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July 31, 2026

Consolidated Financial Results for the Three Months Ended June 30, 2026 (Under Japanese GAAP)

Company name: ESLEAD CORPORATION
Listing: Tokyo Stock Exchange
Securities code: 8877
URL: https://www.eslead.co.jp
Representative: Sugio Aramaki, Representative Director and President
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Scheduled date to commence dividend payments: -
Preparation of supplementary material on financial results: None
Holding of financial results briefing: None

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

1. Consolidated financial results for the three months ended June 30, 2026 (from April 1, 2026 to June 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	
Three months ended	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
June 30, 2026	39,475	28.5	6,610	22.7	5,878	15.8	3,386	12.6
June 30, 2025	30,714	(25.1)	5,389	(35.4)	5,077	(38.3)	3,009	(40.9)

Note: Comprehensive income For the three months ended June 30, 2026: ¥3,431 million [13.6%]
For the three months ended June 30, 2025: ¥3,019 million [(40.5)%]

	Basic earnings per share	Diluted earnings per share
Three months ended	Yen	Yen
June 30, 2026	219.51	-
June 30, 2025	195.02	-

(2) Consolidated financial position

	Total assets	Net assets	Equity-to-asset ratio	Net assets per share
As of	Millions of yen	Millions of yen	%	Yen
June 30, 2026	281,270	82,898	29.5	5,372.76
March 31, 2026	268,501	81,549	30.4	5,285.38

Reference: Equity
As of June 30, 2026: ¥82,898 million
As of March 31, 2026: ¥81,549 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 March 31, 2026	-	105.00	-	135.00	240.00
Fiscal year ending March 31, 2027	-				
Fiscal year ending March 31, 2027 (Forecast)		120.00		120.00	240.00

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

3. Forecast of consolidated financial results for the fiscal year ending March 31, 2027 (from 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		Basic earnings per share
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
Six months ending September 30, 2026	84,000	45.6	14,500	39.2	12,800	32.4	8,700	40.6	563.86
Fiscal year ending March 31, 2027	130,000	11.2	20,500	10.8	17,600	7.3	11,500	2.9	745.33

Note: Revisions to the earnings forecasts most recently announced: None

* **Notes**

(1) Significant changes in the scope of consolidation during the period: None

(2) Adoption of accounting treatment specific to the preparation of quarterly consolidated financial statements: None

(3) 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: Yes

(iii) Changes in accounting estimates: None

(iv) Restatement: None

Note: For details, please refer to Appendix P.8 "2. Quarterly Consolidated Financial Statements and Major Notes (3) Notes on Quarterly Consolidated Financial Statements (Notes on Changes in Accounting Policy)" are available.

(4) Number of issued shares (common shares)

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

As of June 30, 2026	15,465,600 shares
As of March 31, 2026	15,465,600 shares

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

As of June 30, 2026	36,274 shares
As of March 31, 2026	36,274 shares

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

Three months ended June 30, 2026	15,429,326 shares
Three months ended June 30, 2025	15,429,407 shares

* Review of the Japanese-language originals of the attached consolidated quarterly financial statements by certified public accountants or an audit firm:None

* Proper use of earnings forecasts, and other special matters

The forward-looking statements, including forecasts of financial results, contained in these materials are based on information currently available to the Company and on certain assumptions deemed to be reasonable. However, the Company makes no guarantee that these forecasts will be achieved. Actual financial results, etc. may differ substantially due to various factors. For the conditions on which earnings forecasts are predicated and precautions for the use of earnings forecasts, please refer to Appendix P.3 "1. Summary of Operating Results, etc. (3) Explanation of Forward-Looking Information such as Consolidated Earnings Forecasts."

Quarterly consolidated balance sheet

(Thousands of yen)

	As of March 31, 2026	As of June 30, 2026
Assets		
Current assets		
Cash and deposits	17,400,390	21,075,758
Accounts receivable - trade	1,560,759	2,505,134
Real estate for sale	111,523,208	106,622,906
Real estate for sale in process	116,611,146	127,869,088
Other	7,668,639	8,414,880
Total current assets	254,764,144	266,487,768
Non-current assets		
Property, plant and equipment		
Buildings and structures, net	1,765,035	1,769,577
Machinery, equipment and vehicles, net	2,040,677	2,395,406
Land	3,374,789	3,394,789
Leased assets, net	1,042,760	1,017,594
Construction in progress	31,900	171,654
Other, net	59,024	66,476
Total property, plant and equipment	8,314,188	8,815,498
Intangible assets	225,758	521,788
Investments and other assets		
Investment securities	622,195	686,870
Deferred tax assets	1,072,421	929,607
Other	3,503,162	3,828,563
Total investments and other assets	5,197,779	5,445,042
Total non-current assets	13,737,726	14,782,329
Total assets	268,501,871	281,270,098

(Thousands of yen)

	As of March 31, 2026	As of June 30, 2026
Liabilities		
Current liabilities		
Accounts payable - trade	1,285,984	1,103,220
Electronically recorded obligations - operating	5,192,770	1,585,210
Current portion of bonds payable	600,000	600,000
Short-term borrowings	2,656,840	5,721,560
Current portion of long-term borrowings	34,147,886	36,697,394
Lease liabilities	135,934	134,129
Income taxes payable	3,398,978	2,449,395
Advances received	2,079,270	1,827,218
Provision for bonuses	271,985	137,513
Other	2,852,380	2,914,873
Total current liabilities	52,622,028	53,170,514
Non-current liabilities		
Bonds payable	800,000	800,000
Long-term borrowings	131,475,737	142,516,527
Lease liabilities	980,267	952,375
Retirement benefit liability	194,495	214,315
Provision for retirement benefits for directors (and other officers)	248,375	239,375
Asset retirement obligations	23,320	23,320
Other	607,819	455,594
Total non-current liabilities	134,330,015	145,201,508
Total liabilities	186,952,043	198,372,022
Net assets		
Shareholders' equity		
Share capital	1,983,000	1,983,000
Capital surplus	2,871,307	2,871,307
Retained earnings	76,475,971	77,779,916
Treasury shares	(66,166)	(66,166)
Total shareholders' equity	81,264,112	82,568,058
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	285,714	330,016
Total accumulated other comprehensive income	285,714	330,016
Total net assets	81,549,827	82,898,075
Total liabilities and net assets	268,501,871	281,270,098

Quarterly consolidated statement of income

(Thousands of yen)

	Three months ended June 30, 2025	Three months ended June 30, 2026
Net sales	30,714,739	39,475,730
Cost of sales	22,938,640	30,044,716
Gross profit	7,776,099	9,431,014
Selling, general and administrative expenses		
Advertising expenses	161,808	132,135
Salaries and bonuses	876,859	1,010,513
Provision for bonuses	104,650	125,568
Retirement benefit expenses	21,664	29,456
Provision for retirement benefits for directors (and other officers)	1,500	1,500
Taxes and dues	462,049	541,259
Depreciation	30,347	29,714
Other	727,771	949,978
Total selling, general and administrative expenses	2,386,650	2,820,128
Operating profit	5,389,448	6,610,886
Non-operating income		
Interest income	713	1,494
Dividend income	7,814	9,402
Cancellation penalty income	1,033	3,100
Gain on guarantee deposits received	31,209	54,569
Subsidy income	3,800	4,699
Insurance claim income	100,555	290
Administrative service fee income	21,305	25,324
Other	39,250	9,663
Total non-operating income	205,681	108,544
Non-operating expenses		
Interest expenses	516,307	830,207
Other	1,261	10,718
Total non-operating expenses	517,569	840,925
Ordinary profit	5,077,560	5,878,505
Extraordinary losses		
Loss on retirement of non-current assets	1,212	-
Total extraordinary losses	1,212	-
Profit before income taxes	5,076,348	5,878,505
Income taxes - current	1,885,457	2,369,159
Income taxes - deferred	181,883	122,440
Total income taxes	2,067,341	2,491,600
Profit	3,009,006	3,386,904
Profit attributable to owners of parent	3,009,006	3,386,904

Quarterly consolidated statement of comprehensive income

(Thousands of yen)

	Three months ended June 30, 2025	Three months ended June 30, 2026
Profit	3,009,006	3,386,904
Other comprehensive income		
Valuation difference on available-for-sale securities	10,319	44,302
Total other comprehensive income	10,319	44,302
Comprehensive income	3,019,326	3,431,206
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	3,019,326	3,431,206
Comprehensive income attributable to non-controlling interests	-	-

(Notes on segment information, etc.)

Segment Information

I. The three months of the previous fiscal year (April 1, 2025 to June 30, 2025)

1. Information on sales and the amount of profit or loss for each reported segment

(Thousands of yen)

	Reportable segments			Adjustment amount (Note) 2	Quarterly Consolidated Statements of Income (Note)3
	selling of real estate	Other Businesses (Note)1	Total		
Sales					
Revenues from external customers	23,485,769	7,228,970	30,714,739	-	30,714,739
Transactions with other segments	397,100	1,000,248	1,397,349	(1,397,349)	-
Total	23,882,869	8,229,219	32,112,088	(1,397,349)	30,714,739
Segment Profit	4,250,523	1,430,311	5,680,835	(603,274)	5,077,560

Note: 1. "Other businesses" include real estate leasing, real estate management, power supply, construction and renovation, real estate brokerage, purchase and resale of real estate, detached house sales business, accommodation facility operation and management business, real estate securitization business, condominium and building cleaning business, apartment development and sales business, etc.

2. The adjustment for segment profit of (603,274) thousand yen includes 109,096 thousand yen of inter-segment transaction elimination and (712,371) thousand yen of company-wide expenses that have not been allocated to each reporting segment. Corporate expenses are general and administrative expenses that are not primarily attributable to the reporting segment.

3. Segment profit is adjusted to ordinary income in the quarterly consolidated statements of income.

2. Information on impairment losses or goodwill on fixed assets by reporting segment

(Significant impairment loss on fixed assets)

Not applicable.

(Significant fluctuations in the amount of goodwill)

Not applicable.

(Significant Negative Goodwill Accrual Gains)

Not applicable.

II. The three months of the current fiscal year (April 1, 2026 to June 30, 2026)

1. Information on sales and the amount of profit or loss for each reported segment

(Thousands of yen)

	Reportable segments			Adjustment amount (Note) 2	Quarterly Consolidated Statements of Income (Note)3
	selling of real estate	Other Businesses (Note)1	Total		
Sales					
Revenues from external customers	25,799,577	13,676,153	39,475,730	-	39,475,730
Transactions with other segments	440,297	1,431,035	1,871,332	(1,871,332)	-
Total	26,239,874	15,107,188	41,347,063	(1,871,332)	39,475,730
Segment Profit	4,957,127	1,988,169	6,945,296	(1,066,791)	5,878,505

Note: 1. "Other businesses" include real estate leasing, real estate management, power supply, construction and renovation, real estate brokerage, purchase and resale of real estate, detached house sales business, accommodation facility operation and management business, real estate securitization business, condominium and building cleaning business, apartment development and sales business, etc.

2. The adjustment for segment profit of (1,066,791) thousand yen includes the elimination of inter-segment transactions of (157,502) thousand yen and the company-wide expenses of (909,288) thousand yen that have not been allocated to each reporting segment. Corporate expenses are general and administrative expenses that are not primarily attributable to the reporting segment.

3. Segment profit is adjusted to ordinary income in the quarterly consolidated statements of income.

2. Information on impairment losses or goodwill on fixed assets by reporting segment

(Significant impairment loss on fixed assets)

Not applicable.

(Significant fluctuations in the amount of goodwill)

Not applicable.

(Significant Negative Goodwill Accrual Gains)

Not applicable.

3. Changes to Reporting Segments, etc.

We have shifted from the conventional business model of immediate delivery after completion of the building, and based on the characteristics of each property, the holding period we are working to maximize profits by selling at the appropriate time while controlling the price.

In line with this shift in business strategy, the real estate acquisition tax will more appropriately reflect the correspondence between income and expense

In order to avoid the conventional method of incurring expenses, the acquisition cost of real estate for sale and real estate for sale in process is included in the sales we have changed the method of processing as cost of sales at the time of sale.

We've also changed the way we measure profits or losses for reporting segments.

The impact of this change is minor, and it is not retroactively applied to previous years.