

SEKISUI HOUSE, LTD.

The 76th Interim Report

February 1, 2026 to July 31, 2026

BUSINESS REPORT

Securities code: 1928



I would like to express my heartfelt gratitude to all our shareholders for your continued warm support.

For the first half of FY2026, our operating profit and interim profit attributable to owners of parent reached record highs. Despite growing uncertainty in the business environment in Japan and overseas amid heightened tensions in the Middle East, ongoing inflation, and other factors, stable growth in the Built-to-Order Business and Supplied Housing Business, together with property sales in the Development Business, drove our performance. These results once again demonstrated the strength of the Group's earnings base. Leveraging this robust earnings base and our balanced business portfolio, we aim to achieve record-high profits for the full year as well.

We launched our Seventh Mid-Term Management Plan (FY2026–FY2028) this year. We are working to achieve sustainable growth and enhance corporate value, guided by the fundamental policies of “Cultivating the Sekisui House Economic Sphere through Group-wide Capabilities” in Japan and “Building a Growth Platform to Drive a Game-Changing Transformation” overseas. We have consistently managed our business with a commitment to achieving the earnings targets set out in our Mid-Term Management Plans on a cumulative three-year basis. We will maintain this commitment under the Seventh Mid-Term Management Plan and steadily build on our achievements.

In Japan, we have defined the “Sekisui House Economic Sphere” as the network of relationships that extend outward from owners, residents, and their families—relationships built through the supply of more than 2.7 million homes. We will further strengthen our diverse customer touchpoints and combine the expertise and insights of companies across the Sekisui House Group to create new value in our customers' lives.

Overseas, in our core U.S. homebuilding business, we are working to reshape industry norms in the U.S. homebuilding market by leveraging the quality and technical expertise we have developed in Japan. In January of this year, we integrated our four Group builders, establishing a structure to vigorously drive this transformation forward. Going forward, we will deploy Sekisui House technologies and deliver their value in the U.S., drawing on our diverse strengths that include construction quality—the foundation for our ambition to become a game changer—as well as design and component quality.

We will continue to fulfill the Sekisui House Group's mission of creating value for society through housing and passing that value on to the next generation. We kindly ask for your continued understanding and support.

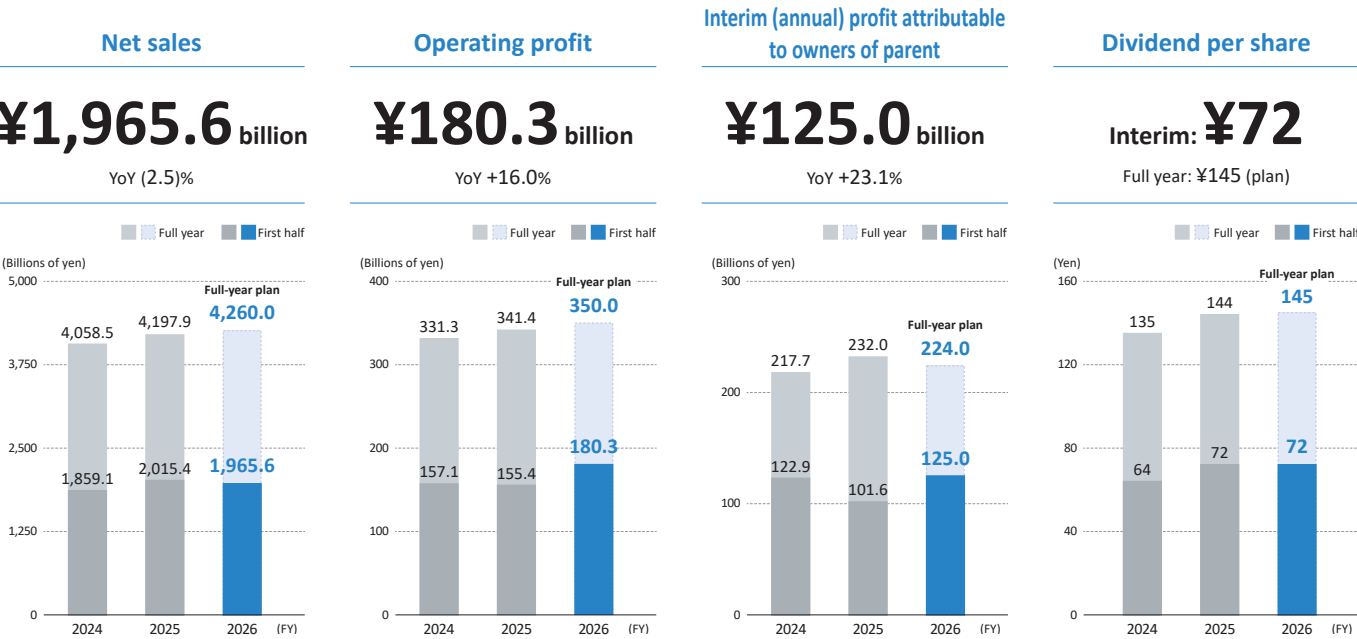


Yoshihiro Nakai

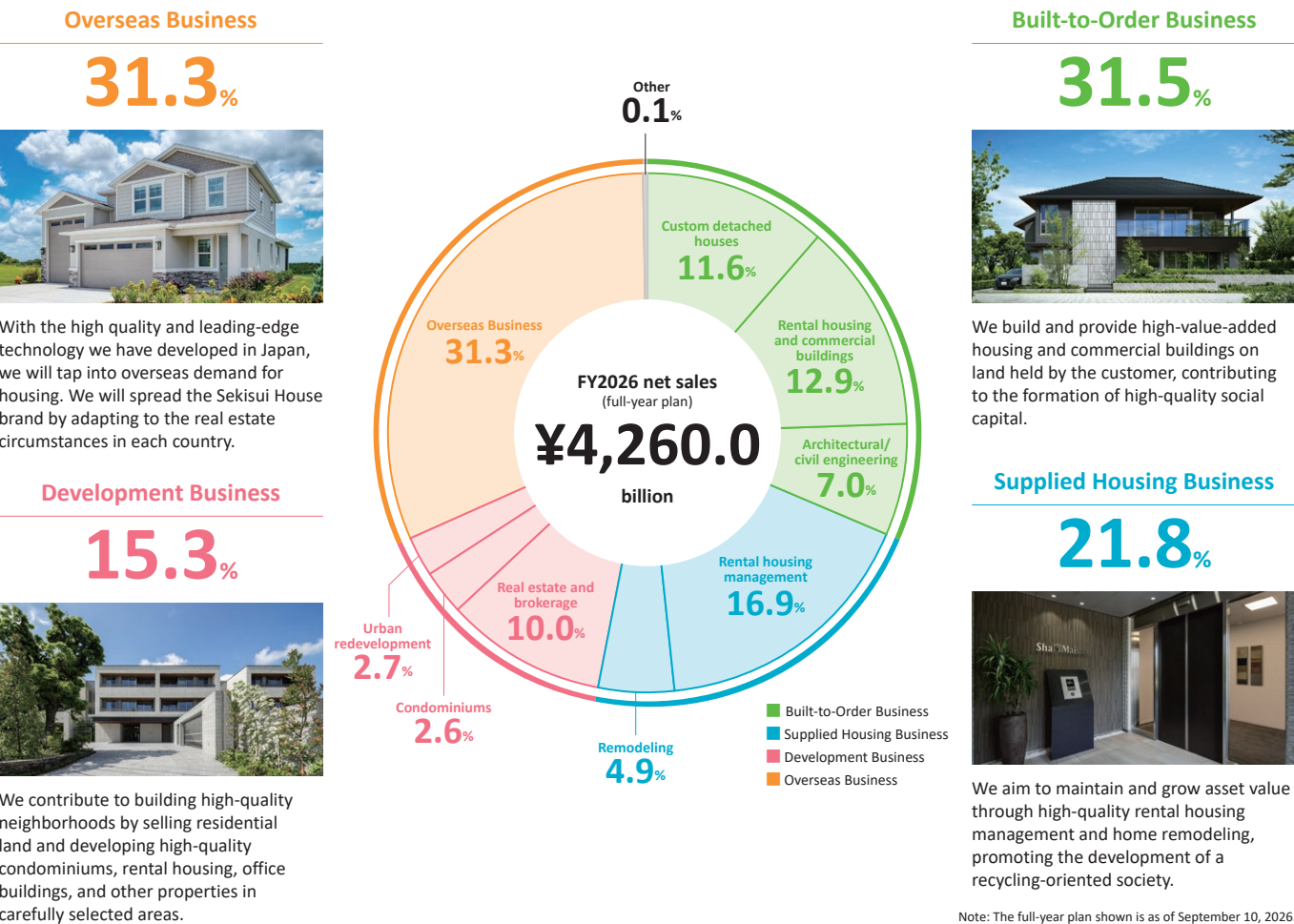
Representative Director of the Board,
CEO, President, Executive Officer

Consolidated Financial Results Highlights (First half of FY2026)

For the first half of FY2026, the U.S. homebuilding business was slow to recover as business conditions remained challenging. Despite this, progress in property sales in the urban redevelopment business and stable growth in domestic businesses drove both operating profit and interim profit attributable to owners of parent to record highs. Our full-year earnings forecasts reflect progress in these businesses and the impacts of rising material prices due to factors including the situation in the Middle East. We forecast net sales of ¥4,260 billion and operating profit of ¥350 billion, and have revised our forecast for profit attributable to owners of parent upward to ¥224 billion. We also plan to increase our annual dividend per share to ¥145, marking the 15th consecutive year of dividend increases.



Net sales composition ratio (FY2026 full-year plan)



Note: The full-year plan shown is as of September 10, 2026.

Connecting with Customers

that Support the Cultivation of the Sekisui House Economic Sphere

At the heart of growth in our domestic businesses are the relationships we have built with customers through the supply of more than 2.7 million homes since our founding. By expanding physical and digital customer touchpoints and staying close to customers in their daily lives, the Sekisui House Group delivers new value through its Group-wide capabilities.

Here, we introduce some of these customer touchpoints.



<https://www.sekisuihouse.co.jp/kodate/support/>
(in Japanese)



After-Sales Support

Our Customer Service Centers have the most frequent contact with homeowners. Through ongoing communication, they build relationships of trust and support customers' everyday living as reliable partners. As part of this support, the entire Sekisui House Group draws on the expertise it has strengthened over time to meet customers' diverse needs through means such as offering remodeling plans tailored to changes in life stages.

App for Sha Maison Residents



We provide Sha Maison residents with convenient support for everyday living, special benefits, and other services through the app.



<https://www.shamaison.com/shamaison-life-club/>
(in Japanese)



HOUSE CELEBRATION

A special day celebrating the start of life in a new home. At a ceremony the family will remember for a lifetime, the staff involved in building their home share in their joy, marking the beginning of a special bond.



<https://www.sekisuihouse.co.jp/mystage/hc/>
(in Japanese)

PLATFORM HOUSE touch

The PLATFORM HOUSE concept envisions homes that respond to changes in residents' lives to support their happiness. As the first offering under this concept, we provide an app linked to the home's floor plan that lets users check on their home and family and operate devices while away, using only a smartphone.

<https://www.sekisuihouse.co.jp/pfh/>
(in Japanese)

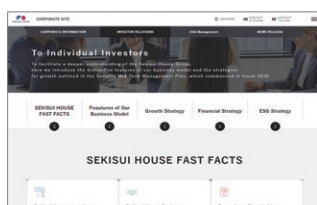


GM BASE

This base lets visitors experience the appeal of GRANDE MAISON (GM) condominiums. In addition to sharing information on housing and lifestyles, we hold a variety of events and other activities that foster interaction among owners of Sekisui House homes and with the local community.



<https://www.sekisuihouse.co.jp/gm/base/>
(in Japanese)



"To Individual Investors" Website Redesigned!

Our website provides a clearer explanation of the distinctive features of the Sekisui House Group's business model and its growth strategies. We invite you to take a closer look.

<https://www.sekisuihouse.co.jp/english/company/financial/individual/>

