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October 2, 2026

Non-consolidated Financial Results **for the Six Months Ended August 31, 2026** **(Under Japanese GAAP)**



Company name: WADAKOHSAN CORPORATION

Listing: Tokyo Stock Exchange

Securities code: 8931

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President and Representative Director

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Scheduled date to file semi-annual securities report: October 9, 2026

Scheduled date to commence dividend payments: November 11, 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 six months ended August 31, 2026 (from March 1, 2026 to August 31, 2026)

(1) Non-consolidated operating results (cumulative)

(Percentages indicate year-on-year changes.)

	Net sales		Operating profit		Ordinary profit		Profit	
Six months ended	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
August 31, 2026	22,182	(0.0)	2,049	(25.7)	1,425	(38.2)	962	(41.6)
August 31, 2025	22,182	10.1	2,758	26.8	2,305	26.4	1,647	32.6

	Basic earnings per share	Diluted earnings per share
Six months ended	Yen	Yen
August 31, 2026	87.85	-
August 31, 2025	150.38	-

(2) Non-consolidated financial position

	Total assets	Net assets	Equity-to-asset ratio
As of	Millions of yen	Millions of yen	%
August 31, 2026	120,139	35,293	29.4
February 28, 2026	113,076	34,721	30.7

Reference: Equity

As of August 31, 2026: ¥ 35,293 million

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

2. Cash dividends

	Annual dividends per share				
	First quarter-end	Second quarter-end	Third quarter-end	Fiscal year-end	Total
	Yen	Yen	Yen	Yen	Yen
Fiscal year ended February 28, 2026	-	35.00	-	37.00	72.00
Fiscal year ending February 28, 2027	-	32.00			
Fiscal year ending February 28, 2027 (Forecast)			-	35.00	67.00

Note: Revisions to the forecast of cash dividends most recently announced: None

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	%	Yen
Full year	46,000	9.1	4,300	(13.8)	3,000	(24.7)	2,100	(20.0)	191.66

Note: Revisions to the financial result forecast most recently announced: None

* Notes

(1) Adoption of accounting treatment specific to the preparation of semi-annual non-consolidated financial statements: 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: None
- (ii) Changes in accounting policies due to other reasons: None
- (iii) Changes in accounting estimates: None
- (iv) Restatement: None

(3) Number of issued shares (common shares)

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

As of August 31, 2026	11,100,000 shares
As of February 28, 2026	11,100,000 shares

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

As of August 31, 2026	138,980 shares
As of February 28, 2026	142,480 shares

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

Six months ended August 31, 2026	10,958,433 shares
Six months ended August 31, 2025	10,955,893 shares

* Semi-annual financial results reports are exempt from review 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.

Semi-annual Non-consolidated Financial Statements and Primary Notes
Semi-annual Non-consolidated Balance Sheet

(Thousands of yen)

	As of February 28, 2026	As of August 31, 2026
Assets		
Current assets		
Cash and deposits	12,615,383	14,711,637
Accounts receivable - trade	106,477	8,760
Lease receivables	745,858	732,603
Real estate for sale	11,100,266	10,654,412
Real estate for sale in process	54,791,085	60,655,288
Other	498,575	786,395
Allowance for doubtful accounts	(7,326)	(6,941)
Total current assets	79,850,319	87,542,156
Non-current assets		
Property, plant and equipment		
Buildings, net	14,809,374	14,198,554
Land	14,212,357	14,134,917
Other, net	1,968,997	2,107,998
Total property, plant and equipment	30,990,729	30,441,470
Intangible assets	611,874	612,989
Investments and other assets		
Deferred tax assets	509,770	563,677
Other	1,325,595	1,191,003
Allowance for doubtful accounts	(211,764)	(211,710)
Total investments and other assets	1,623,601	1,542,969
Total non-current assets	33,226,206	32,597,430
Total assets	113,076,525	120,139,586

(Thousands of yen)

	As of February 28, 2026	As of August 31, 2026
Liabilities		
Current liabilities		
Accounts payable - trade	1,024,266	1,956,772
Electronically recorded obligations - operating	3,589,604	4,147,422
Short-term borrowings	9,839,800	9,943,200
Current portion of bonds payable	56,000	56,000
Current portion of long-term borrowings	10,416,828	16,274,054
Income taxes payable	587,762	529,468
Advances received	4,954,918	4,028,764
Provision for bonuses	169,322	164,340
Provision for bonuses for directors (and other officers)	11,965	10,470
Provision for warranties for completed construction	21,000	18,000
Asset retirement obligations	9,287	-
Other	1,318,084	601,124
Total current liabilities	31,998,839	37,729,616
Non-current liabilities		
Bonds payable	64,000	36,000
Long-term borrowings	45,120,019	45,895,540
Provision for retirement benefits	256,004	269,740
Provision for share awards for directors (and other officers)	44,400	52,175
Asset retirement obligations	402,014	411,817
Other	469,891	451,563
Total non-current liabilities	46,356,330	47,116,836
Total liabilities	78,355,169	84,846,453
Net assets		
Shareholders' equity		
Share capital	1,403,091	1,403,091
Capital surplus	1,450,771	1,450,767
Retained earnings	32,001,083	32,554,996
Treasury shares	(203,076)	(198,015)
Total shareholders' equity	34,651,869	35,210,839
Valuation and translation adjustments		
Valuation difference on available-for-sale securities	62,762	75,651
Deferred gains or losses on hedges	6,724	6,642
Total valuation and translation adjustments	69,487	82,294
Total net assets	34,721,356	35,293,133
Total liabilities and net assets	113,076,525	120,139,586

Semi-annual Non-consolidated Statement of Income

(Thousands of yen)

	For the six months ended August 31, 2025	For the six months ended August 31, 2026
Net sales	22,182,993	22,182,617
Cost of sales	17,260,464	18,020,594
Gross profit	4,922,529	4,162,023
Selling, general and administrative expenses	2,164,011	2,112,112
Operating profit	2,758,517	2,049,910
Non-operating income		
Interest income	17,525	23,092
Dividend income	2,963	4,558
Surrender value of insurance policies	3,260	80,946
Commission income	4,063	2,239
Other	11,657	6,643
Total non-operating income	39,469	117,480
Non-operating expenses		
Interest expenses	458,189	640,502
Financing expenses	28,581	85,495
Other	6,057	16,372
Total non-operating expenses	492,827	742,370
Ordinary profit	2,305,159	1,425,020
Extraordinary income		
Gain on sale of non-current assets	61,563	109,558
Gain on sale of shares of subsidiaries and associates	-	138,000
Total extraordinary income	61,563	247,558
Extraordinary losses		
Impairment losses	-	301,490
Total extraordinary losses	-	301,490
Profit before income taxes	2,366,723	1,371,088
Income taxes - current	718,000	468,196
Income taxes - deferred	1,157	(59,787)
Total income taxes	719,157	408,408
Profit	1,647,565	962,679

Semi-annual Non-consolidated Statement of Cash Flows

(Thousands of yen)

	For the six months ended August 31, 2025	For the six months ended August 31, 2026
Cash flows from operating activities		
Profit before income taxes	2,366,723	1,371,088
Depreciation	396,328	472,383
Impairment losses	-	301,490
Increase (decrease) in allowance for doubtful accounts	(179)	(439)
Increase (decrease) in provision for bonuses	(5,439)	(4,982)
Increase (decrease) in provision for bonuses for directors (and other officers)	(7,037)	(1,495)
Increase (decrease) in provision for warranties for completed construction	1,000	(3,000)
Increase (decrease) in provision for retirement benefits	2,860	13,736
Increase (decrease) in provision for share awards for directors (and other officers)	10,450	7,775
Interest and dividend income	(20,488)	(27,651)
Interest expenses	458,189	640,502
Loss (gain) on sale of property, plant and equipment	(61,563)	(109,558)
Decrease (increase) in trade receivables	110	97,717
Decrease (increase) in lease receivables	12,340	13,254
Decrease (increase) in inventories	1,484,995	(5,376,659)
Increase (decrease) in trade payables	(807,951)	1,490,323
Loss (gain) on sale of shares of subsidiaries and associates	-	(138,000)
Increase (decrease) in advances received	(3,964,391)	(926,153)
Other, net	(297,862)	(603,536)
Subtotal	(431,918)	(2,783,204)
Interest and dividends received	19,511	27,208
Interest paid	(429,843)	(686,219)
Income taxes paid	(703,945)	(520,570)
Net cash provided by (used in) operating activities	(1,546,195)	(3,962,786)
Cash flows from investing activities		
Net decrease (increase) in time deposits	113,555	28,264
Purchase of property, plant and equipment	(1,427,840)	(684,819)
Proceeds from sale of property, plant and equipment	121,753	211,438
Purchase of intangible assets	(1,538)	(4,099)
Proceeds from sale of shares of subsidiaries and associates	-	200,000
Other, net	(73,476)	32,563
Net cash provided by (used in) investing activities	(1,267,545)	(216,651)
Cash flows from financing activities		
Net increase (decrease) in short-term borrowings	1,795,820	103,400
Proceeds from long-term borrowings	8,756,330	15,852,800
Repayments of long-term borrowings	(7,509,098)	(9,220,053)
Redemption of bonds	(28,000)	(28,000)
Proceeds from disposal of treasury shares	3,185	4,194
Dividends paid	(484,683)	(407,465)
Repayments of lease liabilities	(852)	(917)
Net cash provided by (used in) financing activities	2,532,700	6,303,957
Net increase (decrease) in cash and cash equivalents	(281,039)	2,124,518
Cash and cash equivalents at beginning of period	14,832,793	10,295,392
Cash and cash equivalents at end of period	14,551,753	12,419,911