Second Quarter of FY2026
(February 1, 2026 through July 31, 2026)
Summary of Consolidated Financial Results

September 10, 2026

Fundamental Policy under the Seventh Mid-Term Management Plan

The Sekisui House Global Vision

Make home the happiest place in the world

- Propose happiness through the integration of technologies, lifestyle design and services
- Become a leading company in ESG management
- Make Sekisui House technologies the global de facto standard

Japan | **Cultivating the Sekisui House Economic Sphere through Group-wide Capabilities**

Overseas | **Building a Growth Platform to Drive a Game-Changing Transformation**

Our core competencies

- Technical expertise
- Construction expertise
- Customer base

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- **In Q2 of the first fiscal year of the Seventh Mid-Term Management Plan, operating profit, ordinary profit, and interim profit attributable to owners of parent all reached record highs.**
- **While recovery of the U.S. homebuilding business remained slow amid a persistently challenging business environment, domestic businesses drove overall performance, supported by progress in property sales in the Urban Redevelopment business.**
- **The full-year plan was revised to reflect progress in each business and the impact of rising material prices amid developments in the Middle East and other factors. The initial operating profit plan was maintained, and the forecasts for ordinary profit and profit attributable to owners of parent were revised upward.**

(Billions of yen)

	Q2 FY2025	Q2 FY2026	Change	YoY
Net sales	2,015.4	**1,965.6**	(49.7)	(2.5)%
Gross profit	398.4	**428.7**	30.3	7.6%
Gross profit margin	19.8%	**21.8%**	2.0pt	-
SG&A	242.9	**248.4**	5.4	2.2%
Operating profit	155.4	**180.3**	24.8	16.0%
Operating profit margin	7.7%	**9.2%**	1.5pt	-
Non-operating income/expenses	(18.8)	**(11.2)**	7.5	-
Ordinary profit	136.6	**169.0**	32.4	23.8%
Extraordinary income	11.5	**12.6**	1.0	9.1%
Extraordinary losses	0.3	**0.3**	(0.0)	(12.3)%
Profit attributable to owners of parent	101.6	**125.0**	23.4	23.1%
EPS (yen)	156.76	**192.90**	36.14	

Non-operating income/expenses

Non-operating income/expenses improved due to increased share of profit of entities accounted for using equity method from the Singapore business and foreign exchange gains resulting from the weaker yen.

Main components		Q2 FY2026	YoY change
• Foreign exchange gains or losses	:	¥3.8 billion	up ¥5.7 billion
• Equity in earnings (losses) of affiliated	:	¥4.7 billion	up ¥2.7 billion
• Interest expenses (incl. interest expenses on corporate bonds)	:	¥20.1 billion	up ¥1.2 billion

Extraordinary income

Main components		Q2 FY2026	YoY change
• Gain on sale of investment securities	:	¥12.6 billion	up ¥1.0 billion

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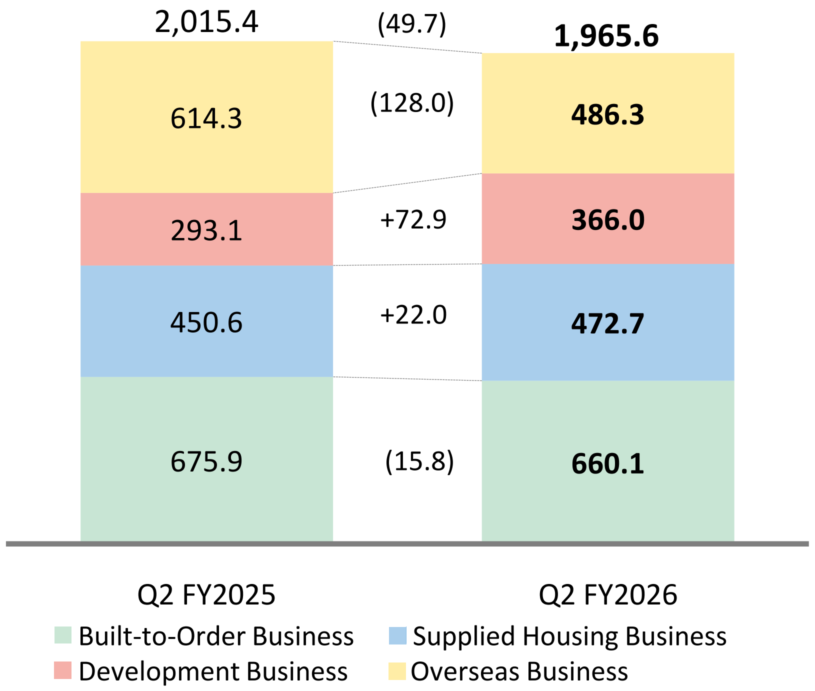
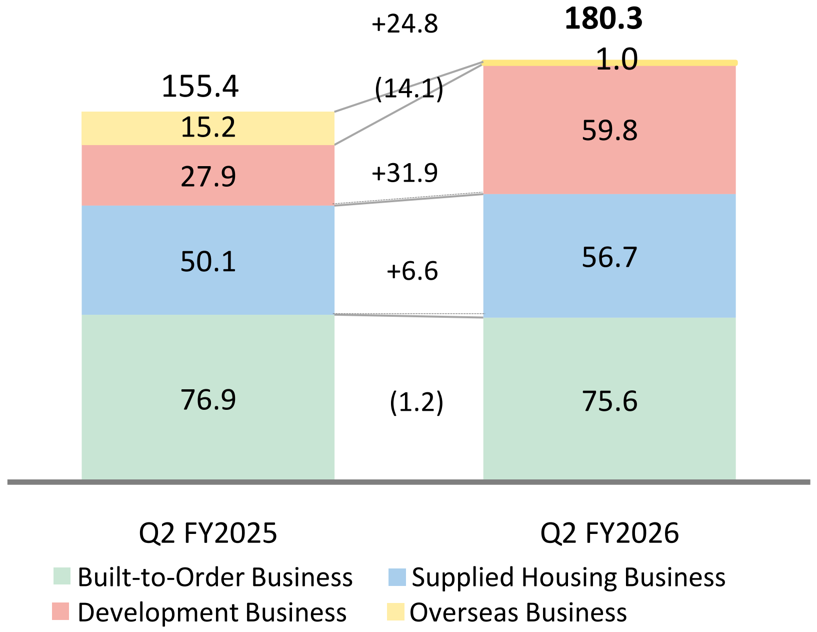
(Billions of yen)

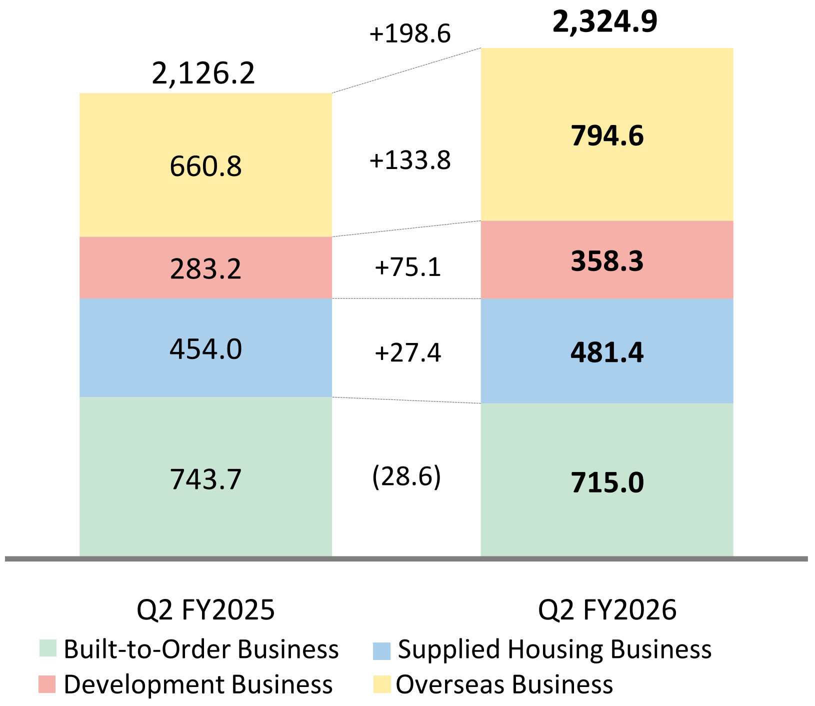
Net sales



Operating profit



Orders



* Following the partial revision of the segment structure in FY2026, FY2025 figures and comparative information are presented on a reclassified basis.

2. Financial Position

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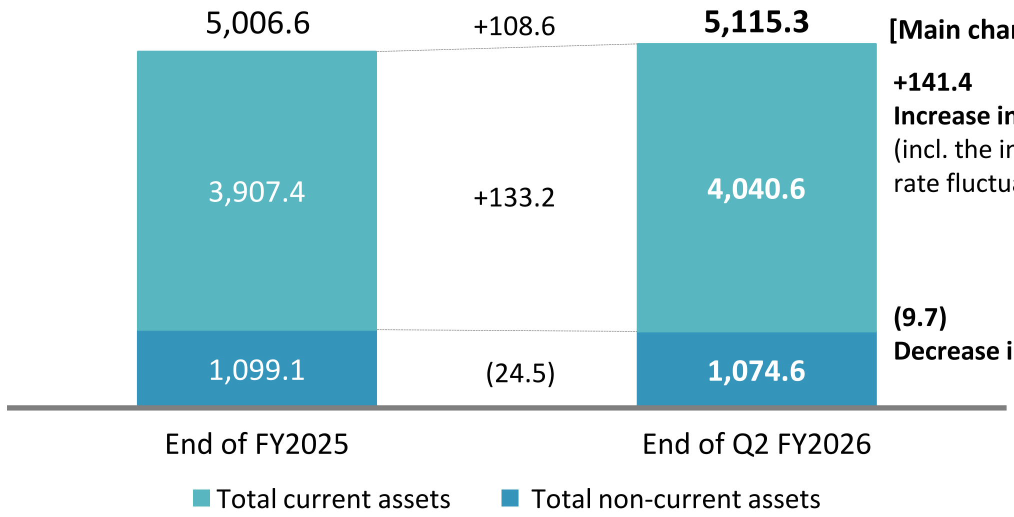
Consolidated Balance Sheet

(Billions of yen)

Assets

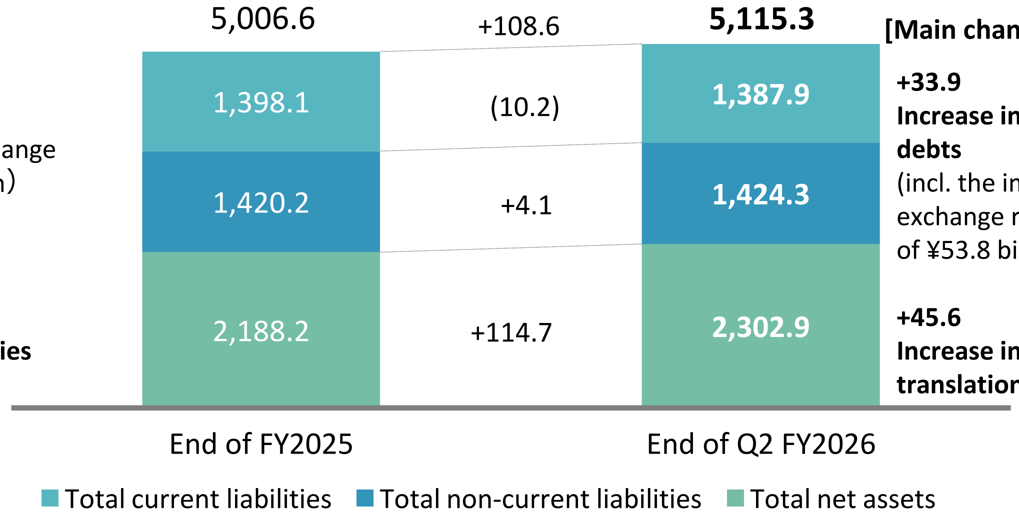


[Main changes]

+141.4
Increase in real estate for sale
(incl. the impact of foreign exchange rate fluctuations of ¥94.4 billion)

(9.7)
Decrease in investment securities

Liabilities and net assets



[Main changes]

+33.9
Increase in interest-bearing debts
(incl. the impact of foreign exchange rate fluctuations of ¥53.8 billion)

+45.6
Increase in foreign currency translation adjustment

Real estate for sale by segment

(Billions of yen)

	End of FY2025	End of Q2 FY2026	Amount changed
Real estate for sale*	3,034.6	**3,176.1**	141.4
Custom detached houses/ Rental housing and commercial buildings	11.8	**11.0**	(0.7)
Real estate and brokerage	402.1	**418.2**	16.0
Condominiums	276.6	**292.8**	16.2
Urban redevelopment	16.9	**3.4**	(13.4)
Overseas	2,327.0	**2,450.4**	123.3

*Total of Buildings for sale, Land for sale in lots, and Undeveloped land for sale.

State of interest-bearing debts

	End of FY2025	End of Q2 FY2026	Change
Interest-bearing debts (Billions of yen)	1,881.7	**1,915.6**	33.9
D/E ratio (times)	0.88	**0.85**	(0.03)
Taking into account hybrid bonds (times)	0.80	**0.77**	(0.03)
Equity-to-asset ratio	42.7%	**44.0%**	1.3pt

3. Cash Flow and Investment Status

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Cash Flow Status

(Billions of yen)

	Q2 FY2025	Q2 FY2026	Amount changed
Cash flows from operating activities	(12.9)	**88.9**	101.9
Cash flows from investing activities	(45.8)	**(32.3)**	13.5
Free cash flow	(58.8)	**56.6**	115.4
Cash flows from financing activities	19.8	**(68.9)**	(88.8)
Cash and cash equivalents at end of period	335.1	**426.1**	91.0

[Main changes]

Cash flows from operating activities

- Decrease (increase) in inventories

  Previous period: ¥(149.5) billion　Current period: ¥(0.9) billion

Cash flows from investing activities

- Purchase of property, plant and equipment

  Previous period: ¥(36.2) billion　Current period: ¥(37.2) billion

Cash flows from financing activities

- Net increase (decrease) in borrowings and bonds payable

  Previous period: ¥65.3 billion　Current period: ¥(20.9) billion

Investment Status

(Billions of yen)

	Q2 FY2025	Q2 FY2026	Amount changed	FY2026 Revised plan
Capital expenditures	54.4	**49.1**	(5.3)	110.0
Depreciation	20.3	**21.4**	1.1	44.0

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(Billions of yen)

	Q2 FY2025	Q2 FY2026	Change	YoY
Net sales	247.0	**244.1**	(2.8)	(1.1)%
Gross profit	63.3	**62.4**	(0.9)	(1.4)%
Gross profit margin	25.6%	**25.6%**	0.0pt	-
SG&A	38.0	**38.4**	0.4	1.1%
Operating profit	25.3	**23.9**	(1.3)	(5.2)%
Operating profit margin	10.2%	**9.8%**	(0.4)pt	-
Orders	248.0	**250.0**	1.9	0.8%

(Billions of yen)

	End of Q2 FY2025	End of FY2025	End of Q2 FY2026
Order backlog	239.2	240.4	**246.3**
Amount changed from end of FY2025			5.8
Change from end of FY2025			2.5%

Ratio of Green First ZERO (ZEH): **96%** (April 2025 to March 2026)

Overview of Q2 FY2026

High-value-added proposals unique to custom-build and a shift toward higher-price segments continued to prove effective, resulting in further increases in average selling price (ASP).
Orders remained firm, despite a business environment characterized by continued increases in interest rates and material prices, and the order backlog continued to grow steadily. Construction also progressed smoothly.

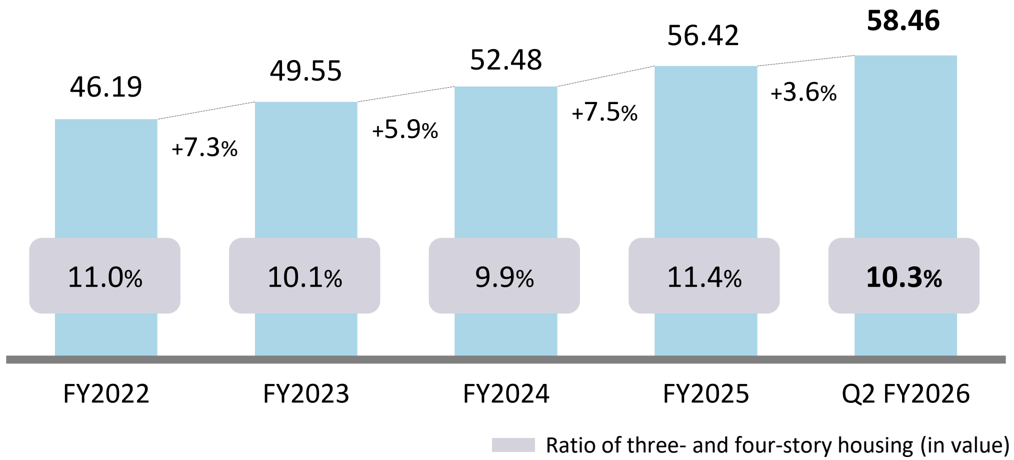
Revised Full-year Plan for FY2026 [YoY]

Net sales	Gross profit margin	Operating profit	Operating profit margin
¥500.0 billion [+0.7%]	**25.5% [+0.1pt]**	**¥49.5 billion [+1.3%]**	**9.9% [+0.1pt]**

■ ASP per building (Custom detached houses)

(Millions of yen)

*On a delivery basis (non-consolidated)



* Following the partial revision of the segment structure in FY2026, FY2025 figures and comparative information are presented on a reclassified basis.

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(Billions of yen)

	Q2 FY2025	Q2 FY2026	Change	YoY
Net sales	269.9	**264.9**	(5.0)	(1.9)%
Gross profit	65.3	**66.3**	1.0	1.5%
Gross profit margin	24.2%	**25.0%**	0.8pt	-
SG&A	28.7	**29.7**	0.9	3.4%
Operating profit	36.6	**36.6**	0.0	0.1%
Operating profit margin	13.6%	**13.8%**	0.2pt	-
Orders	307.3	**296.5**	(10.7)	(3.5)%

(Billions of yen)

	End of Q2 FY2025	End of FY2025	End of Q2 FY2026
Order backlog	593.0	600.0	**631.6**
Amount changed from end of FY2025			31.5
Change from end of FY2025			5.3%

Ratio of Sha Maison ZEH: **84%** (February 2026 to July 2026)

*Effective from FY2026, figures exclude dormitories and company housing.

Overview of Q2 FY2026

Enhanced area strategies and high-value-added proposals continued to prove effective, resulting in further increases in average selling price (ASP) and profit margins.
The order backlog continued to grow and remained at a high level.

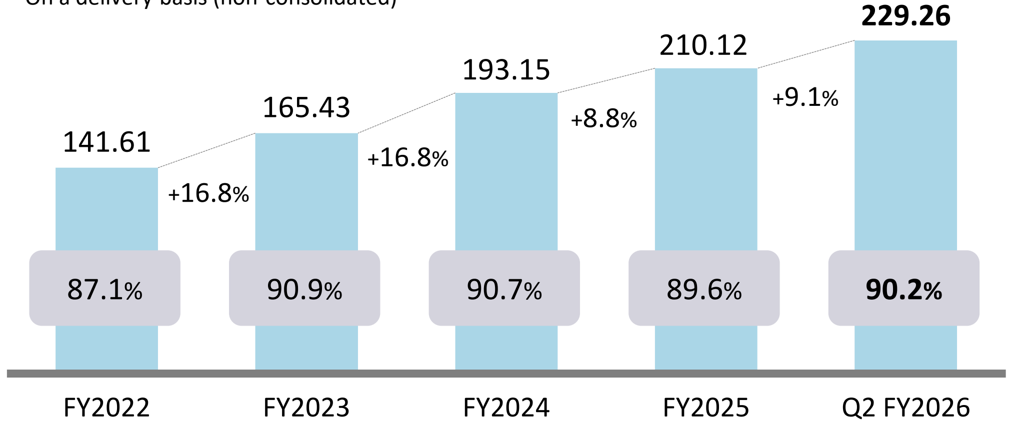
Revised Full-year Plan for FY2026 [YoY]

Net sales	Gross profit margin	Operating profit	Operating profit margin
¥555.0 billion [+1.4%]	**24.8% [+0.4pt]**	**¥76.5 billion [+2.2%]**	**13.8% [+0.1pt]**

■ **ASP per building**

(Millions of yen)

*On a delivery basis (non-consolidated)



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(Billions of yen)

	Q2 FY2025	Q2 FY2026	Change	YoY
Net sales	158.9	**151.0**	(7.9)	(5.0)%
Gross profit	22.5	**23.3**	0.7	3.5%
Gross profit margin	14.2%	**15.5%**	1.3pt	-
SG&A	7.6	**8.3**	0.7	9.4%
Operating profit	14.9	**15.0**	0.0	0.5%
Operating profit margin	9.4%	**10.0%**	0.6pt	-
Orders	188.2	**168.4**	(19.7)	(10.5)%

(Billions of yen)

	End of Q2 FY2025	End of FY2025	End of Q2 FY2026
Order backlog	430.3	416.9	**434.4**
Amount changed from end of FY2025			17.4
Change from end of FY2025			4.2%

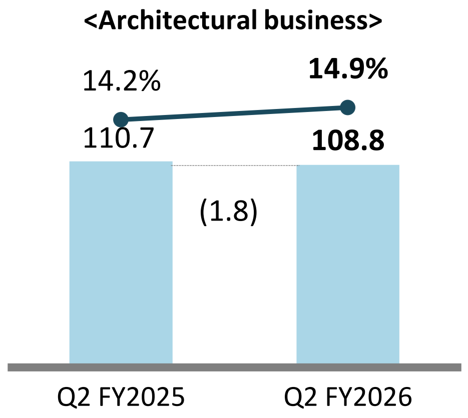
Overview of Q2 FY2026

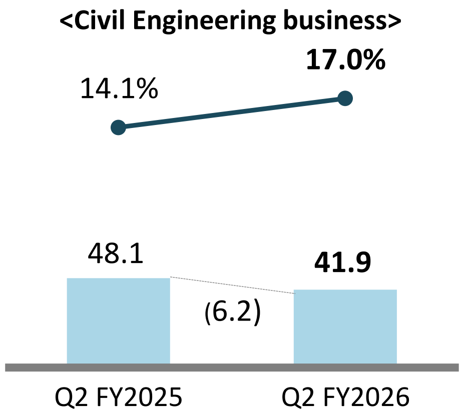
Although sales decreased due to the high level of progress recorded in large-scale construction projects in the corresponding period of the previous fiscal year, profit margins improved on the back of successful cost pass-through measures and other factors.
Supported by robust construction demand, the securing of orders progressed in line with the plan, primarily for highly profitable projects.

Revised Full-year Plan for FY2026 [YoY]

Net sales	Gross profit margin	Operating profit	Operating profit margin
¥301.0 billion [(0.4)%]	**13.5% [+0.7pt]**	**¥21.5 billion [(2.5)%]**	**7.1% [(0.2)pt]**

■ **Breakdown of net sales and gross profit margin by business** (Billions of yen)





(Billions of yen)

	Q2 FY2025	Q2 FY2026	Change	YoY
Net sales	357.8	**368.0**	10.2	2.9%
Gross profit	58.6	**64.1**	5.5	9.4%
Gross profit margin	16.4%	**17.4%**	1.0pt	-
SG&A	21.6	**22.4**	0.8	3.7%
Operating profit	37.0	**41.7**	4.7	12.7%
Operating profit margin	10.3%	**11.3%**	1.0pt	-
Orders	357.8	**368.0**	10.2	2.9%

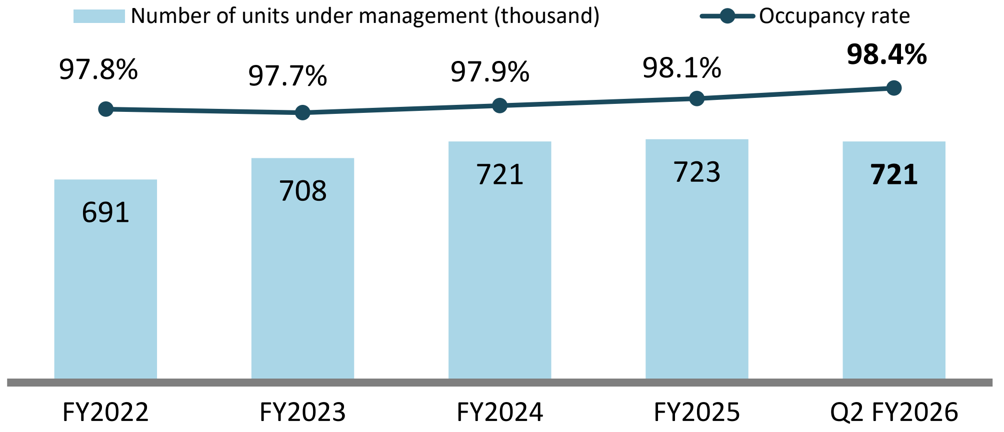
Overview of Q2 FY2026

The supply of high-quality buildings in prime locations and resident-first high-value-added proposals contributed to continued high occupancy rates and rent increases.
Initiatives such as shortening vacancy periods and promoting DX in rental management also contributed to improving profit margins.

Revised Full-year Plan for FY2026 [YoY]

Net sales	Gross profit margin	Operating profit	Operating profit margin
¥726.0 billion [+1.9%]	**16.7% [+0.7pt]**	**¥75.0 billion [+9.2%]**	**10.3% [+0.7pt]**

■ **Number of units under management/ Occupancy rate**



- Occupancy rate: Occupancy rate of units leased by Sekisui House Sha Maison PM companies (645 thousand units as of July 2026).

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SEKISUI HOUSE

(Billions of yen)

	Q2 FY2025	Q2 FY2026	Change	YoY
Net sales	92.8	**104.7**	11.8	12.8%
Gross profit	26.0	**29.1**	3.1	12.2%
Gross profit margin	28.0%	**27.9%**	(0.1)pt	-
SG&A	12.9	**14.1**	1.2	9.5%
Operating profit	13.0	**15.0**	1.9	14.8%
Operating profit margin	14.1%	**14.4%**	0.3pt	-
Orders	96.2	**113.4**	17.2	17.9%

(Billions of yen)

	End of Q2 FY2025	End of FY2025	End of Q2 FY2026
Order backlog	40.0	41.9	**50.5**
Amount changed from end of FY2025			8.6
Change from end of FY2025			20.7%

Overview of Q2 FY2026

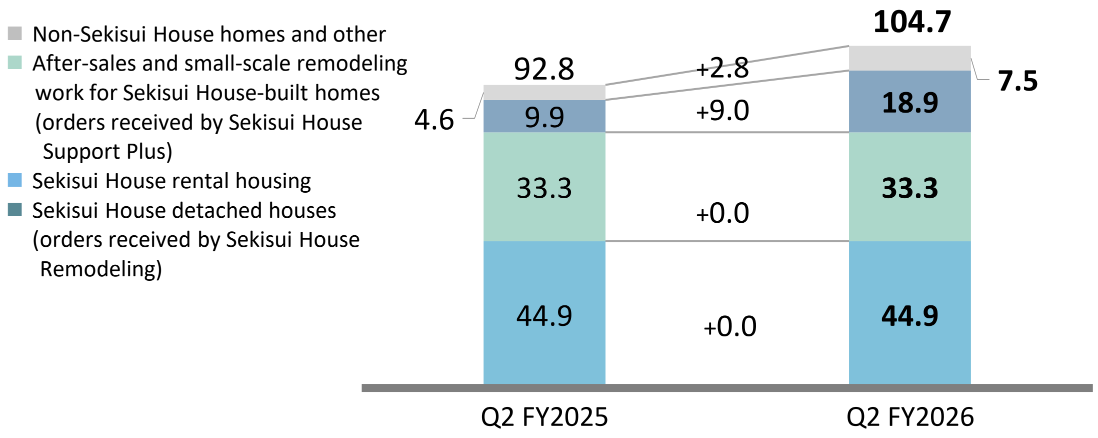
Increased orders through stronger customer touchpoints and enhanced Group collaboration contributed to higher sales and profit.
Continued promotion of proposal-based and energy-efficient remodeling for detached houses, as well as renovation proposals aimed at improving the asset value of rental housing, and the order backlog also increased significantly.

Revised Full-year Plan for FY2026 [YoY]

Net sales	Gross profit margin	Operating profit	Operating profit margin
¥210.0 billion [+11.7%]	**28.1% [+0.3pt]**	**¥30.0 billion [+15.8%]**	**14.3% [+0.5pt]**

■ Net sales breakdown

(Billions of yen)



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SEKISUI HOUSE

(Billions of yen)

	Q2 FY2025	Q2 FY2026	Change	YoY
Net sales	200.0	**211.4**	11.4	5.7%
Gross profit	33.0	**37.3**	4.2	12.8%
Gross profit margin	16.5%	**17.6%**	1.1pt	-
SG&A	18.7	**20.5**	1.7	9.5%
Operating profit	14.3	**16.7**	2.4	17.2%
Operating profit margin	7.2%	**7.9%**	0.7pt	-
Orders	202.5	**208.3**	5.7	2.8%

(Billions of yen)

	End of Q2 FY2025	End of FY2025	End of Q2 FY2026
Order backlog	74.9	88.9	**85.8**
Amount changed from end of FY2025			(3.1)
Change from end of FY2025			(3.6)%

Overview of Q2 FY2026

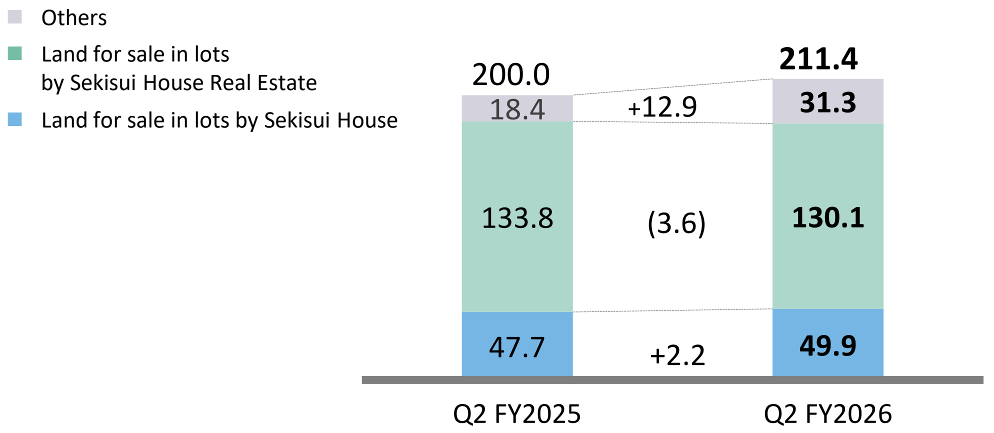
Sales and profit increased, primarily due to strengthened acquisition and sales of high-quality real estate in key strategic areas by Sekisui House Real Estate, as well as contributions from the sale of rental properties.

Revised Full-year Plan for FY2026 [YoY]

Net sales	Gross profit margin	Operating profit	Operating profit margin
¥430.0 billion [+9.0%]	**17.7% [+0.6pt]**	**¥32.0 billion [+12.5%]**	**7.4% [+0.2pt]**

■ **Net sales breakdown**

(Billions of yen)



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(Billions of yen)

	Q2 FY2025	Q2 FY2026	Change	YoY
Net sales	57.4	**56.1**	(1.3)	(2.3)%
Gross profit	13.4	**20.4**	6.9	51.7%
Gross profit margin	23.4%	**36.3%**	12.9pt	-
SG&A	4.8	**4.6**	(0.2)	(4.6)%
Operating profit	8.5	**15.7**	7.1	83.8%
Operating profit margin	14.9%	**28.0%**	13.1pt	-
Orders	57.0	**75.6**	18.5	32.5%

(Billions of yen)

	End of Q2 FY2025	End of FY2025	End of Q2 FY2026
Order backlog	122.1	115.8	**135.3**
Amount changed from end of FY2025			19.4
Change from end of FY2025			16.8%

Overview of Q2 FY2026

Deliveries at GRAND GREEN OSAKA THE NORTH RESIDENCE (Umekita Phase 2 Development Project) contributed to higher profit.
Sales continued to be strong, supported by concentrated development in strategic areas across Japan's four major metropolitan areas and brand-strengthening efforts.

Revised Full-year Plan for FY2026 [YoY]

Net sales	Gross profit margin	Operating profit	Operating profit margin
¥111.0 billion [(9.6)%]	**31.1% [+8.4pt]**	**¥23.0 billion [+31.2%]**	**20.7% [+6.4pt]**

■ **Major properties delivered in Q2 FY2026** (Planned deliveries for FY2026: 1,100 units)

Property name	Address	Number of units
GRAND GREEN OSAKA THE NORTH RESIDENCE	Kita-ku, Osaka	484
Grande Maison Shibuya Oyama-cho	Shibuya-ku, Tokyo	20
Grande Maison Ohori Park PREMIUM	Chuo-ku, Fukuoka	15

* Sekisui House holds a 15% equity interest in GRAND GREEN OSAKA THE NORTH RESIDENCE

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(Billions of yen)

	Q2 FY2025	Q2 FY2026	Change	YoY
Net sales	35.6	**98.4**	62.7	176.2%
Gross profit	9.0	**31.1**	22.1	244.0%
Gross profit margin	25.4%	**31.7%**	6.3pt	-
SG&A	3.9	**3.8**	(0.1)	(3.5)%
Operating profit	5.0	**27.3**	22.2	437.7%
Operating profit margin	14.3%	**27.8%**	13.5pt	-
Orders	23.6	**74.4**	50.8	215.0%

(Billions of yen)

	End of Q2 FY2025	End of FY2025	End of Q2 FY2026
Order backlog	-	23.9	-
Amount changed from end of FY2025			(23.9)
Change from end of FY2025			-

Overview of Q2 FY2026

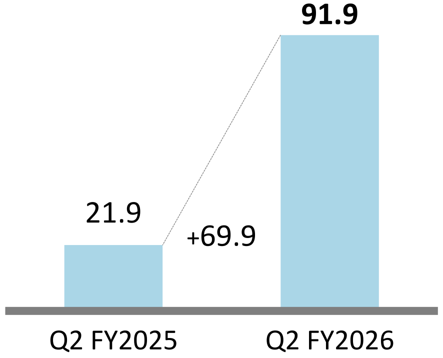
Property sales progressed ahead of the initial plan against the backdrop of favorable market conditions in strategic areas, resulting in higher sales and profit.

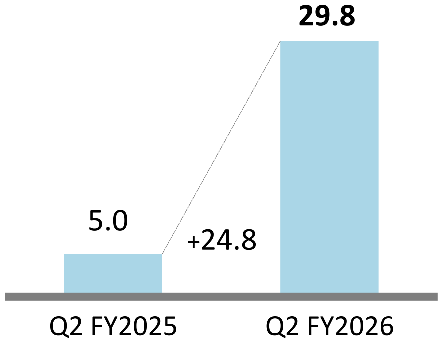
Revised Full-year Plan for FY2026 [YoY]

Net sales	Gross profit margin	Operating profit	Operating profit margin
¥115.0 billion [(36.2)%]	**31.3% [+0.2pt]**	**¥27.5 billion [(42.8)%]**	**23.9% [(2.8)pt]**

■ **Property sales in the whole development business**

(Billions of yen)





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(Billions of yen)

	Q2 FY2025	Q2 FY2026	Change	YoY
Net sales	614.3	**486.3**	(128.0)	(20.8)%
Gross profit	107.4	**92.4**	(15.0)	(14.0)%
Gross profit margin	17.5%	**19.0%**	1.5pt	-
SG&A	92.2	**91.4**	(0.8)	(0.9)%
Operating profit	15.2	**1.0**	(14.1)	(93.2)%
Operating profit margin	2.5%	**0.2%**	(2.3)pt	-
Orders	660.8	**794.6**	133.8	20.3%

Reference : Average foreign exchange rate for the period (yen)

	Q2 FY2025	Q2 FY2026	FY2026 Revised plan
U.S.	149.01	158.30	155.00
Australia	94.23	110.43	108.00
Singapore	112.47	123.67	120.00

Revised Full-year Plan for FY2026 [YoY]

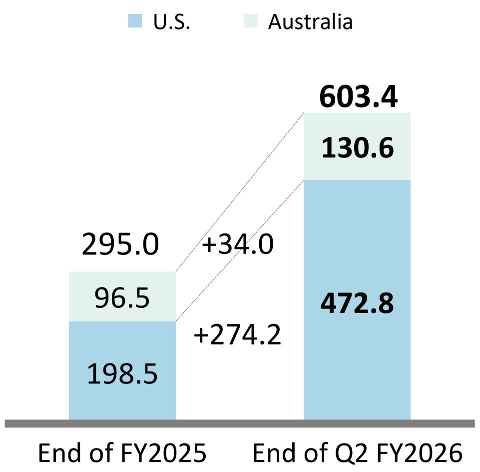
Net sales	Gross profit margin	Operating profit	Operating profit margin
¥1,344.0 billion [+4.5%]	**17.6% [+0.3pt]**	**¥48.0 billion [+25.2%]**	**3.6% [+0.6pt]**

■ Details by country (Q2 FY2026)

	Net sales	Amount changed	Operating profit	Amount changed	Orders	Amount changed
U.S.	476.1	(110.3)	4.4	(10.5)	750.4	107.5
Australia	10.2	(17.6)	(2.2)	(3.3)	44.2	26.2
Singapore (Ordinary profit*)			4.6	2.4		

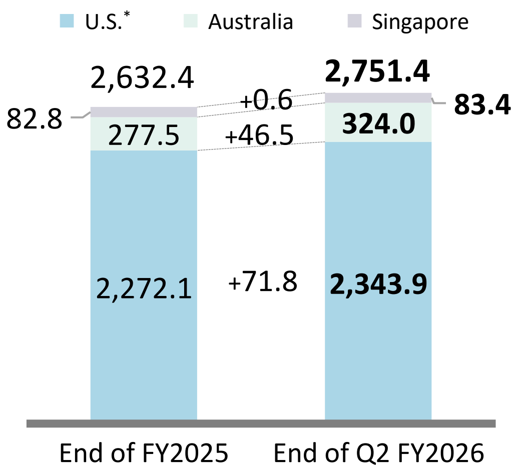
*Ordinary profit：Share of profit/loss of entities accounted for using equity method and a gain/loss on sale of equity, etc.

■ Order backlog



■ Investment balance

(Billions of yen)



*Includes deposits paid under option contracts for the acquisition of land for detached houses.

* Following the partial revision of the segment structure in FY2026, FY2025 figures and comparative information are presented on a reclassified basis.

SEKISUI HOUSE

(Billions of yen)

	Q2 FY2025	Q2 FY2026	Change	YoY
Net sales	503.2	**413.5**	(89.7)	(17.8)%
Operating profit	(2.9)	**(12.5)**	(9.6)	-
Operating profit margin	(0.6)%	**(3.0)%**	(2.4)pt	-
■ Excluding the impact of PPA* at the time of acquisition such as goodwill amortization				
Operating profit	19.1	**3.8**	(15.2)	-
Operating profit margin	3.8%	**0.9%**	(2.9)pt	-
Orders	542.2	**519.7**	(22.4)	(4.1)%
Number of homes delivered	6,064 homes	**4,572 homes**	(1,492) homes	
Unit price of homes delivered	$540k	**$553k**	$13k	
Number of homes ordered	6,631 homes	**5,509 homes**	(1,122) homes	

(Reference)
Excluding the impact of PPA* at the time of acquisition such as goodwill amortization and consolidation adjustments

	Q2 FY2025	Q2 FY2026	Change	YoY
Gross profit margin	16.6%	**15.9%**	(0.7)pt	-

*PPA：Purchase Price Allocation

Overview of Q2 FY2026

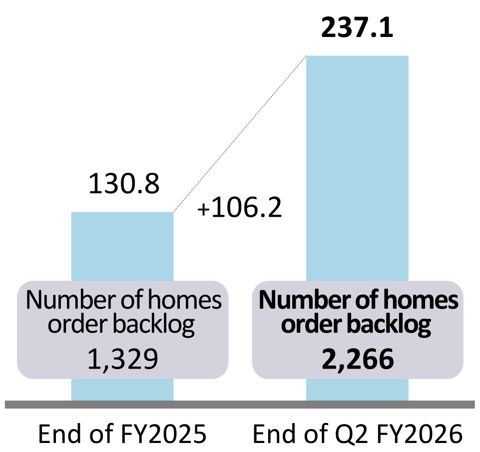
Amid a challenging business environment, deliveries declined due to a sales strategy balancing sales volume and profit margins. Profit margins also declined as the Company focused on selling completed inventory.
Progress was made on initiatives to improve profitability, including the transition to Built-to-Order (BTO) and cost reductions.

Revised Full-year Plan for FY2026 [YoY]

Net sales	Operating profit		Operating profit margin
¥873.5 billion [(13.1)%]	¥(15.2) billion [-]	¥17.3 billion* [(56.2)%]	(1.8)% [(1.3)pt]

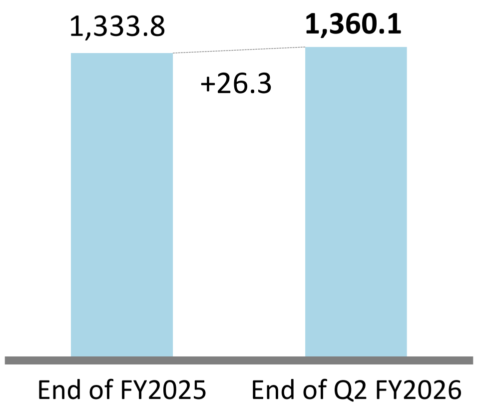
*Excluding the impact of goodwill amortization, etc.

■ Order backlog



■ Investment balance*

(Billions of yen)



*Includes deposits paid under option contracts for the acquisition of land for detached houses.

4. Segment Information | Overseas Business (U.S.): Master-planned Community Business

(Billions of yen)

	Q2 FY2025	Q2 FY2026	Change	YoY
Net sales	27.7	**46.7**	18.9	68.2%
Operating profit	9.1	**11.1**	2.0	22.7%
Operating profit margin	32.8%	**23.9%**	(8.9)pt	-
Orders	36.4	**47.5**	11.0	30.4%

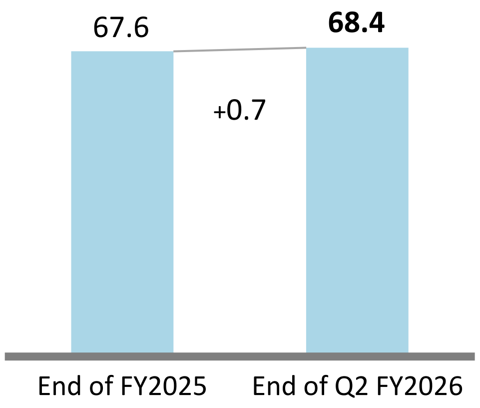
Overview of Q2 FY2026

Sales and profit increased, supported in part by contributions from the sale of communities acquired in 2025.

Revised Full-year Plan for FY2026 [YoY]

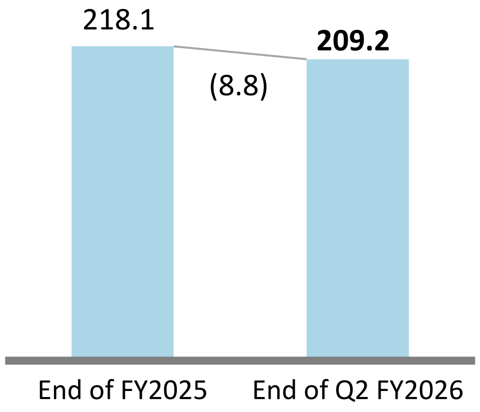
Net sales	Operating profit	Operating profit margin
¥103.0 billion [+10.2%]	**¥26.7 billion** [+0.9%]	**26.0%** [(2.4)pt]

■ **Order backlog**



■ **Investment balance**

(Billions of yen)



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(Billions of yen)

	Q2 FY2025	Q2 FY2026	Change	YoY
Net sales	55.4	**15.8**	(39.5)	(71.4)%
Operating profit	8.9	**5.9**	(3.0)	(33.8)%
Operating profit margin	16.1%	**37.3%**	21.2pt	-
Orders	64.1	**183.1**	118.9	185.4%

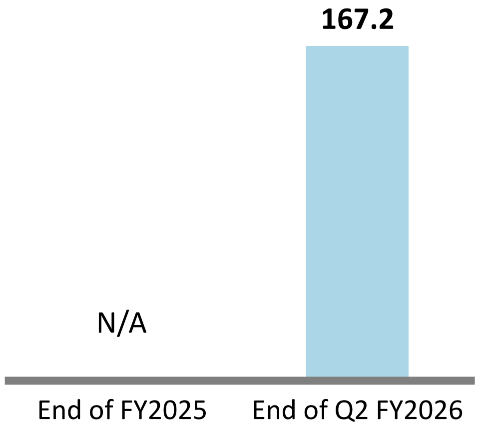
Overview of Q2 FY2026

Although leasing performance at operating properties remained strong, sales and profit decreased due to the absence of contributions from property sales recorded in the corresponding period of the previous fiscal year.
Property sales progressed steadily, with the sale of four properties completed. The resulting sales and profits are scheduled to be recorded in Q3.

Revised Full-year Plan for FY2026 [YoY]

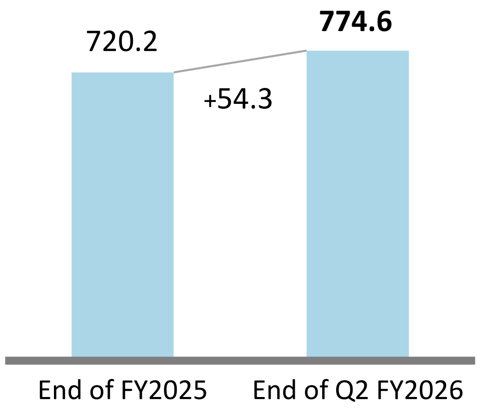
Net sales	Operating profit	Operating profit margin
¥258.4 billion [+232.9%]	**¥36.9 billion [+139.1%]**	**14.3% [(5.6)pt]**

■ **Order backlog**



■ **Investment balance**

(Billions of yen)



SEKISUI HOUSE

■ **Australia**

(Billions of yen)

	Q2 FY2025	Q2 FY2026	Change	YoY
Net sales	27.8	**10.2**	(17.6)	(63.3)%
Operating profit	1.1	**(2.2)**	(3.3)	-
Operating profit margin	4.1%	**(21.9)%**	(26.0)pt	-
Orders	17.9	**44.2**	26.2	146.4%

Overview of Q2 FY2026

In Australia, sales and profit decreased due to the absence of contributions from condominium deliveries recorded in the corresponding period of the previous fiscal year. However, condominium sales progressed steadily toward deliveries scheduled for the second half of the fiscal year, resulting in a further increase in the order backlog.
In Singapore, profit increased as sales of condominiums and construction projects progressed steadily.

Australia | Revised Full-year Plan for FY2026 [YoY]

Net sales	Operating profit	Operating profit margin
¥109.4 billion [(0.2)%]	**¥4.3 billion** [+6.8%]	**4.0%** [+0.3pt]

■ **Singapore (accounted for using equity method)**

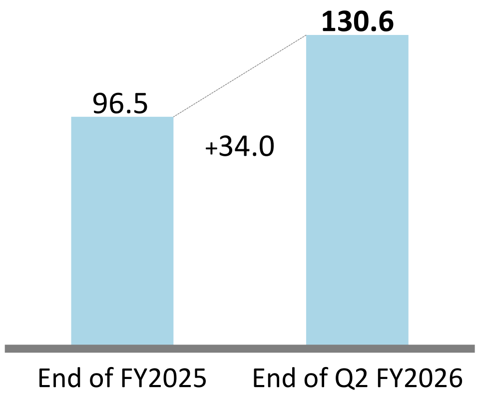
(Billions of yen)

	Q2 FY2025	Q2 FY2026	Amount changed	YoY
Ordinary profit*	2.1	**4.6**	2.4	114.5%

*Ordinary profit：Share of profit/ loss of entities accounted for using equity method and a gain/ loss on sale of equity, etc.

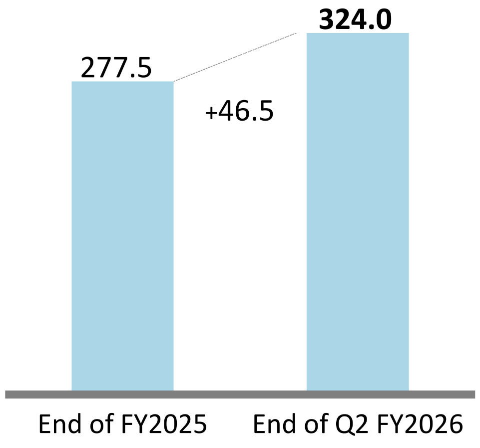
	End of FY2025	End of Q2 FY2026	Amount changed	YoY
Investment balance	82.8	**83.4**	0.6	0.8%

■ **Order backlog** (Australia)



■ **Investment balance** (Australia)

(Billions of yen)



SEKISUI HOUSE

(Billions of yen)

		Q2 FY2025					Q2 FY2026				
		Net sales	Operating profit	Operating profit margin	Gross profit margin	Orders	Net sales	Operating profit	Operating profit margin	Gross profit margin	Orders
Bult-to-order business	Custom detached houses	247.0	25.3	10.2%	25.6%	248.0	244.1	23.9	9.8%	25.6%	250.0
	Rental housing and commercial buildings	269.9	36.6	13.6%	24.2%	307.3	264.9	36.6	13.8%	25.0%	296.5
	Architectural/civil engineering	158.9	14.9	9.4%	14.2%	188.2	151.0	15.0	10.0%	15.5%	168.4
	Subtotal	675.9	76.9	11.4%	22.4%	743.7	660.1	75.6	11.5%	23.1%	715.0
Supplied housing business	Rental housing management	357.8	37.0	10.3%	16.4%	357.8	368.0	41.7	11.3%	17.4%	368.0
	Remodeling	92.8	13.0	14.1%	28.0%	96.2	104.7	15.0	14.4%	27.9%	113.4
	Subtotal	450.6	50.1	11.1%	18.8%	454.0	472.7	56.7	12.0%	19.8%	481.4
Development business	Real estate and brokerage	200.0	14.3	7.2%	16.5%	202.5	211.4	16.7	7.9%	17.6%	208.3
	Condominiums	57.4	8.5	14.9%	23.4%	57.0	56.1	15.7	28.0%	36.3%	75.6
	Urban redevelopment	35.6	5.0	14.3%	25.4%	23.6	98.4	27.3	27.8%	31.7%	74.4
	Subtotal	293.1	27.9	9.5%	19.0%	283.2	366.0	59.8	16.4%	24.3%	358.3
Overseas Business		614.3	15.2	2.5%	17.5%	660.8	486.3	1.0	0.2%	19.0%	794.6
Other		2.8	0.3	13.2%	63.7%	2.9	3.2	0.3	11.1%	62.4%	3.3
Eliminations and back office		(21.6)	(15.1)	-	-	(18.5)	(22.9)	(13.3)	-	-	(27.9)
Total		2,015.4	155.4	7.7%	19.8%	2,126.2	1,965.6	180.3	9.2%	21.8%	2,324.9

* Following the partial revision of the segment structure in FY2026, FY2025 figures and comparative information are presented on a reclassified basis.

SEKISUI HOUSE

The full-year plan was revised to reflect the delayed recovery of the U.S. homebuilding business amid a persistently challenging business environment and the impact of rising material prices associated with developments in the Middle East and other factors, while also taking into account progress in the sale of development properties in Japan and overseas and the steady performance of domestic businesses.

(Billions of yen)

	FY2025 Results①	**FY2026 Revised Plan②**	Change ②-①	YoY	FY2026 Initial Plan③	Change ②-③	YoY
Net sales	4,197.9	**4,260.0**	62.0	1.5%	4,353.0	(93.0)	(2.1)%
Gross profit	839.8	**866.0**	26.1	3.1%	871.0	(5.0)	(0.6)%
Gross profit margin	20.0%	**20.3%**	0.3pt	-	20.0%	0.3pt	-
Operating profit	341.4	**350.0**	8.5	2.5%	350.0	-	-
Operating profit margin	8.1%	**8.2%**	0.1pt	-	8.0%	0.2pt	-
Ordinary profit	327.8	**316.0**	(11.8)	(3.6)%	314.0	2.0	0.6%
Profit attributable to owners of parent	232.0	**224.0**	(8.0)	(3.5)%	218.0	6.0	2.8%
EPS (yen)	358.07	**345.55**	(12.52)		336.30	9.25	
ROA	7.7%	**7.4%**	(0.3)pt		7.4%	-	
ROE	11.3%	**10.1%**	(1.2)pt		10.1%	-	
Annual dividends per share (yen)	144.00	**145.00**	1.00		145.00	-	
Dividends payout ratio	40.2%	**42.0%**	1.8pt		43.1%	(1.1)pt	

Ordinary profit

Share of profit of entities accounted for using equity method was revised upward to reflect the strong performance of the Singapore business.

Profit attributable to owners of parent

Extraordinary income was revised upward in anticipation of increased sales of cross-shareholdings.

Annual dividends per share

Plans for a 15th consecutive annual dividend per share increase.

5. Full-Year Plan for FY2026 by Segment

Net sales (Billions of yen)

		FY2025 Results	FY2026			FY2026 Initial Plan	Amount Changed from Initial plan
			Revised Plan	Amount changed	YoY		
Built-to-order business	Custom detached houses	496.4	500.0	3.5	0.7%	500.0	-
	Rental housing and commercial buildings	547.2	555.0	7.7	1.4%	575.0	(20.0)
	Architectural/civil engineering	302.2	301.0	(1.2)	(0.4)%	316.0	(15.0)
	Subtotal	1,346.0	1,356.0	9.9	0.7%	1,391.0	(35.0)
Supplied housing business	Rental housing management	712.6	726.0	13.3	1.9%	736.0	(10.0)
	Remodeling	187.9	210.0	22.0	11.7%	200.0	10.0
	Subtotal	900.5	936.0	35.4	3.9%	936.0	-
Development business	Real estate and brokerage	394.5	430.0	35.4	9.0%	430.0	-
	Condominiums	122.8	111.0	(11.8)	(9.6)%	111.0	-
	Urban redevelopment	180.3	115.0	(65.3)	(36.2)%	93.0	22.0
	Subtotal	697.6	656.0	(41.6)	(6.0)%	634.0	22.0
Overseas Business		1,286.3	1,344.0	57.6	4.5%	1,428.0	(84.0)
Other		5.9	7.0	1.0	17.8%	7.0	-
Eliminations and back office		(38.7)	(39.0)	(0.2)	-	(43.0)	4.0
Total		4,197.9	4,260.0	62.0	1.5%	4,353.0	(93.0)

Orders (Billions of yen)

		FY2025 Results	FY2026			FY2026 Initial Plan	Amount Changed from Initial plan
			Revised Plan	Amount changed	YoY		
Built-to-order business	Custom detached houses	[*2] 498.7	505.0	6.2	1.3%	515.0	(10.0)
	Rental housing and commercial buildings	[*2] 591.6	595.0	3.3	0.6%	610.0	(15.0)
	Architectural/civil engineering	318.2	323.0	4.7	1.5%	323.0	-
	Subtotal	1,408.5	1,423.0	14.4	1.0%	1,448.0	(25.0)
Supplied housing business	Rental housing management	712.6	726.0	13.3	1.9%	736.0	(10.0)
	Remodeling	193.1	224.0	30.8	16.0%	204.0	20.0
	Subtotal	905.7	950.0	44.2	4.9%	940.0	10.0
Development business	Real estate and brokerage	411.1	430.0	18.8	4.6%	430.0	-
	Condominiums	116.1	143.0	26.8	23.1%	143.0	-
	Urban redevelopment	192.2	91.0	(101.2)	(52.7)%	69.0	22.0
	Subtotal	719.5	664.0	(55.5)	(7.7)%	642.0	22.0
Overseas Business		1,243.3	1,340.0	96.6	7.8%	1,499.0	(159.0)
Other		5.9	7.0	1.0	17.9%	7.0	-
Eliminations and back office		(35.4)	(39.0)	(3.5)	-	(43.0)	4.0
Total		4,247.7	4,345.0	97.2	2.3%	4,493.0	(148.0)

*1 Following the partial revision of the segment structure in FY2026, FY2025 figures and comparative information are presented on a reclassified basis.

*2 The figures have been corrected from those disclosed on March 5, 2026.
(Before correction: Custom detached houses business: ¥506.8 billion; Rental housing and commercial buildings business: ¥583.4 billion)

5. Full-Year Plan for FY2026 by Segment

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		Operating profit (Billions of yen)						Operating profit margin			Gross profit margin		
		FY2025 Results	FY2026 Revised Plan	FY2026 Amount changed	FY2026 YoY	FY2026 Initial Plan	Amount Changed from Initial plan	FY2025 Results	FY2026 Revised Plan	FY2026 Initial Plan	FY2025 Results	FY2026 Revised Plan	FY2026 Initial Plan
Built-to-order business	Custom detached houses	48.8	49.5	0.6	1.3%	51.0	(1.5)	9.8%	9.9%	10.2%	25.4%	25.5%	25.8%
Built-to-order business	Rental housing and commercial buildings	74.8	76.5	1.6	2.2%	79.5	(3.0)	13.7%	13.8%	13.8%	24.4%	24.8%	25.0%
Built-to-order business	Architectural/civil engineering	22.0	21.5	(0.5)	(2.5)%	18.5	3.0	7.3%	7.1%	5.9%	12.8%	13.5%	11.7%
Built-to-order business	Subtotal	145.7	147.5	1.7	1.2%	149.0	(1.5)	10.8%	10.9%	10.7%	22.2%	22.5%	22.3%
Supplied housing business	Rental housing management	68.7	75.0	6.2	9.2%	71.5	3.5	9.6%	10.3%	9.7%	16.0%	16.7%	16.1%
Supplied housing business	Remodeling	25.9	30.0	4.0	15.8%	28.0	2.0	13.8%	14.3%	14.0%	27.8%	28.1%	28.5%
Supplied housing business	Subtotal	94.6	105.0	10.3	11.0%	99.5	5.5	10.5%	11.2%	10.6%	18.4%	19.2%	18.8%
Development business	Real estate and brokerage	28.4	32.0	3.5	12.5%	32.0	-	7.2%	7.4%	7.4%	17.1%	17.7%	17.7%
Development business	Condominiums	17.5	23.0	5.4	31.2%	23.0	-	14.3%	20.7%	20.7%	22.7%	31.1%	31.1%
Development business	Urban redevelopment	48.1	27.5	(20.6)	(42.8)%	15.0	12.5	26.7%	23.9%	16.1%	31.1%	31.3%	25.3%
Development business	Subtotal	94.0	82.5	(11.5)	(12.3)%	70.0	12.5	13.5%	12.6%	11.0%	21.7%	22.3%	21.1%
Overseas business		38.3	48.0	9.6	25.2%	56.5	(8.5)	3.0%	3.6%	4.0%	17.3%	17.6%	17.7%
Other		0.5	1.0	0.4	68.1%	1.0	-	10.0%	14.3%	14.3%	60.2%	64.3%	64.3%
Eliminations and back office		(31.9)	(34.0)	(2.0)	-	(26.0)	(8.0)	-	-	-	-	-	-
Total		341.4	350.0	8.5	2.5%	350.0	-	8.1%	8.2%	8.0%	20.0%	20.3%	20.0%

* Following the partial revision of the segment structure in FY2026, FY2025 figures and comparative information are presented on a reclassified basis.