
Total income taxes	1,441,789	1,016,238
Profit	2,969,079	1,868,128
Profit attributable to non-controlling interests	—	—
Profit attributable to owners of parent	2,969,079	1,868,128

(Interim Consolidated Statement of Comprehensive Income)

(Thousands of yen)

	Six months ended September 30, 2025	Six months ended September 30, 2026
Profit	2,969,079	1,868,128
Other comprehensive income		
Valuation difference on available-for-sale securities	152,711	379,025
Total other comprehensive income	152,711	379,025
Comprehensive income	3,121,791	2,247,153
(Comprehensive income attributable to)		
Comprehensive income attributable to owners of parent	3,121,791	2,247,153
Comprehensive income attributable to non-controlling interests	—	—

(3) Notes to Interim Consolidated Financial Statements

(Notes on Segment information, etc.)

I Six months ended September 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	22,433,062	15,716,211	16,146,459	16,619,899	698,704	71,614,337	108,743	71,723,081
Intersegment sales or transfers	—	—	516,513	—	507,259	1,023,772	—	1,023,772
Total	22,433,062	15,716,211	16,662,972	16,619,899	1,205,963	72,638,109	108,743	72,746,853
Segment profit (loss)	1,292,427	547,141	1,669,595	2,156,877	(26,198)	5,639,843	81,942	5,721,786

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 interim 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	72,638,109
Net sales of the 'Other' category	108,743
Elimination of inter-segment transactions	(1,023,772)
Net sales in the interim consolidated statements of income	71,723,081

(Thousands of yen)

Profit	Amount
Total for reportable segments	5,639,843
Profit of the 'Other' category	81,942
Elimination of inter-segment transactions	(46,143)
General corporate expenses (Note)	(789,128)
Operating profit in the interim consolidated statements of income	4,886,513

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 Six months ended September 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	13,733,029	20,144,812	17,915,780	17,933,250	630,393	70,357,265	114,362	70,471,628
Intersegment sales or transfers	—	—	899,286	—	637,960	1,537,246	—	1,537,246
Total	13,733,029	20,144,812	18,815,066	17,933,250	1,268,353	71,894,512	114,362	72,008,875
Segment profit (loss)	104,596	822,289	1,444,692	2,234,278	(1,287)	4,604,569	77,605	4,682,174

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 interim 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	71,894,512
Net sales of the 'Other' category	114,362
Elimination of inter-segment transactions	(1,537,246)
Net sales in the interim consolidated statements of income	70,471,628

(Thousands of yen)

Profit	Amount
Total for reportable segments	4,604,569
Profit of the 'Other' category	77,605
Elimination of inter-segment transactions	(112,141)
General corporate expenses (Note)	(846,166)
Operating profit in the interim consolidated statements of income	3,723,866

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 interim period 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

(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	Six months ended September 30, 2026
Buildings and structures	1,980,198	1,012,771
Land	6,718,185	2,907,980
Total	8,698,383	3,920,751

(Notes to Significant Subsequent Events)

Not applicable.