1st Q for the Year Ending March 2027 Financial Results Presentation 〔IFRS〕

（April, 2026 – June, 2026）

Iida Group Holdings

August 7, 2026



Overview: 1st Q for the Fiscal Year Ending March 2027

- **Both revenue and OP increased YoY: ¥380.5 billion and ¥25.7 billion, respectively.**

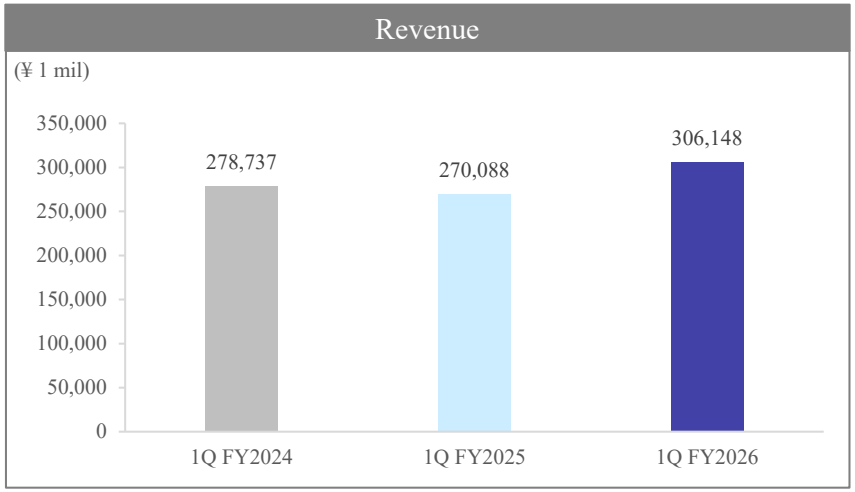
(¥ 1 mil)

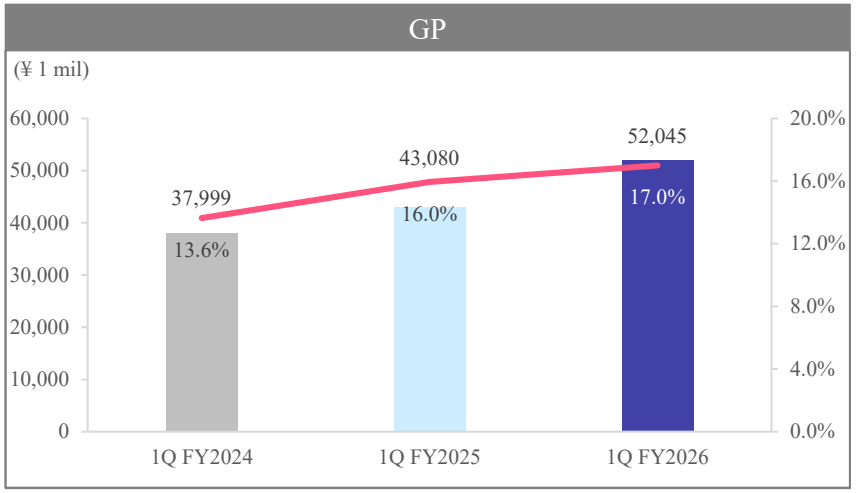
	1Q FY 2025 (2025.4-2025.6)		1Q FY 2026 (2026.4-2026.6)		Change yoy	FY 2026 (Forecast)	
	Result	Margin	Result	Margin		1H	Full year
Revenue	326,061	–	380,523	–	116.7%	778,000 (48.9%)	1,663,000
Gross Profit	57,828	17.7%	70,541	18.5%	122.0%	–	–
Operating Profit	14,198	4.4%	25,743	6.8%	181.3%	46,500 (55.4%)	103,600
Profit Attributable to Owners of the Parent Company	8,019	2.5%	15,172	4.0%	189.2%	29,300 (51.8%)	65,500

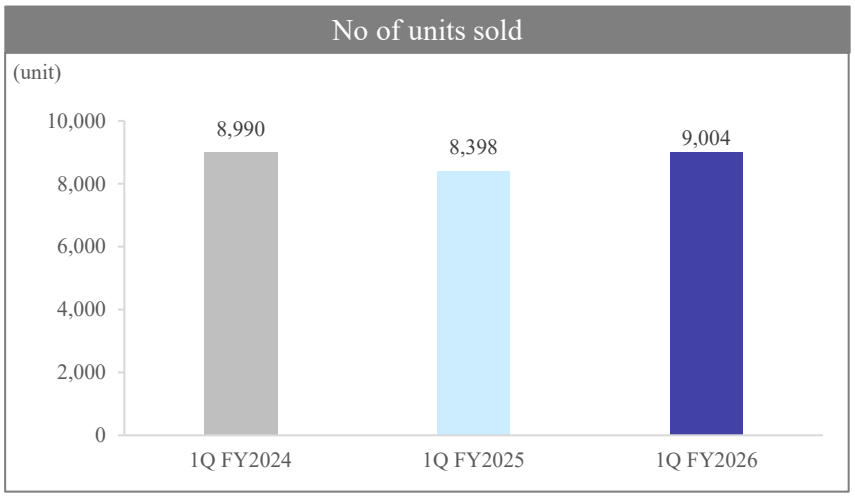
Copyright(C)2026 Iida Group Holdings Co.,Ltd. All Rights Reserved

Detached Houses

- **GPM: 17.0%, +1.0 percentage point YoY, surpassing the plan for FY2027/3.**
- **The number of units sold: +606 YoY. Average selling price per unit: ¥34.00 million, +¥1.84 million YoY.**







(¥ 1 mil)

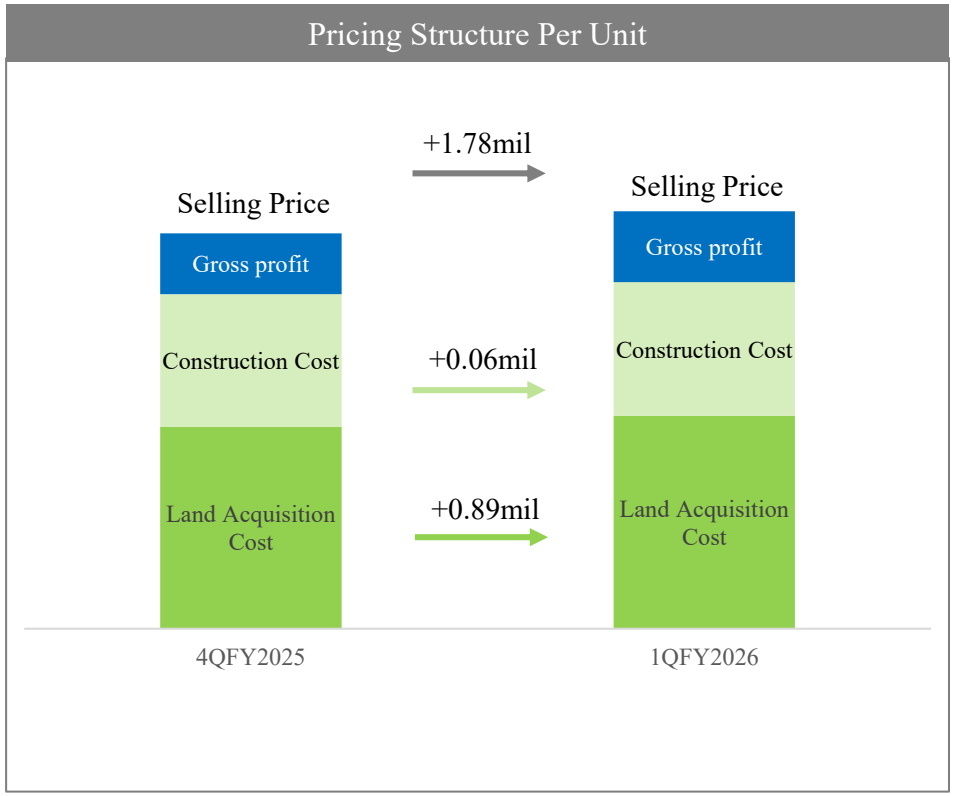
	1Q FY2024	1Q FY2025	1Q FY2026	Change yoy
Revenue	278,737	270,088	306,148	113.4%
GP	37,999	43,080	52,045	120.8%
	13.6%	16.0%	17.0%	+1.0pt
No of units sold	8,990	8,398	9,004	107.2%
Average price	31.0	32.2	34.0	105.7%

* Units for our rental detached house business are not included.

Copyright(C)2026 Iida Group Holdings Co.,Ltd. All Rights Reserved

Detached House Business: Trend in Cost Breakdown Per Unit

- **Selling price: +¥1,780,000 per unit from 4Q for FY2026/3. GP: +¥820,000 per unit from 4Q for FY2026/3.**
- **House construction cost increased from 4Q for FY2026/3 reflecting inflation though naphtha crunch did not materialise.**



Selling price

- +¥1,780,000 per unit from 4Q for FY2026/3.
- Selling price has been increasing nationwide.
- The impact of changes in portfolio of sales areas is limited.

House construction cost

- +¥60,000 from 4Q for FY2026/3.
- +2.9% YoY due to inflation though naphtha crunch did not materialize.

Land acquisition cost

- +¥890,000 from 4Q for FY2026/3.
- The land acquisition cost of the upcoming houses for sale is expected to rise gradually going forward as unit cost of land acquisition seems to be increasing, especially in the Tokyo metropolitan area.

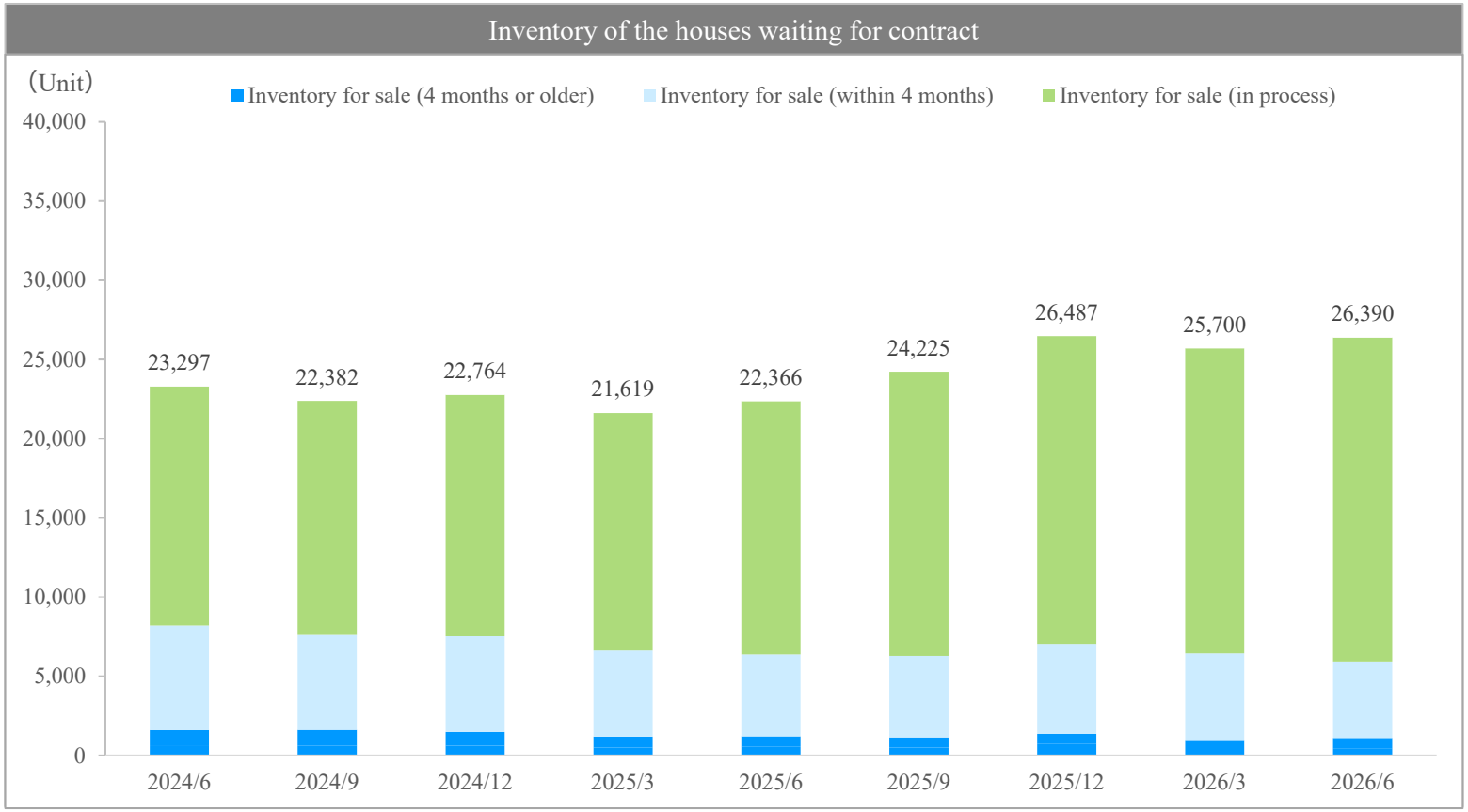
GP per unit: +¥820,000 from 4Q for FY2026/3.

* Land sale and housing lots subject to construction of the houses and the construction works are not included in the analysis.
* Based on business performance of 6 major subsidiaries.

Copyright(C)2026 Iida Group Holdings Co.,Ltd. All Rights Reserved

Inventories of Detached Houses

- **The number of houses waiting for contract at the end of June 2026: 26,390, the level of which is appropriate for the sales plan for FY2027/3.**
- **We will keep the inventory level appropriate, observing supply and demand in each sales area.**

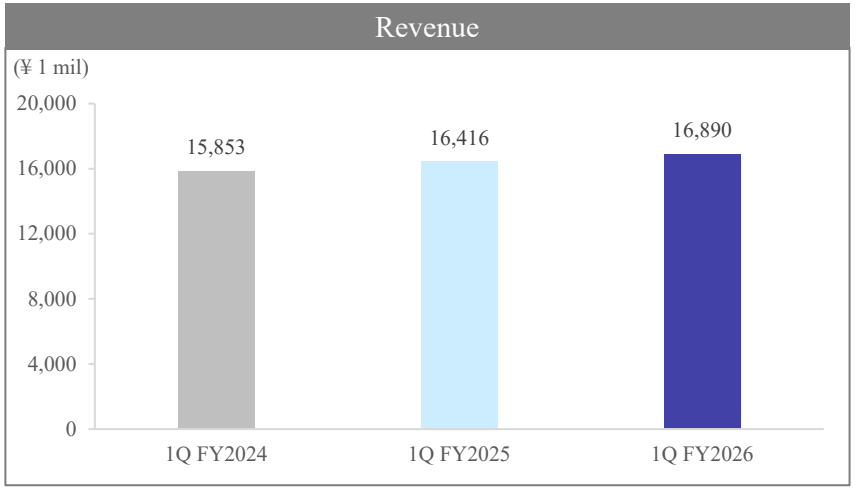


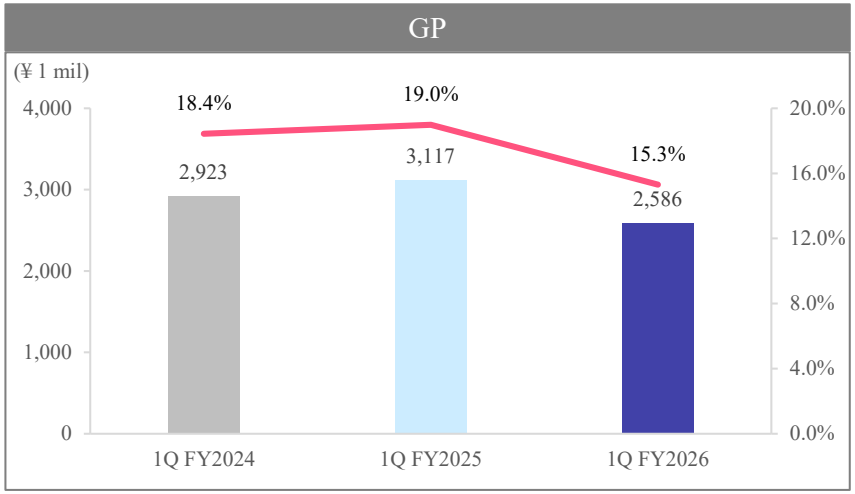
* Based on business performance of 6 major subsidiaries.

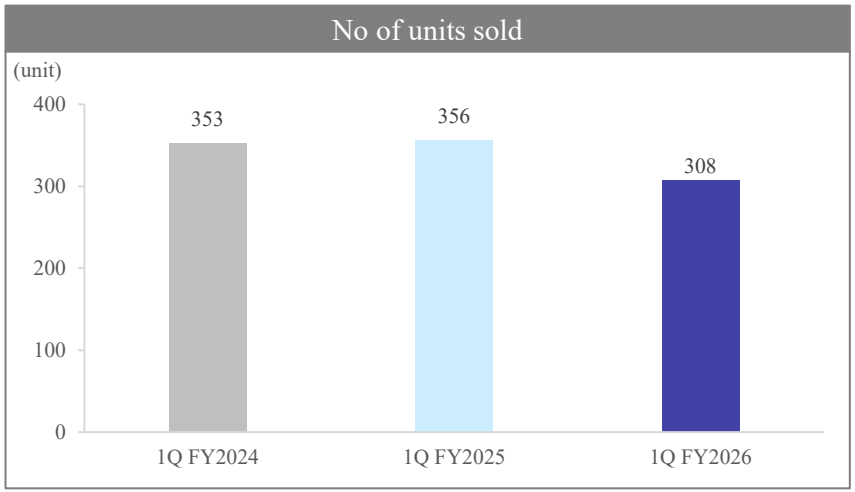
Copyright(C)2026 Iida Group Holdings Co.,Ltd. All Rights Reserved

Condominiums

- **Revenue: ¥16.8 billion, +102.9% YoY. The number of units sold: 308.**
- **GPM decreased to 15.3%, due to an increase in construction cost and a decrease in the number of units delivered in Tokyo area.**







(¥ 1 mil)

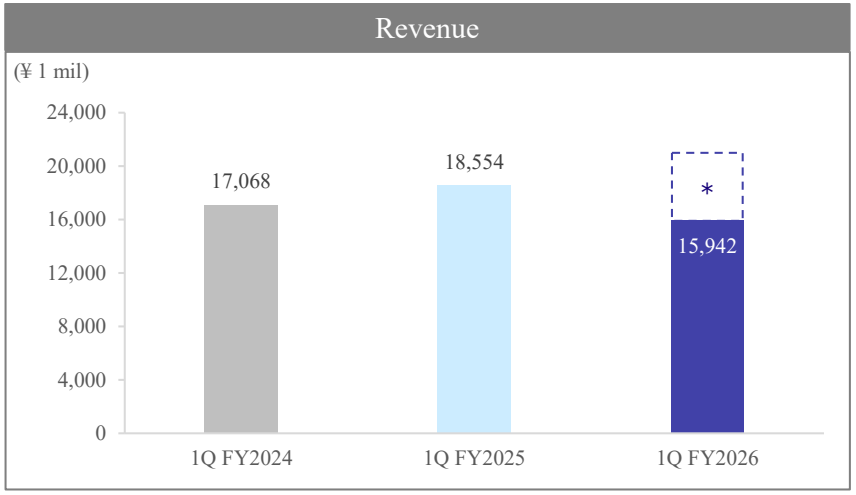
	1Q FY2024	1Q FY2025	1Q FY2026	Change yoy
Revenue	15,853	16,416	16,890	102.9%
GP	2,923	3,117	2,586	82.9%
	18.4%	19.0%	15.3%	▲3.7pt
No of units sold	353	356	308	86.5%
Average price*	43.2	47.4	49.5	104.5%

* The average selling price does not include sales of land and condo-buildings, renovation works and JV projects.

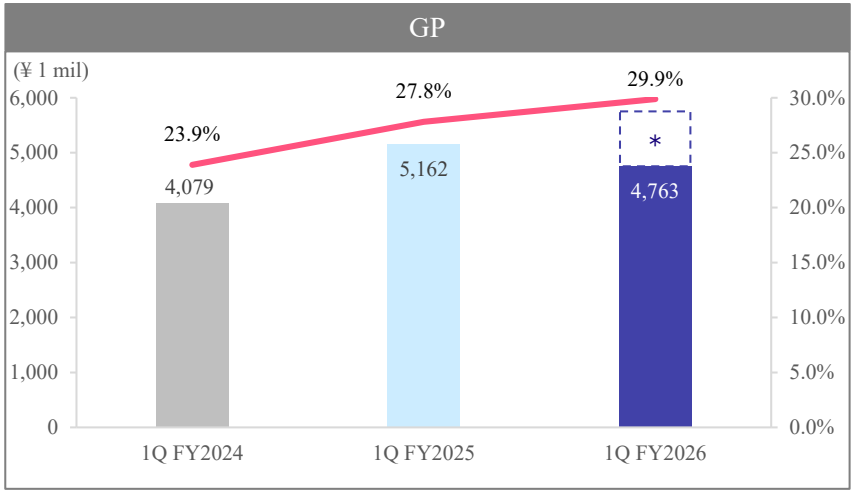
Copyright(C)2026 Iida Group Holdings Co.,Ltd. All Rights Reserved

Contract Construction

- **On the whole contract construction basis, revenue: ¥15.9 billion and GP: ¥4.7 billion.**
- **Revenue decreased YoY as renovation works business was separately reported, starting this fiscal year ending March 2027. However, the total revenue including the result of renovation works business increased YoY.**



* Total revenue of contract construction business and renovation works business: ¥20,077 million, 108.2% YoY.



* GP of contract construction business and renovation works business: ¥5,862 million, 113.6% YoY.

(¥ 1 mil)

	1Q FY2024	1Q FY2025	1Q FY2026	Change yoy
Revenue	17,068	18,554	15,942	85.9%
GP	4,079	5,162	4,763	92.3%
	23.9%	27.8%	29.9%	+2.1pt

* Contract construction business includes the business of custom-built detached houses, renovation works and option works.
* Data for FY2025/3 and FY2026/3 include the result of renovation works business.

(Ref.) Change in the number of units delivered.

(Unit)

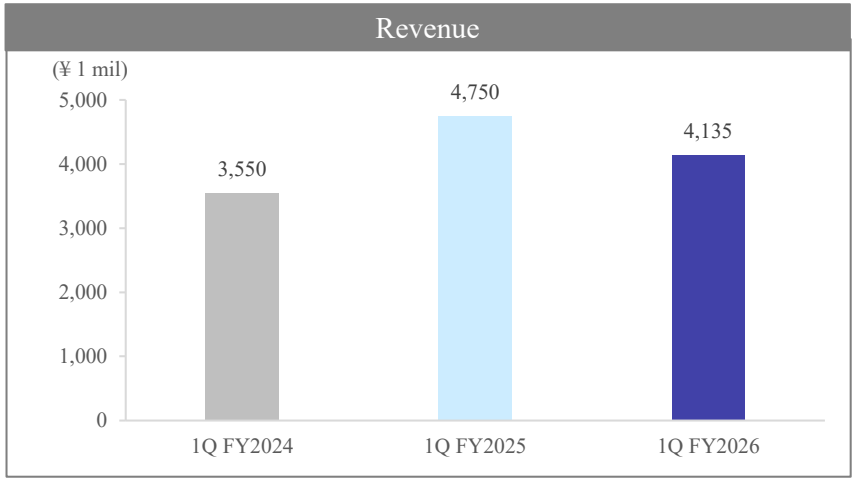
	1Q FY2024	1Q FY2025	1Q FY2026	Change yoy
Custom-Built Detached Houses No of units sold	383	373	433	116.1%

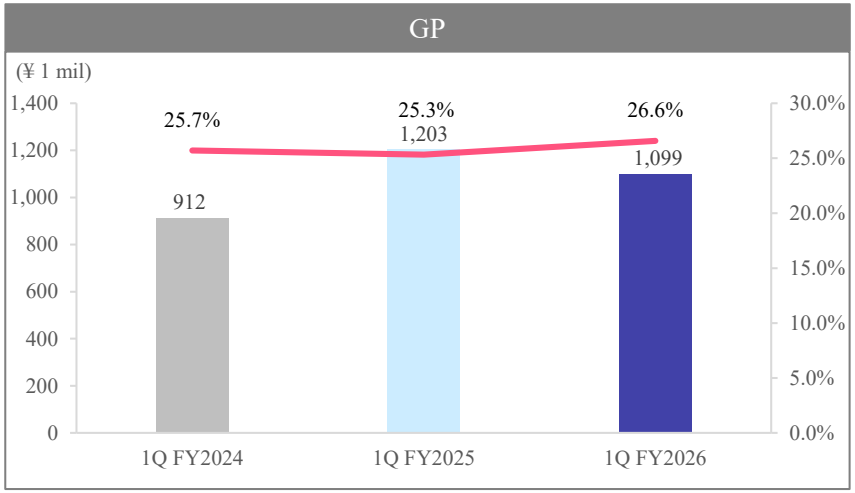
* The number of units delivered, counted at a time of the completion, is for reference.

Copyright(C)2026 Iida Group Holdings Co.,Ltd. All Rights Reserved

Renovation Works

- **Revenue: ¥4.1 billion. GPM: 26.6%**
- **Completion of construction has been delayed as different construction materials are needed in different construction projects in renovation works business. However, the delay is expected to return to normal.**

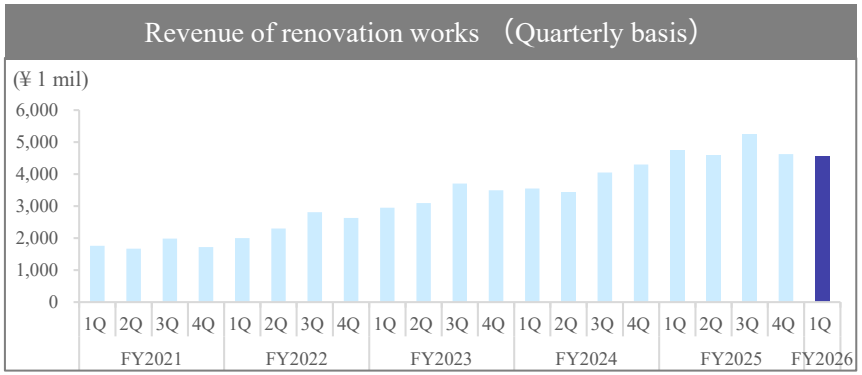




(¥ 1 mil)

	1Q FY2024	1Q FY2025	1Q FY2026	Change yoy
Revenue	3,550	4,750	4,135	87.1%
GP	912	1,203	1,099	91.4%
	25.7%	25.3%	26.6%	+1.3pt

* Until FY2026/3: reference only, based on internal data.



Copyright(C)2026 Iida Group Holdings Co.,Ltd. All Rights Reserved

Performance by Segment

- **Revenue of "Others" increased: ¥37.4 billion, 178.1% YoY, due to business expansion in the U.S. and consolidated subsidiaries.**
- **GP of "Others": ¥10.0 billion, 155.3% YoY.**

(¥ 1 mil)

	1Q FY2025		1Q FY2026		Change yoy
	Results	Margin	Results	Margin	
Revenue	**326,061**	**–**	**380,523**	**–**	**116.7%**
Detached houses business	270,088	–	306,148	–	113.4%
Condominiums business	16,416	–	16,890	–	102.9%
Contract constructions business	18,554	–	15,942	–	108.2%
Renovation business			4,135	–	
Others	21,002	–	37,407	–	178.1%
Gross profit	**57,828**	**17.7%**	**70,541**	**18.5%**	**122.0%**
Detached houses business	43,080	16.0%	52,045	17.0%	120.8%
Condominiums business	3,117	19.0%	2,586	15.3%	82.9%
Contract constructions business	5,162	27.8%	4,763	29.9%	113.6%
Renovation business			1,099	26.6%	
Others	6,468	30.8%	10,047	26.9%	155.3%

* The consolidated journal entry for the intra-group transaction relating to gross profits by business segment: reference only, calculated by simple math.

* The result of renovation works business, which was included in contract construction business, is reported separately from FY2027/3.

Copyright(C)2026 Iida Group Holdings Co.,Ltd. All Rights Reserved

SG&A Costs

- **Advertising cost decreased YoY due to a fall as a reaction to large costs relating to EXPO 2025 Osaka, Kansai Japan.**
- **SG&A costs to sales ratio: 11.7%, almost in line with the plan.**

(¥ 1 mil)

	1Q FY2025		1Q FY2026		Change yoy
	Result	Margin	Result	Margin	
SG&A Costs	**43,887**	**13.5%**	**44,689**	**11.7%**	**101.8%**
Brokerage Fee	7,314	2.2%	8,520	2.2%	116.5%
Advertising Expenses	8,543	2.6%	4,164	1.1%	48.7%
Personnel Expenses	14,950	4.6%	16,809	4.4%	112.4%
Depreciation	2,399	0.7%	3,046	0.8%	127.0%
Others	10,679	3.3%	12,148	3.2%	113.8%

Copyright(C)2026 Iida Group Holdings Co.,Ltd. All Rights Reserved

Consolidated BS

- **Inventories: +¥64.4 billion. (Work-in-progress inventory: +¥39.1 billion in detached houses and +¥11.9 billion in condominiums)**
- **Goodwill: +¥2.6 billion due to acquisition of a domestic housing company by a subsidiary.**

(¥ 1 mil)

	March, 2026	June, 2026	Change
Current Assets	**1,463,311**	**1,500,096**	**+36,785**
Cash and Deposits	436,653	410,273	▲ 26,380
Inventories	966,039	1,030,526	+64,487
Other Current Assets	60,617	59,296	▲ 1,321
Non - Current Assets	**545,428**	**551,092**	**+5,663**
PP&E	136,513	137,010	+496
Goodwill	225,159	227,840	+2,681
Investment Property	74,599	74,848	+248
Other Non - Current Assets	109,156	111,392	+2,236
Total Assets	**2,008,739**	**2,051,188**	**+42,449**

	March, 2026	June, 2026	Change
Current Liabilities	**640,011**	**663,122**	**+23,111**
Bonds and Borrowings	464,547	511,293	+46,746
Trade and Other payables	95,836	81,898	▲ 13,938
Other Current Liabilities	79,627	69,930	▲ 9,696
Non - Current Liabilities	**347,168**	**364,423**	**+17,255**
Bonds and Borrowings	292,660	308,609	+15,949
Other Non - Current Liabilities	54,507	55,813	+1,306
Total Liabilities	**987,179**	**1,027,545**	**+40,366**
Equity Attributable to Owners of the Parent	**1,020,964**	**1,023,106**	**+2,142**
Capital Stock	10,000	10,000	0
Capital Surplus	377,934	376,648	▲ 1,285
Retained Earnings	641,017	643,786	+2,768
Treasury Stock	▲ 9,182	▲ 9,183	▲ 0
Other Components	1,195	1,854	+658
Non-controlling interests	**595**	**535**	**▲ 59**
Equity Total	**1,021,560**	**1,023,642**	**+2,082**
Total Liabilities and Equity	**2,008,739**	**2,051,188**	**+42,449**

＜Safety Index＞

	March, 2026	June, 2026	Change
D/E ratio	0.77	0.83	+0.06
Net D/E ratio	0.34	0.43	+0.09

	March, 2026	June, 2026	Change
Shareholders' equity ratio	50.8%	49.9%	▲0.9pt

Copyright(C)2026 Iida Group Holdings Co.,Ltd. All Rights Reserved

Overview of Inventories

＜Inventories＞ (¥ 1 mil)

	March, 2026	June, 2026	Change
Inventories	**966,039**	**1,030,526**	**+64,487**
Uncompleted Construction Contracts	79,413	92,740	+13,327
Inventory for Sale	365,010	353,896	▲ 11,113
Inventory for Sale in-process	504,750	563,884	+59,133
Others	16,865	20,005	+3,140

＜Inventory breakdown (detached houses)＞ (¥ 1 mil)

	March, 2026	June, 2026	Change
Amount	**623,503**	**651,329**	**+27,825**
Inventory for Sales	244,414	233,386	▲ 11,028
Inventory for Sale in-process	379,089	417,942	+38,853

* Based on 6 major subsidiaries

＜Inventory breakdown (condominiums) ＞ (¥ 1 mil)

	March, 2026	June, 2026	Change
Amount	**132,829**	**138,379**	**+5,550**
Inventory for Sales	48,260	41,930	▲ 6,330
Inventory for Sale in-process	84,568	96,449	+11,880

* Based on 6 major subsidiaries

Copyright(C)2026 Iida Group Holdings Co.,Ltd. All Rights Reserved

Sustainability Initiatives

- **Boosting the development of sustainable corporate base from environmental and human capital perspectives.**
- **Scope 3: 5.477 million tons-CO2 equivalent, -4% YoY due to standardization of ZEH for all the detached houses.**

Environmental initiatives

■ **Joined GX Future Consortium**

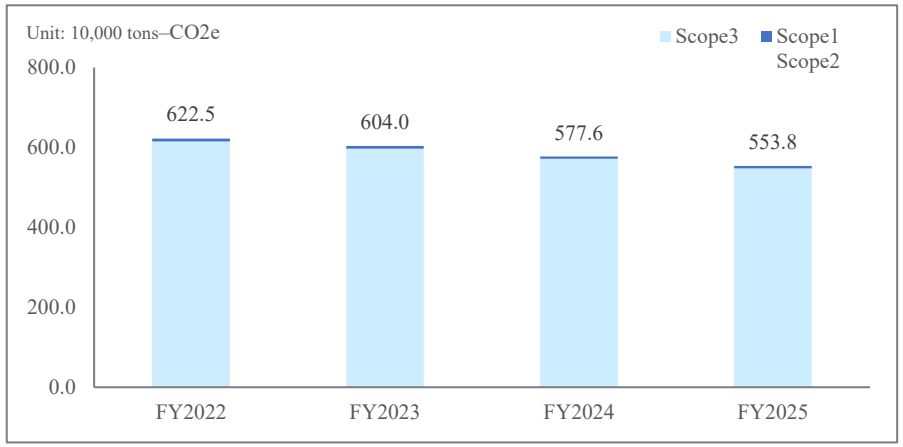
・Accelerating the initiatives towards decarbonization in the housing field by joining a public-private partnership platform engaging in Green Transformation.

■ **Reducing GHG emissions**

・Scope 1 & Scope 2: 61,000 tons–CO2 equivalent.

・Scope 3: 5.477 million tons-CO2 equivalent, -4% YoY. Reason: all the newly built detached houses have been 100% ZEH compliant since April 2025.

＜Trend of GHG emissions＞



Human capital initiatives

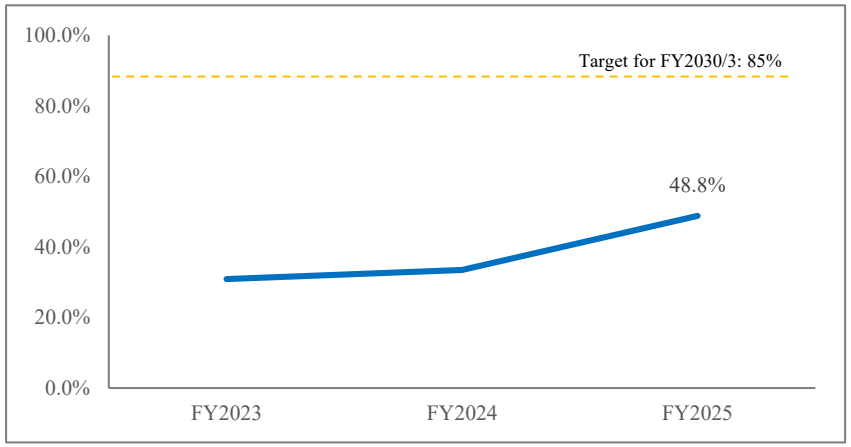
■ **Promoting KENKO investment for health**

・In the name of KENKO investment for health, promoting initiatives towards improvement of workplace environment where employees can work proactively in good health.

・The rate of men taking paternity leave has increased steadily along with the step-by-step promotion for employee-friendly work environment.

2026 健康経営優良法人 KENKO Investment for Health 大規模法人部門

＜Trend of the rate of men taking paternity leave＞



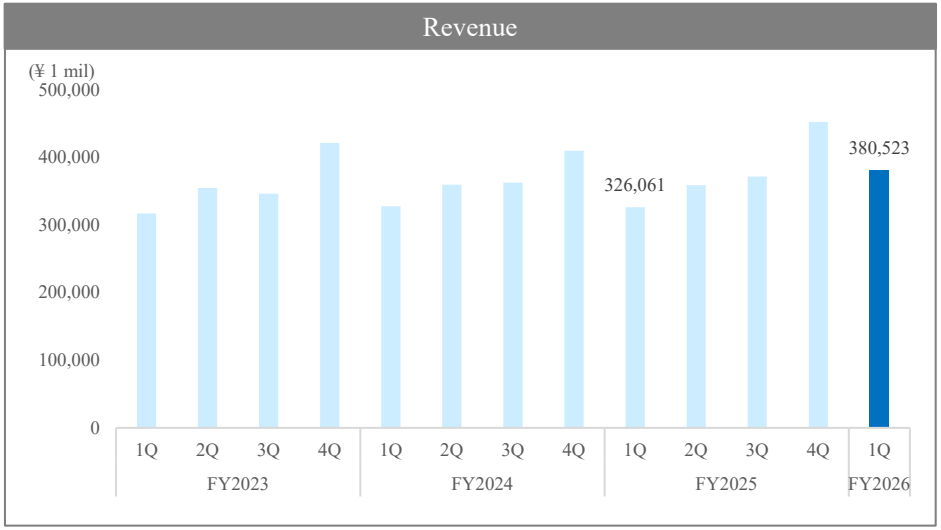
Copyright(C)2026 Iida Group Holdings Co.,Ltd. All Rights Reserved

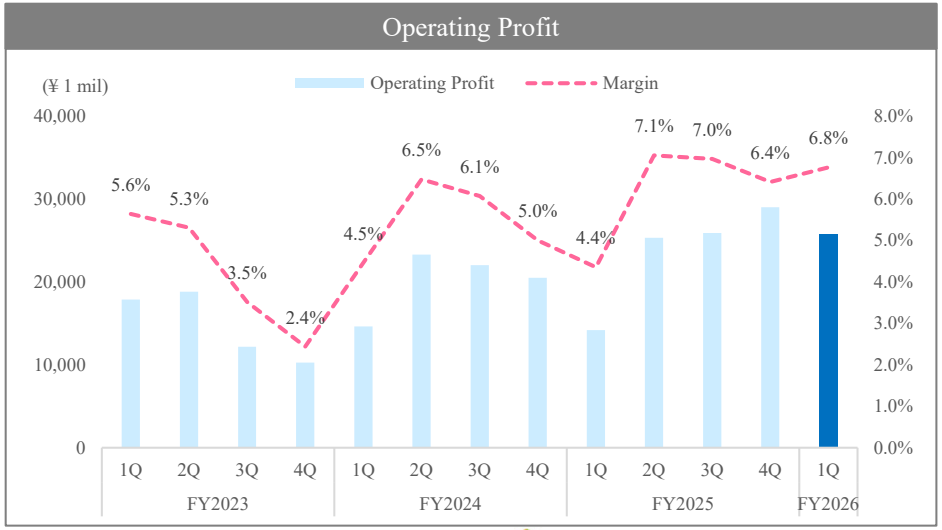
Reference Data

Business Performance for FY2026

(¥ 1 mil)

	1Q	2Q	3Q	4Q	Accumulated	Change yoy	Change
Revenue	380,523	-	-	-	380,523	326,061	+54,462
Gross profit	70,541	-	-	-	70,541	57,828	+12,712
Margin	18.5%	-	-	-	18.5%	17.7%	+0.8pt
SG&A costs	44,689	-	-	-	44,689	43,887	+801
Cost to sales ratio	11.7%	-	-	-	11.7%	13.5%	▲1.7pt
Operating profit	25,743	-	-	-	25,743	14,198	+11,544
Margin	6.8%	-	-	-	6.8%	4.4%	+2.4pt
Profit before income taxes	23,167	-	-	-	23,167	11,657	+11,509
Margin	6.1%	-	-	-	6.1%	3.6%	+2.5pt
Profit after income taxes	14,929	-	-	-	14,929	7,450	+7,478
Margin	3.9%	-	-	-	3.9%	2.3%	+1.6pt
Profit for the year attributable to owners of the parent company	15,172	-	-	-	15,172	8,019	+7,152
Margin	4.0%	-	-	-	4.0%	2.5%	+1.5pt





Copyright(C)2026 Iida Group Holdings Co.,Ltd. All Rights Reserved

Business Performance by Segment, (Quarterly-Basis)

No. of units sold by segment

	2023 4-6	2023 7-9	2023 10-12	2024 1-3	2024 4-6	2024 7-9	2024 10-12	2025 1-3	2025 4-6	2025 7-9	2025 10-12	2026 1-3	2026 4-6
Detached houses*	8,736	9,964	10,011	11,782	8,990	9,814	9,624	10,199	8,398	8,786	9,156	10,649	9,004
Condominiums	409	467	267	597	353	372	302	919	356	353	318	661	308
Contract constructions	523	564	649	851	383	524	574	860	373	501	648	913	433

* Land deals included

Revenue by segment (¥1 mil)

	2023 4-6	2023 7-9	2023 10-12	2024 1-3	2024 4-6	2024 7-9	2024 10-12	2025 1-3	2025 4-6	2025 7-9	2025 10-12	2026 1-3	2026 4-6
Detached houses*	264,498	299,788	300,544	352,612	278,737	307,060	301,795	321,526	270,088	292,777	305,654	350,063	306,148
Condominiums	18,568	21,722	9,791	23,438	15,853	15,293	20,578	37,467	16,416	21,198	15,966	41,709	16,890
Contract constructions	16,457	16,875	20,620	21,891	17,068	18,162	21,871	21,310	18,554	18,939	22,832	23,195	15,942
Renovation Works													4,135
Others	17,409	16,369	15,147	23,443	15,885	19,058	18,535	29,433	21,002	26,050	27,202	37,212	37,407

* Land deals included

Gross profit by segment (¥1 mil)

	2023 4-6	2023 7-9	2023 10-12	2024 1-3	2024 4-6	2024 7-9	2024 10-12	2025 1-3	2025 4-6	2025 7-9	2025 10-12	2026 1-3	2026 4-6
Detached houses*	38,383	38,867	34,983	35,889	37,999	43,974	42,946	43,161	43,080	48,136	49,221	54,559	52,045
Condominiums	4,506	4,869	1,384	4,838	2,923	3,033	4,044	7,044	3,117	3,679	2,927	8,100	2,586
Contract constructions	3,674	4,103	4,987	6,395	4,079	4,378	5,781	5,675	5,162	4,906	6,125	6,441	4,763
Renovation Works													1,099
Others	6,294	5,878	5,925	8,634	5,979	7,275	5,976	8,102	6,468	8,047	7,227	11,350	10,047

* Land deals included

GPM by segment

	2023 4-6	2023 7-9	2023 10-12	2024 1-3	2024 4-6	2024 7-9	2024 10-12	2025 1-3	2025 4-6	2025 7-9	2025 10-12	2026 1-3	2026 4-6
Detached houses*	14.5%	13.0%	11.6%	10.2%	13.6%	14.3%	14.2%	13.4%	16.0%	16.4%	16.1%	15.6%	17.0%
Condominiums	24.3%	22.4%	14.1%	20.6%	18.4%	19.8%	19.7%	18.8%	19.0%	17.4%	18.3%	19.4%	15.3%
Contract constructions	22.3%	24.3%	24.2%	29.2%	23.9%	24.1%	26.4%	26.6%	27.8%	25.9%	26.8%	27.8%	29.9%
Renovation Works													26.6%
Others	36.2%	35.9%	39.1%	36.8%	37.6%	38.2%	32.2%	27.5%	30.8%	30.9%	26.6%	30.5%	26.9%

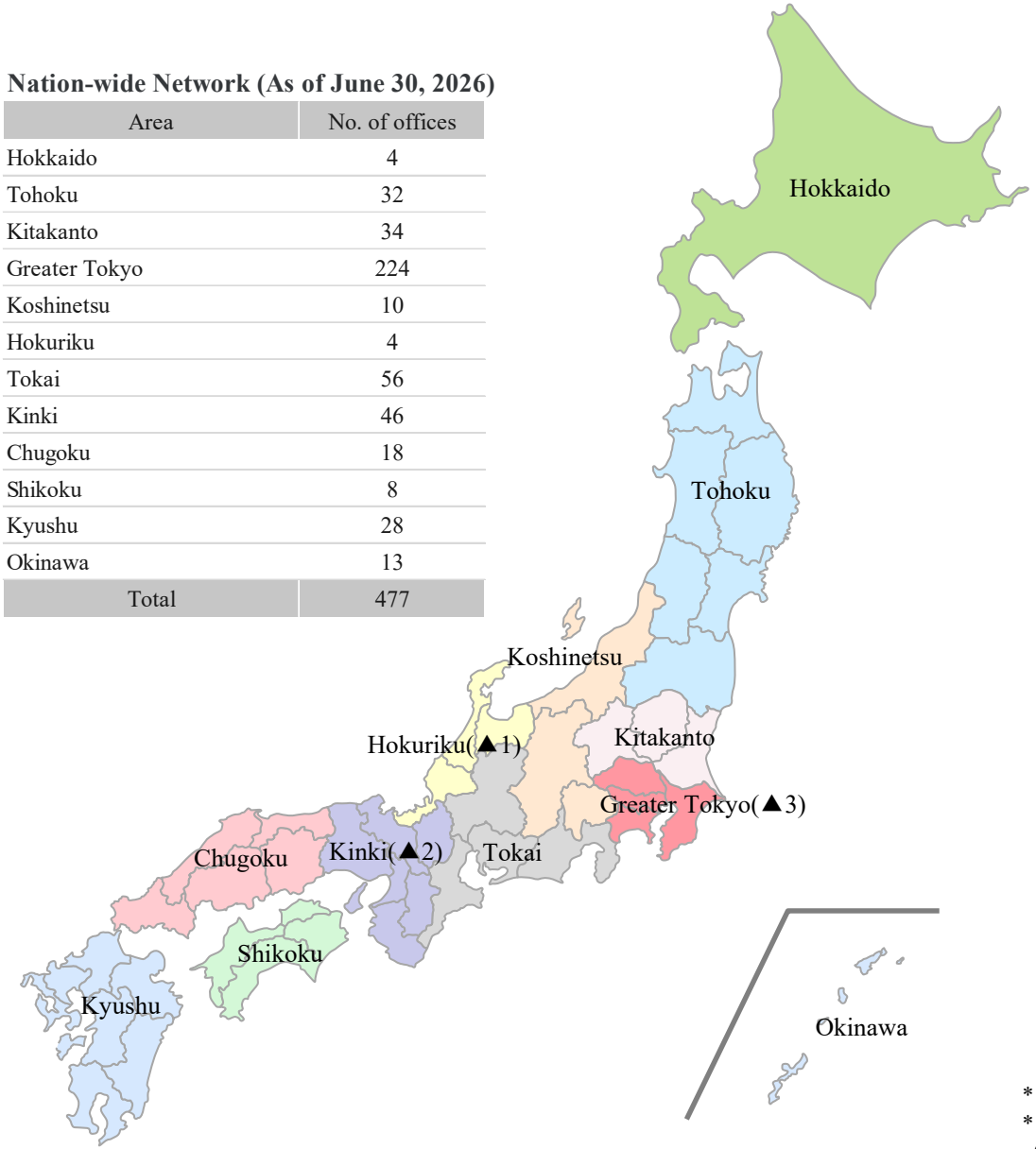
* Land deals included
* The results of "land lots subject to construction of the houses and the construction works" are included in the segment of detached houses.
* The number of units delivered is calculated based on completion method (ref value).
* The result of renovation works business is separately reported from FY2027/3.

Copyright(C)2026 Iida Group Holdings Co.,Ltd. All Rights Reserved

Nation-wide Network / Market share by area : Detached houses

Nation-wide Network (As of June 30, 2026)

Area	No. of offices
Hokkaido	4
Tohoku	32
Kitakanto	34
Greater Tokyo	224
Koshinetsu	10
Hokuriku	4
Tokai	56
Kinki	46
Chugoku	18
Shikoku	8
Kyushu	28
Okinawa	13
Total	477



Shares by area (Detached houses)

	FY2023	FY2024	FY2025	1QFY2026
Hokkaido	11.6%	8.6%	13.0%	18.5%
Tohoku	47.0%	46.2%	58.8%	59.4%
Kitakanto	30.5%	30.7%	37.1%	38.1%
Greater Tokyo	31.6%	31.5%	33.9%	32.3%
Koshinetsu	23.5%	22.3%	26.0%	24.2%
Hokuriku	18.9%	16.0%	17.9%	18.5%
Tokai	32.9%	33.4%	36.2%	32.7%
Kinki	17.9%	16.5%	19.7%	19.1%
Chugoku	20.6%	18.4%	25.8%	24.1%
Shikoku	18.0%	18.6%	25.1%	25.6%
Kyushu	17.7%	18.9%	21.4%	19.8%
Okinawa	52.9%	67.0%	63.2%	76.9%
Total	**28.3%**	**27.8%**	**31.6%**	**30.4%**

（Source：MLIT New housing stats）

※Based on the business results of our 6 major subsidiaries.

* The number of the sales offices of the major 6 group companies.
* The figures in the parentheses show changes in the number of the sales offices in FY2026 (as of June 30, 2026).

Copyright(C)2026 Iida Group Holdings Co.,Ltd. All Rights Reserved



This material is a translation of the original Japanese material. In the event of any discrepancy between this translated material and the original Japanese material, the latter shall prevail.

This material is presented for the sole purpose of providing information to investors and shareholders, and is not presented with any intent of solicitation for buying and selling of certain securities. Forward-looking statements contained herein are based on certain goals and/or forecasts and provided with no assurance or guarantee. The statements regarding the industry in which the Company operates, etc., are also prescribed based on various data that is deemed reliable, but the Company does not guarantee its accuracy nor its completeness.
Please be kind understanding of a possibility that this material will be revised or abolished without previous notice. It is forbidden to copy or divert this material without previous consent (agreement).

Iida Group Holdings Co., Ltd.
Corporate Planning Department
TEL: +81-422-38-8828
E-Mail: ir@ighd.co.jp