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April 10, 2026

Non-consolidated Financial Results for the Fiscal Year Ended February 28, 2026 (Under Japanese GAAP)



Company name: WADAKOHSAN CORPORATION

Listing: Tokyo Stock Exchange

Securities code: 8931

URL: <https://www.wadakohsan.co.jp>

Representative: Toshiya Mizomoto

President and Representative Director

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Director

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Scheduled date of annual general meeting of shareholders: May 28, 2026

Scheduled date to commence dividend payments: May 29, 2026

Scheduled date to file annual securities report: May 25, 2026

Preparation of supplementary material on financial results: Yes

Holding of financial results briefing: Yes

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

1. Non-consolidated financial results for the fiscal year ended February 28, 2026 (from March 1, 2025 to February 28, 2026)

(1) Non-consolidated operating results

(Percentages indicate year-on-year changes.)

	Net sales		Operating profit		Ordinary profit		Profit	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Fiscal year ended February 28, 2026	42,144	5.0	4,988	(5.6)	3,982	(11.6)	2,623	(16.0)
February 28, 2025	40,130	3.4	5,285	16.7	4,502	17.9	3,122	18.3

	Basic earnings per share	Diluted earnings per share	Rate of return on equity	Ordinary profit to total assets ratio	Operating profit to net sales ratio
	Yen	Yen	%	%	%
Fiscal year ended February 28, 2026	239.44	-	7.8	3.6	11.8
February 28, 2025	284.51	-	9.8	4.3	13.2

Reference: Share of profit (loss) of entities accounted for using equity method

For the fiscal year ended February 28, 2026: ¥ - million

For the fiscal year ended February 28, 2025: ¥ - million

(2) Non-consolidated financial position

	Total assets	Net assets	Equity-to-asset ratio	Net assets per share
	Millions of yen	Millions of yen	%	Yen
As of February 28, 2026	113,076	34,721	30.7	3,168.72
February 28, 2025	110,655	32,929	29.8	3,005.80

Reference: Equity

As of February 28, 2026: ¥ 34,721 million

As of February 28, 2025: ¥ 32,929 million

(3) Non-consolidated cash flows

	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
Fiscal year ended February 28, 2026	(9,016)	(2,792)	7,271	10,295
February 28, 2025	(1,939)	(2,094)	3,896	14,832

2. Cash dividends

	Annual dividends per share					Total cash dividends (Total)	Payout ratio	Ratio of dividends to net assets
	First quarter-end	Second quarter-end	Third quarter-end	Fiscal year-end	Total			
	Yen	Yen	Yen	Yen	Yen	Millions of yen	%	%
Fiscal year ended February 28, 2025	-	26.00	-	44.00	70.00	771	24.6	2.4
Fiscal year ended February 28, 2026	-	35.00	-	37.00	72.00	793	30.1	2.3
Fiscal year ending February 28, 2027 (Forecast)	-	25.00	-	35.00	60.00		31.3	

3. Non-consolidated financial result forecasts for the fiscal year ending February 28, 2027 (from March 1, 2026 to February 28, 2027)

(Percentages indicate year-on-year changes.)

	Net sales		Operating profit		Ordinary profit		Profit		Basic earnings per share
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	
Six months ending August 31, 2026	21,000	(5.3)	1,600	(42.0)	900	(61.0)	700	(57.5)	Yen 63.89
Full year	46,000	9.1	4,300	(13.8)	3,000	(24.7)	2,100	(20.0)	191.66

* Notes

(1) Changes in accounting policies, changes in accounting estimates, and restatement

- (i) Changes in accounting policies due to revisions to accounting standards and other regulations: None
- (ii) Changes in accounting policies due to other reasons: None
- (iii) Changes in accounting estimates: None
- (iv) Restatement: None

(2) Number of issued shares (common shares)

(i) Total number of issued shares at the end of the period (including treasury shares)

As of February 28, 2026	11,100,000 shares
As of February 28, 2025	11,100,000 shares

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

As of February 28, 2026	142,480 shares
As of February 28, 2025	144,680 shares

(iii) Average number of shares outstanding during the period

Fiscal Year ended February 28, 2026	10,956,700 shares
Fiscal Year ended February 28, 2025	10,973,918 shares

* Financial results reports are exempt from audit conducted by certified public accountants or an audit firm.

* Proper use of earnings forecasts, and other special matters

Forward-looking statements in this document, including the forecasts of financial results, etc., are based on the information currently available to the company and certain assumptions deemed to be reasonable. Actual performance and other results may differ materially from these forecasts due to various factors.

Non-consolidated Financial Statements and Primary Notes

Non-consolidated Balance Sheet

(Thousands of yen)

	As of February 28, 2025	As of February 28, 2026
Assets		
Current assets		
Cash and deposits	17,198,152	12,615,383
Accounts receivable - trade	6,066	106,477
Lease receivables	770,987	745,858
Real estate for sale	10,083,182	11,100,266
Real estate for sale in process	51,364,374	54,791,085
Prepaid expenses	82,515	91,955
Other	274,298	406,620
Allowance for doubtful accounts	(7,640)	(7,326)
Total current assets	79,771,937	79,850,319
Non-current assets		
Property, plant and equipment		
Buildings	22,843,542	24,645,146
Accumulated depreciation	(9,250,387)	(9,835,772)
Buildings, net	13,593,154	14,809,374
Structures	296,788	318,628
Accumulated depreciation	(202,550)	(206,193)
Structures, net	94,238	112,435
Machinery and equipment	280,111	1,648,835
Accumulated depreciation	(278,015)	(324,339)
Machinery and equipment, net	2,095	1,324,495
Tools, furniture and fixtures	335,849	379,518
Accumulated depreciation	(252,809)	(275,876)
Tools, furniture and fixtures, net	83,040	103,642
Land	13,924,696	14,212,357
Leased assets	17,923	17,923
Accumulated depreciation	(9,490)	(10,980)
Leased assets, net	8,432	6,942
Construction in progress	857,684	421,481
Total property, plant and equipment	28,563,344	30,990,729
Intangible assets		
Leasehold interests in land	665,022	589,762
Software	16,934	14,510
Other	7,601	7,601
Total intangible assets	689,558	611,874
Investments and other assets		
Investment securities	266,881	299,143
Shares of subsidiaries and associates	62,000	62,000
Investments in capital	3,210	2,710
Long-term loans receivable	185,661	191,482
Distressed receivables	15,506	15,506
Deferred tax assets	499,377	509,770
Guarantee deposits	280,798	346,066
Other	332,796	408,686
Allowance for doubtful accounts	(15,584)	(211,764)
Total investments and other assets	1,630,647	1,623,601
Total non-current assets	30,883,550	33,226,206
Total assets	110,655,487	113,076,525

(Thousands of yen)

	As of February 28, 2025	As of February 28, 2026
Liabilities		
Current liabilities		
Accounts payable - trade	2,677,098	1,024,266
Electronically recorded obligations - operating	7,157,728	3,589,604
Short-term borrowings	6,794,000	9,839,800
Current portion of bonds payable	56,000	56,000
Current portion of long-term borrowings	12,531,138	10,416,828
Accounts payable - other	267,516	290,698
Accounts payable - facilities	13,596	413,331
Accrued expenses	38,857	63,735
Income taxes payable	822,246	587,762
Accrued consumption taxes	293,587	131,509
Advances received	7,402,540	4,954,918
Deposits received	85,131	59,324
Lease liabilities	1,639	1,572
Unearned revenue	205,229	215,603
Provision for bonuses	175,429	169,322
Provision for bonuses for directors (and other officers)	16,620	11,965
Provision for warranties for completed construction	20,000	21,000
Asset retirement obligations	3,268	9,287
Other	110,041	142,308
Total current liabilities	38,671,669	31,998,839
Non-current liabilities		
Bonds payable	120,000	64,000
Long-term borrowings	37,855,353	45,120,019
Long-term guarantee deposits	330,815	340,904
Provision for retirement benefits	254,198	256,004
Provision for share awards for directors (and other officers)	20,550	44,400
Lease liabilities	7,636	6,195
Asset retirement obligations	334,039	402,014
Other	131,753	122,791
Total non-current liabilities	39,054,347	46,356,330
Total liabilities	77,726,017	78,355,169

(Thousands of yen)

	As of February 28, 2025	As of February 28, 2026
Net assets		
Shareholders' equity		
Share capital	1,403,091	1,403,091
Capital surplus		
Legal capital surplus	1,450,767	1,450,767
Other capital surplus	-	4
Total capital surplus	1,450,767	1,450,771
Retained earnings		
Legal retained earnings	20,100	20,100
Other retained earnings		
General reserve	13,000,000	13,000,000
Retained earnings brought forward	17,228,426	18,980,983
Total retained earnings	30,248,526	32,001,083
Treasury shares	(206,258)	(203,076)
Total shareholders' equity	32,896,127	34,651,869
Valuation and translation adjustments		
Valuation difference on available-for-sale securities	29,692	62,762
Deferred gains or losses on hedges	3,651	6,724
Total valuation and translation adjustments	33,343	69,487
Total net assets	32,929,470	34,721,356
Total liabilities and net assets	110,655,487	113,076,525

Non-consolidated Statement of Income

(Thousands of yen)

	For the fiscal year ended February 28, 2025	For the fiscal year ended February 28, 2026
Net sales		
Real estate sales	36,765,892	38,619,726
Rent income of real estate and other	3,364,661	3,525,013
Total net sales	40,130,553	42,144,739
Cost of sales		
Cost of sales - real estate	28,391,669	30,553,191
Cost of real estate lease revenue	1,982,700	2,028,079
Total cost of sales	30,374,369	32,581,270
Gross profit	9,756,184	9,563,468
Selling, general and administrative expenses		
Advertising expenses	1,082,125	1,065,621
Sample room expenses	463,399	546,541
Remuneration for directors (and other officers)	234,945	243,070
Salaries and allowances	853,161	901,001
Provision for bonuses	175,429	169,322
Provision for bonuses for directors (and other officers)	16,620	11,965
Retirement benefit expenses	39,394	42,913
Provision for retirement benefits for directors (and other officers)	9,184	-
Welfare expenses	192,818	196,768
Taxes and dues	876,066	911,617
Depreciation	24,742	22,879
Commission expenses	200,249	184,260
Rent expenses	29,372	30,337
Other	272,870	248,869
Total selling, general and administrative expenses	4,470,380	4,575,170
Operating profit	5,285,803	4,988,298
Non-operating income		
Interest income	8,226	42,736
Dividend income	3,288	3,953
Gain on investments in capital	9,399	6,739
Commission income	5,205	6,618
Surrender value of insurance policies	88,628	5,504
Other	8,718	9,702
Total non-operating income	123,467	75,254
Non-operating expenses		
Interest expenses	749,463	945,895
Financing expenses	125,531	98,568
Other	31,567	37,084
Total non-operating expenses	906,562	1,081,547
Ordinary profit	4,502,708	3,982,004

(Thousands of yen)

	For the fiscal year ended February 28, 2025	For the fiscal year ended February 28, 2026
Extraordinary income		
Gain on sale of non-current assets	57	61,563
Total extraordinary income	57	61,563
Extraordinary losses		
Loss on retirement of non-current assets	7,629	-
Provision of allowance for doubtful accounts	-	196,188
Total extraordinary losses	7,629	196,188
Profit before income taxes	4,495,137	3,847,380
Income taxes - current	1,413,000	1,247,000
Income taxes - deferred	(40,083)	(23,105)
Total income taxes	1,372,916	1,223,894
Profit	3,122,220	2,623,485

Non-consolidated Statement of Changes in Equity

For the fiscal year ended February 28, 2025

(Thousands of yen)

	Shareholders' equity							
	Share capital	Capital surplus			Legal retained earnings	Retained earnings		Total retained earnings
		Legal capital surplus	Other capital surplus	Total capital surplus		General reserve	Retained earnings brought forward	
Balance at beginning of period	1,403,091	1,448,280	-	1,448,280	20,100	13,000,000	14,770,232	27,790,332
Changes during period								
Dividends of surplus							(664,026)	(664,026)
Profit							3,122,220	3,122,220
Purchase of treasury shares								
Disposal of treasury shares		2,487		2,487				
Net changes in items other than shareholders' equity								
Total changes during period	-	2,487	-	2,487	-	-	2,458,194	2,458,194
Balance at end of period	1,403,091	1,450,767	-	1,450,767	20,100	13,000,000	17,228,426	30,248,526

	Shareholders' equity		Valuation and translation adjustments			Total net assets
	Treasury shares	Total shareholders' equity	Valuation difference on available-for-sale securities	Deferred gains or losses on hedges	Total valuation and translation adjustments	
Balance at beginning of period	(121)	30,641,581	20,859	(3,714)	17,145	30,658,726
Changes during period						
Dividends of surplus		(664,026)				(664,026)
Profit		3,122,220				3,122,220
Purchase of treasury shares	(303,567)	(303,567)				(303,567)
Disposal of treasury shares	97,431	99,918				99,918
Net changes in items other than shareholders' equity			8,832	7,365	16,198	16,198
Total changes during period	(206,136)	2,254,545	8,832	7,365	16,198	2,270,743
Balance at end of period	(206,258)	32,896,127	29,692	3,651	33,343	32,929,470

For the fiscal year ended February 28, 2026

(Thousands of yen)

	Shareholders' equity							
	Share capital	Capital surplus			Legal retained earnings	Retained earnings		
		Legal capital surplus	Other capital surplus	Total capital surplus		General reserve	Retained earnings brought forward	Total retained earnings
Balance at beginning of period	1,403,091	1,450,767	-	1,450,767	20,100	13,000,000	17,228,426	30,248,526
Changes during period								
Dividends of surplus							(870,929)	(870,929)
Profit							2,623,485	2,623,485
Purchase of treasury shares								
Disposal of treasury shares			4	4				
Net changes in items other than shareholders' equity								
Total changes during period	-	-	4	4	-	-	1,752,556	1,752,556
Balance at end of period	1,403,091	1,450,767	4	1,450,771	20,100	13,000,000	18,980,983	32,001,083

	Shareholders' equity		Valuation and translation adjustments			Total net assets
	Treasury shares	Total shareholders' equity	Valuation difference on available-for-sale securities	Deferred gains or losses on hedges	Total valuation and translation adjustments	
Balance at beginning of period	(206,258)	32,896,127	29,692	3,651	33,343	32,929,470
Changes during period						
Dividends of surplus		(870,929)				(870,929)
Profit		2,623,485				2,623,485
Purchase of treasury shares		-				-
Disposal of treasury shares	3,181	3,185				3,185
Net changes in items other than shareholders' equity			33,070	3,072	36,143	36,143
Total changes during period	3,181	1,755,742	33,070	3,072	36,143	1,791,885
Balance at end of period	(203,076)	34,651,869	62,762	6,724	69,487	34,721,356

Non-consolidated Statement of Cash Flows

(Thousands of yen)

	For the fiscal year ended February 28, 2025	For the fiscal year ended February 28, 2026
Cash flows from operating activities		
Profit before income taxes	4,495,137	3,847,380
Depreciation	731,833	843,428
Increase (decrease) in allowance for doubtful accounts	(48)	195,866
Increase (decrease) in provision for bonuses	24,489	(6,106)
Increase (decrease) in provision for bonuses for directors (and other officers)	6,345	(4,655)
Increase (decrease) in provision for warranties for completed construction	-	1,000
Increase (decrease) in provision for retirement benefits	8,082	1,805
Increase (decrease) in provision for retirement benefits for directors (and other officers)	(122,569)	-
Increase (decrease) in provision for share awards for directors (and other officers)	20,550	23,850
Interest and dividend income	(11,514)	(46,689)
Interest expenses	749,463	945,895
Loss (gain) on sale of property, plant and equipment	(57)	(61,563)
Loss on retirement of property, plant and equipment	523	-
Decrease (increase) in trade receivables	(506)	(100,411)
Decrease (increase) in lease receivables	23,396	25,129
Decrease (increase) in inventories	(8,245,812)	(4,443,357)
Increase (decrease) in trade payables	1,186,981	(5,220,955)
Increase (decrease) in advances received	1,115,251	(2,447,621)
Increase (decrease) in long-term guarantee deposits received	(7,623)	10,089
Decrease (increase) in other assets	(54,485)	(136,971)
Increase (decrease) in other liabilities	275,477	(150,486)
Subtotal	194,913	(6,724,373)
Interest and dividends received	11,205	46,119
Interest paid	(762,311)	(927,098)
Income taxes paid	(1,383,204)	(1,411,029)
Net cash provided by (used in) operating activities	(1,939,397)	(9,016,382)
Cash flows from investing activities		
Net decrease (increase) in time deposits	9,986	45,367
Purchase of property, plant and equipment	(2,045,276)	(2,873,852)
Proceeds from sale of property, plant and equipment	100	121,753
Purchase of intangible assets	(18,734)	(3,908)
Proceeds from collection of loans receivable	-	8,517
Other payments	(256,943)	(124,290)
Other proceeds	216,153	34,364
Net cash provided by (used in) investing activities	(2,094,714)	(2,792,048)

(Thousands of yen)

	For the fiscal year ended February 28, 2025	For the fiscal year ended February 28, 2026
Cash flows from financing activities		
Net increase (decrease) in short-term borrowings	(960,500)	3,045,800
Proceeds from long-term borrowings	22,732,900	20,962,330
Repayments of long-term borrowings	(16,949,120)	(15,811,974)
Redemption of bonds	(56,000)	(56,000)
Purchase of treasury shares	(303,567)	-
Proceeds from disposal of treasury shares	99,918	3,185
Dividends paid	(664,555)	(870,803)
Repayments of lease liabilities	(2,370)	(1,508)
Net cash provided by (used in) financing activities	3,896,704	7,271,029
Net increase (decrease) in cash and cash equivalents	(137,407)	(4,537,400)
Cash and cash equivalents at beginning of period	14,970,200	14,832,793
Cash and cash equivalents at end of period	14,832,793	10,295,392