

November 13, 2025

Consolidated Financial Results for the Nine Months Ended September 30, 2025 (Under Japanese GAAP)

Company name: Tokyo Tatemono Co., Ltd.
 Listing: Tokyo Stock Exchange
 Securities code: 8804
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 Scheduled date to commence dividend payments: -
 Preparation of supplementary material on financial results: Yes
 Holding of financial results briefing: Yes (for institutional investors and analysts)

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

1. Consolidated financial results for the nine months ended September 30, 2025 (from January 1, 2025 to September 30, 2025)

(1) Consolidated operating results (cumulative)

(Percentages indicate year-on-year changes.)

	Operating revenues		Operating profit		Ordinary profit		Profit attributable to owners of parent	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Nine months ended September 30, 2025	298,833	(17.0)	50,601	(17.9)	41,453	(22.4)	29,515	(17.0)
September 30, 2024	359,896	51.1	61,636	43.1	53,409	21.9	35,551	22.2

Note: Comprehensive income For the nine months ended September 30, 2025: ¥43,749 million [4.0%]
 For the nine months ended September 30, 2024: ¥42,048 million [(15.0)%]

	Basic earnings per share	Diluted earnings per share
	Yen	Yen
Nine months ended September 30, 2025	141.81	-
September 30, 2024	170.23	-

(2) Consolidated financial position

	Total assets	Net assets	Equity-to-asset ratio	Net assets per share
	Millions of yen	Millions of yen	%	Yen
As of September 30, 2025	2,229,914	565,557	24.8	2,666.64
December 31, 2024	2,081,226	547,524	25.8	2,567.66

Reference: Equity
 As of September 30, 2025: ¥553,590 million
 As of December 31, 2024: ¥536,065 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 December 31, 2024	-	37.00	-	58.00	95.00
Fiscal year ending December 31, 2025	-	48.00	-		
Fiscal year ending December 31, 2025 (Forecast)				55.00	103.00

Note: Revisions to the forecast of cash dividends most recently announced: Yes

For details of the revision of the dividend forecast, please refer to the "Notice Concerning Revisions to Forecast of Full-year Consolidated Financial Results of Operations and Dividend Forecast" announced today (November 13, 2025).

3. Forecast of consolidated financial results for the fiscal year ending December 31, 2025 (from January 1, 2025 to December 31, 2025)

(Percentages indicate year-on-year changes.)

	Operating revenues		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
Fiscal year ending December 31, 2025	470,000	1.4	92,500	16.1	78,500	9.4	58,000	(12.0)	278.86

Note: Revisions to the earnings forecasts most recently announced: Yes

For details of the revisions to the consolidated earnings forecast, please refer to "1. Outline of Operating Results, Etc.;" (3) Description of Consolidated Earnings Forecasts and Other Forward-Looking Statements" on page 4 of the attached materials.

* Notes

- (1) Significant changes in the scope of consolidation during the period: Yes
 Newly included: 2 companies (Shin Oyama Country Club Co., Ltd.)
 (WonderScape INC.)

Excluded: 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: None
 (iii) Changes in accounting estimates: None
 (iv) Restatement: None

- (4) Number of issued shares (common shares)

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

As of September 30, 2025	209,167,674 shares
As of December 31, 2024	209,167,674 shares

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

As of September 30, 2025	1,568,966 shares
As of December 31, 2024	391,463 shares

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

Nine months ended September 30, 2025	208,123,729 shares
Nine months ended September 30, 2024	208,837,644 shares

*The Company has introduced a stock compensation plan, "Board Benefit Trust (BBT)." The shares of the Company held by the trust are included in the number of treasury shares at the end of the period and the treasury shares deducted in the calculation of the average number of shares outstanding during the period.

- * 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 available to the Company and on certain assumptions deemed to be reasonable. Actual financial results may differ from the results anticipated in the statements due to various factors. Matters related to earnings forecasts are described in Appendix P.4 "1. Outline of Operating Results, Etc. (3) Description of Consolidated Earnings Forecasts and Other Forward-Looking Statements."

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1. Outline of Operating Results, Etc.

(1) Outline of Operating Results for the First Three Quarters

In the nine months ended September 30, 2025, the Tokyo Tatemono Group recorded a decrease in sales of for-sale condominiums in the Residential business. As a result of this and other factors, operating revenue was ¥298,833 million (down 17.0% from ¥359,896 million for the same period of the previous fiscal year), operating profit was ¥50,601 million (down 17.9% from ¥61,636 million for the same period of the previous fiscal year), business profit was ¥50,525 million (down 16.9% from ¥60,786 million for the same period of the previous fiscal year), ordinary profit was ¥41,453 million (down 22.4% from ¥53,409 million for the same period of the previous fiscal year), and profit attributable to owners of parent was ¥29,515 million (down 17.0% from ¥35,551 million for the same period of the previous fiscal year).

Note: From the beginning of the nine months ended September 30, 2025, the definition of business profit has been changed as follows in order to respond to the flexible sale of non-current assets and the diversification of investment schemes in Overseas businesses.

Before: Business profit = Operating profit + Share of profit (loss) of entities accounted for using equity method

After: Business profit = Operating profit + Share of profit (loss) of entities accounted for using equity method, etc. + Gain (loss) on sale of non-current assets

(Share of profit (loss) of entities accounted for using equity method, etc. includes interest and dividend incomes, and gain (loss) on sale of investment equity in investment vehicles for Overseas business.)

Business profit figures for the nine months ended September 30, 2024, are presented based on the changed calculation method.

See below for an outline of consolidated results by business segment.

(i) Commercial Properties Business

In the nine months ended September 30, 2025, leasing of buildings and operating of facilities was solid, and projects including “T-LOGI Kyoto Fushimi” (Kyoto-shi, Kyoto Prefecture) and “T-LOGI Chiba Kita” (Chiba-shi, Chiba Prefecture), were recorded as property sales to investors in real estate sales.

Consequently, operating revenue was ¥122,034 million (up 9.2% from ¥111,790 million for the same period of the previous fiscal year), operating profit was ¥32,663 million (up 31.2% from ¥24,889 million for the same period of the previous fiscal year), and business profit was ¥32,912 million (up 31.7% from ¥24,986 million for the same period of the previous fiscal year).

Category	Nine months ended September 30, 2024		Nine months ended September 30, 2025	
	Quantity	Operating revenue (millions of yen)	Quantity	Operating revenue (millions of yen)
Leasing of buildings and operating of facilities	Rentable 1,108,671 m ² (Of which for sublease 66,754 m ²)	61,216	Rentable 1,047,102 m ² (Of which for sublease 66,186 m ²)	69,657
Real estate sales	—	22,453	—	23,915
Building management service, etc.	—	28,120	—	28,460
Total operating revenue	—	111,790	—	122,034
Operating profit	—	24,889	—	32,663
Business profit	—	24,986	—	32,912

Notes:

1. The “Leasing of buildings” category has been renamed “Leasing of buildings and operating of facilities” from the beginning of the nine months ended September 30, 2025.
2. The category for accounting revenues from operating hotels and other facilities that are operated in company-owned buildings, which was previously presented under “Building management service, etc.,” was reclassified to “Leasing of buildings and operating of facilities” from the beginning of the nine months ended September 30, 2025. Rentable does not include the above facilities.
3. Actual figures for the same period of the previous fiscal year are restated to reflect the new classification.

(ii) Residential Business

In the nine months ended September 30, 2025, in the real estate sales business, projects including “Shirokanedai 5-chome Residential Project (provisional name)” (Minato-ku, Tokyo) were recorded as property sales to investors. In addition, in the residential sales business, projects including “Brillia Tower Minoh Semba” (Minoh-shi, Osaka Prefecture), “Brillia Seiseki Sakuragaoka BLOOMING TERRACE” (Tama-shi, Tokyo), and “HARUMI FLAG” (Chuo-ku, Tokyo) were recorded. However, impacted by factors such as the sales of a large condominium recorded in the same period of the previous fiscal year, revenue and profit decreased compared to the same period of the previous fiscal year.

Consequently, operating revenue was ¥126,166 million (down 35.9% from ¥196,710 million for the same period of the previous fiscal year), operating profit was ¥20,086 million (down 47.0% from ¥37,894 million for the same period of the previous fiscal year), and business profit was ¥20,086 million (down 46.4% from ¥37,461 million for the same period of the previous fiscal year).

Category	Nine months ended September 30, 2024		Nine months ended September 30, 2025	
	Quantity	Operating revenue (millions of yen)	Quantity	Operating revenue (millions of yen)
Residential sales	1,588 units	149,894	1,161 units	84,105
Real estate sales	—	24,444	—	19,618
Residence leasing	Rentable 139,165 m ²	4,376	Rentable 132,553 m ²	4,877
Condominium management service	Number of units 100,223 units	11,033	Number of units 101,619 units	11,066
Other	—	6,961	—	6,497
Total operating revenue	—	196,710	—	126,166
Operating profit	—	37,894	—	20,086
Business profit	—	37,461	—	20,086

(iii) Asset Service Business

In the nine months ended September 30, 2025, the brokerage business remained strong, while revenue from real estate from property sales to investors decreased in the asset solution business.

Consequently, operating revenue was ¥33,400 million (down 7.2% from ¥35,985 million for the same period of the previous fiscal year), operating profit was ¥5,534 million (down 19.9% from ¥6,913 million for the same period of the previous fiscal year), and business profit was ¥5,546 million (down 19.8% from ¥6,913 million for the same period of the previous fiscal year).

Category	Nine months ended September 30, 2024		Nine months ended September 30, 2025	
	Quantity	Operating revenue (millions of yen)	Quantity	Operating revenue (millions of yen)
Brokerage	854 deals	4,063	795 deals	4,639
Asset solution (Note)	—	10,220	—	6,845
Management service, etc.	—	3,425	—	3,497
Parking lot operations	Number of parking spaces 85,129 spaces	18,275	Number of parking spaces 89,967 spaces	18,417
Total operating revenue	—	35,985	—	33,400
Operating profit	—	6,913	—	5,534
Business profit	—	6,913	—	5,546

Note: This business mainly purchases and resells real estate after improving its added value.

(iv) Other

In the nine months ended September 30, 2025, revenue increased but profit decreased in the leisure business mainly due to the suspension of operations for renewal at some hot spring facilities, despite strong occupancy of resort facilities.

Consequently, operating revenue was ¥17,232 million (up 11.8% from ¥15,410 million for the same period of the previous fiscal year), operating profit was ¥1,401 million (down 9.9% from ¥1,554 million for the same period of the previous fiscal year), and business profit was ¥1,040 million (down 0.0% from ¥1,040 million for the same period of the previous fiscal year).

Category	Nine months ended September 30, 2024	Nine months ended September 30, 2025
	Operating revenue (millions of yen)	Operating revenue (millions of yen)
Leisure business	11,221	11,963
Other	4,188	5,269
Total operating revenue	15,410	17,232
Operating profit	1,554	1,401
Business profit	1,040	1,040

(2) Outline of Financial Position for the First Three Quarters

(Assets)

Total assets at the end of the nine months ended September 30, 2025 were ¥2,229,914 million, up ¥148,687 million from the end of the previous fiscal year. This was primarily attributable to increases in investment securities, property, plant and equipment, and real estate for sale (including real estate for sale in process).

(Liabilities)

Total liabilities at the end of the nine months ended September 30, 2025 were ¥1,664,356 million, up ¥130,654 million from the end of the previous fiscal year. This was primarily attributable to an increase in interest-bearing debt. The balance of interest-bearing debt (excluding lease obligations) was ¥1,362,162 million, up ¥149,817 million from the end of the previous fiscal year.

(Net assets)

Total net assets at the end of the nine months ended September 30, 2025 were ¥565,557 million, up ¥18,033 million from the end of the previous fiscal year. This was primarily attributable to increases in valuation difference on available-for-sale securities and retained earnings.

(3) Description of Consolidated Earnings Forecasts and Other Forward-Looking Statements

Taking into account the results for the nine months ended September 30, 2025 and the outlook going forward, the full-year consolidated earnings forecasts for FY2025 released on February 12, 2025 have been revised as follows.

(Millions of yen)				
	Revised forecast	Previous forecast	Amount of change	Percentage change
Operating revenue	470,000	503,000	(33,000)	(6.6%)
Operating profit	92,500	86,000	6,500	7.6%
Business profit	91,000	85,500	5,500	6.4%
Ordinary profit	78,500	74,000	4,500	6.1%
Profit attributable to owners of parent	58,000	55,000	3,000	5.5%

For details, please refer to the “Notice Concerning Revisions to Forecast of Full-year Consolidated Financial Results of Operations and Dividend Forecast” released today (November 13, 2025).

2. Quarterly Consolidated Financial Statements and Key Notes

(1) Quarterly Consolidated Balance Sheet

(Millions of yen)

	As of December 31, 2024	As of September 30, 2025
Assets		
Current assets		
Cash and deposits	111,141	100,353
Trade notes, accounts receivable and contract assets	15,057	13,720
Real estate for sale	261,318	277,713
Real estate for sale in process	307,858	334,927
Other	35,375	57,649
Allowance for doubtful accounts	(22)	(28)
Total current assets	730,727	784,336
Non-current assets		
Property, plant and equipment		
Buildings and structures	437,718	443,788
Accumulated depreciation	(194,369)	(204,204)
Buildings and structures, net	243,349	239,584
Land	617,042	627,205
Construction in progress	101,213	140,087
Other	36,022	36,907
Accumulated depreciation	(23,014)	(24,162)
Other, net	13,008	12,744
Total property, plant and equipment	974,614	1,019,621
Intangible assets		
Leasehold interests in land	124,337	124,077
Other	12,935	12,725
Total intangible assets	137,273	136,803
Investments and other assets		
Investment securities	139,265	185,203
Investments in silent partnerships	12,538	21,670
Deferred tax assets	2,071	2,371
Leasehold and guarantee deposits	20,693	20,599
Retirement benefit asset	1,763	1,648
Other	63,901	59,047
Allowance for doubtful accounts	(1,623)	(1,387)
Total investments and other assets	238,610	289,153
Total non-current assets	1,350,498	1,445,578
Total assets	2,081,226	2,229,914

	As of December 31, 2024	As of September 30, 2025
Liabilities		
Current liabilities		
Short-term borrowings	80,949	61,645
Commercial papers	66,000	30,000
Current portion of bonds payable	20,000	10,000
Accounts payable - other	19,434	16,948
Income taxes payable	20,031	1,397
Provisions	1,047	3,613
Deposits received under real estate specified joint enterprise law	6,300	6,300
Other	84,025	71,300
Total current liabilities	297,789	201,204
Non-current liabilities		
Bonds payable	245,000	295,000
Long-term borrowings	798,570	963,893
Deferred tax liabilities	28,202	37,333
Deferred tax liabilities for land revaluation	27,274	28,077
Provisions	503	574
Leasehold and guarantee deposits received	79,950	83,541
Retirement benefit liability	13,943	13,790
Deposits received under real estate specified joint enterprise law	14,806	14,591
Other	27,660	26,349
Total non-current liabilities	1,235,913	1,463,151
Total liabilities	1,533,702	1,664,356
Net assets		
Shareholders' equity		
Share capital	92,451	92,451
Capital surplus	66,262	66,071
Retained earnings	269,936	276,908
Treasury shares	(747)	(3,724)
Total shareholders' equity	427,902	431,707
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	57,551	73,720
Revaluation reserve for land	43,187	42,801
Foreign currency translation adjustment	7,865	5,730
Remeasurements of defined benefit plans	(443)	(370)
Total accumulated other comprehensive income	108,162	121,882
Non-controlling interests	11,458	11,967
Total net assets	547,524	565,557
Total liabilities and net assets	2,081,226	2,229,914

(2) Quarterly Consolidated Statement of Income and Quarterly Consolidated Statement of Comprehensive Income
Quarterly Consolidated Statement of Income

(Millions of yen)

	Nine months ended September 30, 2024	Nine months ended September 30, 2025
Operating revenue	359,896	298,833
Operating costs	261,603	213,289
Operating gross profit	98,292	85,544
Selling, general and administrative expenses	36,656	34,943
Operating profit	61,636	50,601
Non-operating income		
Interest income	347	585
Dividend income	3,759	3,125
Share of profit of entities accounted for using equity method	196	-
Other	732	467
Total non-operating income	5,036	4,178
Non-operating expenses		
Interest expenses	6,861	9,586
Borrowing fee	735	1,159
Share of loss of entities accounted for using equity method	-	460
Bond issuance costs	61	485
Foreign exchange losses	-	1,278
Dividends paid on real estate specified joint enterprise law	4,257	237
Other	1,346	118
Total non-operating expenses	13,262	13,326
Ordinary profit	53,409	41,453
Extraordinary income		
Gain on sale of non-current assets	1	38
Gain on sale of investment securities	871	1,131
Gain on sales of investments in capital of subsidiaries and associates	1,103	1,289
Gain on bargain purchase	-	133
Gain on liquidation of subsidiaries and associates	-	11
Reversal of allowance for doubtful accounts	-	236
Total extraordinary income	1,977	2,842
Extraordinary losses		
Loss on sale of non-current assets	0	1
Loss on retirement of non-current assets	96	136
Impairment losses	32	36
Loss on valuation of investment securities	4	-
Loss on sale of shares of subsidiaries and associates	123	-
Provision of allowance for doubtful accounts	1,465	-
Total extraordinary losses	1,722	175
Profit before income taxes	53,664	44,120
Income taxes - current	18,057	13,196
Income taxes - deferred	(862)	796
Total income taxes	17,195	13,992
Profit	36,469	30,127
Profit attributable to non-controlling interests	918	612
Profit attributable to owners of parent	35,551	29,515

Quarterly Consolidated Statement of Comprehensive Income

(Millions of yen)

	Nine months ended September 30, 2024	Nine months ended September 30, 2025
Profit	36,469	30,127
Other comprehensive income		
Valuation difference on available-for-sale securities	5,110	16,484
Revaluation reserve for land	-	(802)
Foreign currency translation adjustment	(2)	(343)
Remeasurements of defined benefit plans, net of tax	11	73
Share of other comprehensive income of entities accounted for using equity method	459	(1,791)
Total other comprehensive income	5,579	13,621
Comprehensive income	42,048	43,749
Comprehensive income attributable to		
Comprehensive income attributable to owners of parent	41,148	42,819
Comprehensive income attributable to non-controlling interests	900	929

(3) Notes on the Quarterly Consolidated Financial Statements

(Notes on Going Concern Assumptions)

Not applicable

(Notes on Cases Where There was a Substantial Change in the Amount of Shareholders' Equity)

Not applicable

(Additional Information)

(Change in presentation method)

(Consolidated balance sheet)

“Real estate for development” under current assets, which was separately presented in FY2024, is now included in “Real estate for sale in process” from the beginning of the nine months ended September 30, 2025. This change was made as, in light of the diversification of our business schemes, we determined it to be more appropriate to present this item collectively as real estate for sale that is in process.

To reflect the change in presentation, in the FY2024 consolidated balance sheet, the “Real estate for development” of ¥138,095 million is restated as “Real estate for sale in process.”

“Advance payments for real estate acquisition,” which was included in “Other” under current assets in FY2024, is now included in “Real estate for sale in process” from the beginning of the nine months ended September 30, 2025. This change was made as, in light of the diversification of our business schemes, we determined it to be more appropriate to present these payments collectively as real estate for sale that is in process.

To reflect the change in presentation, in the consolidated balance sheet for FY2024, the “Other” of ¥36,623 million under current assets is restated to ¥1,248 million as “Real estate for sale in process” and ¥35,375 million as “Other.”

(Notes on the Quarterly Consolidated Balance Sheet)

Details and amounts of guarantee obligations are as follows.

	As of December 31, 2024	As of September 30, 2025
Guarantee obligations for mortgage loans for condominium buyers, etc.	3,885 million yen	1,122 million yen
Guarantee obligations for borrowings of overseas affiliates		
SC Asset Three Company Limited	912	2,204
XW BP2 Company Limited	754	1,591
XW EEC1 Company Limited	436	1,216
SC CD1 Company Limited	—	1,571
SC CD3 Company Limited	823	819
SC CD5 Company Limited	—	2,905
SC L1 Company Limited	848	737
Guarantee obligations for borrowings of joint ventures		
Maekawa Co., Ltd.	1,684	1,624
Setoda Resort Co, Ltd.	30	—
Total	9,376	13,793

(Notes on the Quarterly Consolidated Statements of Cash Flows)

Quarterly consolidated statements of cash flows have not been prepared for the nine months ended September 30, 2025. Depreciation (including amortization related to intangible assets excluding goodwill) and amortization of goodwill for the nine months ended September 30, 2025 are as follows.

	Nine months ended September 30, 2024	Nine months ended September 30, 2025
Depreciation	16,471 million yen	17,576 million yen
Amortization of goodwill	176	552

(Notes on Segment Information, Etc.)

Segment Information

I. The nine months of the previous fiscal year (January 1, 2024 to September 30, 2024)

1. Information on operating revenues and amounts of profits or losses for each reported segment

(Millions of yen)

	Reportable segments				Other (Note)1	Total	Adjustment (Note)2	Per quarterly consolidated statement of income (Note)3
	Commercial Properties Business	Residential Business	Asset Service Business	Total				
Operating revenue								
External customers	111,790	196,710	35,985	344,486	15,410	359,896	—	359,896
Inter-segment transactions	737	417	5,312	6,467	141	6,608	(6,608)	—
Total	112,528	197,127	41,297	350,953	15,551	366,505	(6,608)	359,896
Segment profit (Business profit)								
Operating profit	24,889	37,894	6,913	69,697	1,554	71,251	(9,615)	61,636
Share of profit (loss) of entities accounted for using equity method, etc.	97	(433)	—	(336)	(514)	(850)	—	(850)
Gain (loss) on sale of non-current assets	—	(0)	0	(0)	1	0	0	1
Total	24,986	37,461	6,913	69,361	1,040	70,402	(9,615)	60,786

Notes:

1. The “Other” category is a business segment that is not included in the reporting segments, and is engaged in the Leisure Business, Asset Management Business, and Overseas Business.
2. Segment profit adjustment of (9,615) million yen includes (290) million yen of inter-segment transactions elimination and (9,325) million 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 for operating profit in the quarterly consolidated statement of income plus share of profit (loss) of entities accounted for using the equity method, etc. and gain (loss) on sale of non-current assets.

II. The nine months of the current fiscal year (January 1, 2025 to September 30, 2025)

1. Information on operating revenues and amounts of profits or losses for each reported segment

(Millions of yen)

	Reportable segments				Other (Note)1	Total	Adjustment (Note)2	Per quarterly consolidated statement of income (Note)3
	Commercial Properties Business	Residential Business	Asset Service Business	Total				
Operating revenue								
External customers	122,034	126,166	33,400	281,600	17,232	298,833	—	298,833
Inter-segment transactions	715	344	584	1,644	209	1,854	(1,854)	—
Total	122,749	126,510	33,985	283,245	17,441	300,687	(1,854)	298,833
Segment profit (Business profit)								
Operating Profit	32,663	20,086	5,534	58,285	1,401	59,686	(9,085)	50,601
Share of profit (loss) of entities accounted for using equity method, etc.	248	—	—	248	(360)	(112)	—	(112)
Gain (loss) on sale of non-current assets	—	—	12	12	0	12	24	36
Total	32,912	20,086	5,546	58,546	1,040	59,586	(9,061)	50,525

Notes:

1. The “Other” category is a business segment that is not included in the reporting segments, and is engaged in the Leisure Business, Asset Management Business, and Overseas Business.
2. Segment profit adjustment of (9,061) million yen includes (103) million yen of inter-segment transaction elimination and (8,957) million 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 for operating profit in the quarterly consolidated statement of income plus share of profit (loss) of entities accounted for using equity method, etc. and gain (loss) on sale of non-current assets.

2. Changes to Reporting Segments, etc.

From the beginning of the nine months ended September 30, 2025, the definition of segment profit (business profit) has been changed as follows in order to respond to the flexible sale of non-current assets and the diversification of investment schemes in Overseas business.

Before: Segment profit (business profit) = Operating profit + Share of profit (loss) of entities accounted for using equity method

After: Segment profit (business profit) = Operating profit + Share of profit (loss) of entities accounted for using equity method, etc. + Gain (loss) on sale of non-current assets

(Share of profit (loss) of entities accounted for using equity method, etc. includes interest and dividend incomes, and gain (loss) on sale of investment equity in investment vehicles for Overseas business.)

Segment profit figures for the nine months ended September 30, 2024, are presented based on the changed calculation method.