1H for the Year Ending March 2027 Financial Results Presentation 〔Under IFRS〕

（April, 2026 – September, 2026）

Iida Group Holdings

November 10, 2026



Overview: 1H for the Fiscal Year Ending March 2027

- **Both revenue and profit increased YoY: revenue: ¥767.2 billion, OP: ¥53.0 billion.**
- **For 1H plan for FY2027/3: OP: 114.1%, while revenue was slightly below the plan.**

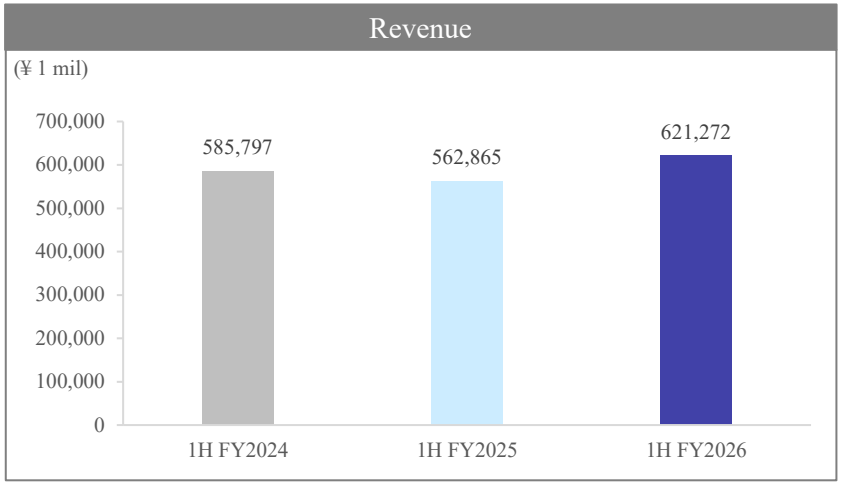
(¥ 1 mil)

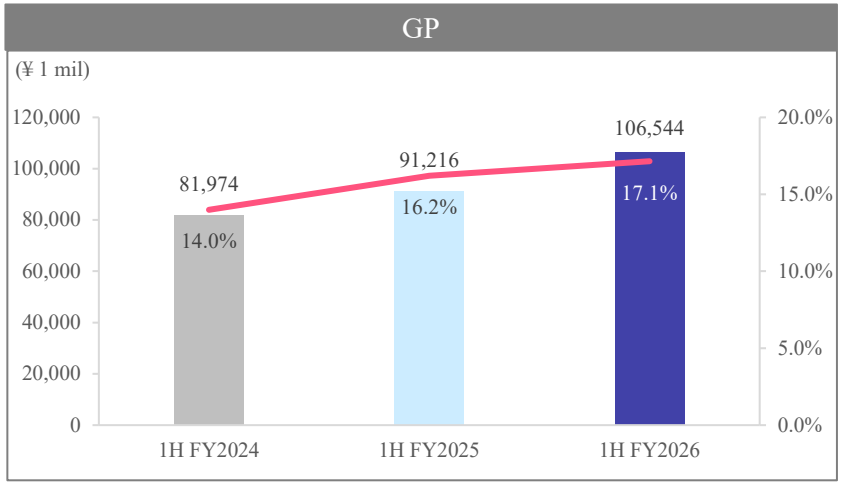
	1H FY 2025 (2025.4-2025.9)		1H FY 2026 (2026.4-2026.9)		Change yoy	FY 2026 (Forecast)	
	Result	Margin	Result	Margin		1H	Full year
Revenue	685,027	–	767,213	–	112.0%	778,000 (98.6%)	1,663,000 (46.1%)
Gross Profit	122,598	17.9%	141,603	18.5%	115.5%	–	–
Operating Profit	39,524	5.8%	53,054	6.9%	134.2%	46,500 (114.1%)	103,600 (51.2%)
Profit Attributable to Owners of Parent	24,918	3.6%	32,063	4.2%	128.7%	29,300 (109.4%)	65,500 (49.0%)

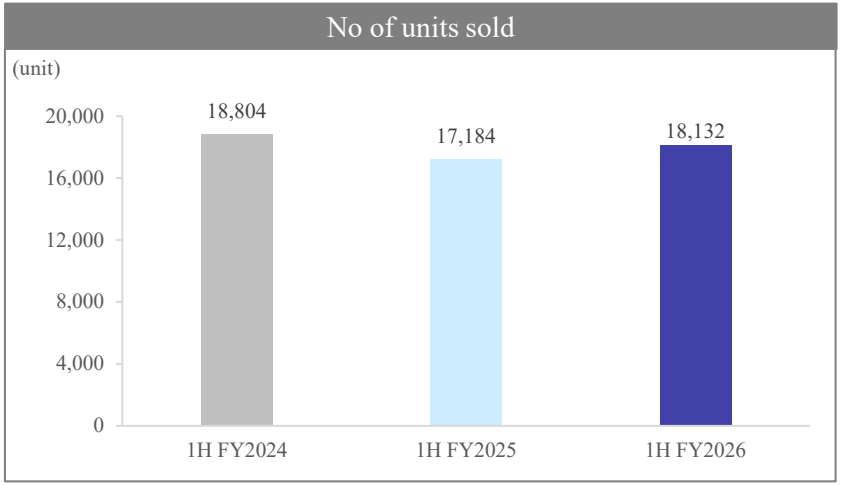
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Detached Houses

- **Revenue: 110.4% YoY. GPM: 17.1%, +0.9 percentage points YoY.**
- **The number of units sold: 105.5% YoY. The average selling price per unit: ¥34.26 million, +¥1.51 million YoY.**







(¥ 1 mil)

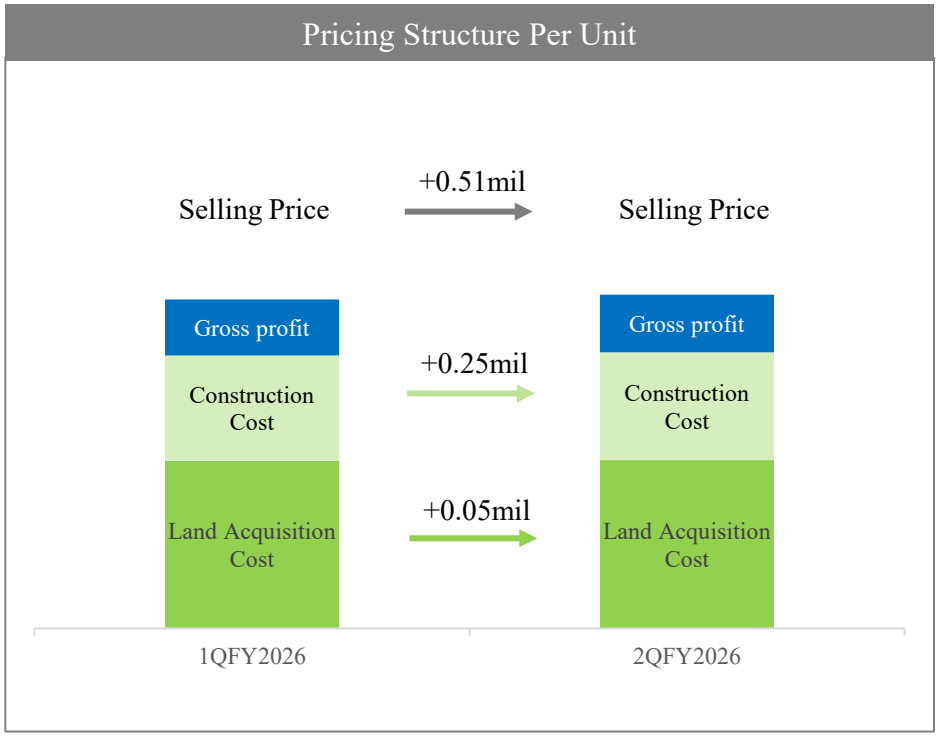
	1H FY2024	1H FY2025	1H FY2026	Change yoy
Revenue	585,797	562,865	621,272	110.4%
GP	81,974	91,216	106,544	116.8%
	14.0%	16.2%	17.1%	+0.9pt
No of units sold	18,804	17,184	18,132	105.5%
Average price	31.15	32.75	34.26	104.6%

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

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Detached House Business: Trend in Cost Breakdown Per Unit

- **The average selling price per unit: +¥510,000 from 1Q for FY2027/3. GP per unit: +¥200,000 from 1Q for FY2027/3.**
- **House construction cost per unit: +¥250,000 from 1Q for FY2027/3. Land acquisition cost per unit remained almost flat from 1Q for FY2027/3.**



Selling price

- The average selling price per unit: +¥510,000 from 1Q for FY2027/3 by tailoring the strategies to the market environment and the needs of each sales area.
- The impact of changes of sales area portfolio was very limited.

House construction cost

- House construction cost per unit: +¥250,000 from 1Q for FY2027/3.
- A hike in material prices became apparent partially due to rising energy costs.

Land acquisition cost

- A hike in land acquisition cost per unit was minimal from 1Q for FY2027/3.
- Though land prices have increased nationwide, the land acquisition cost has not been affected thanks to implementing stricter procurement criteria.

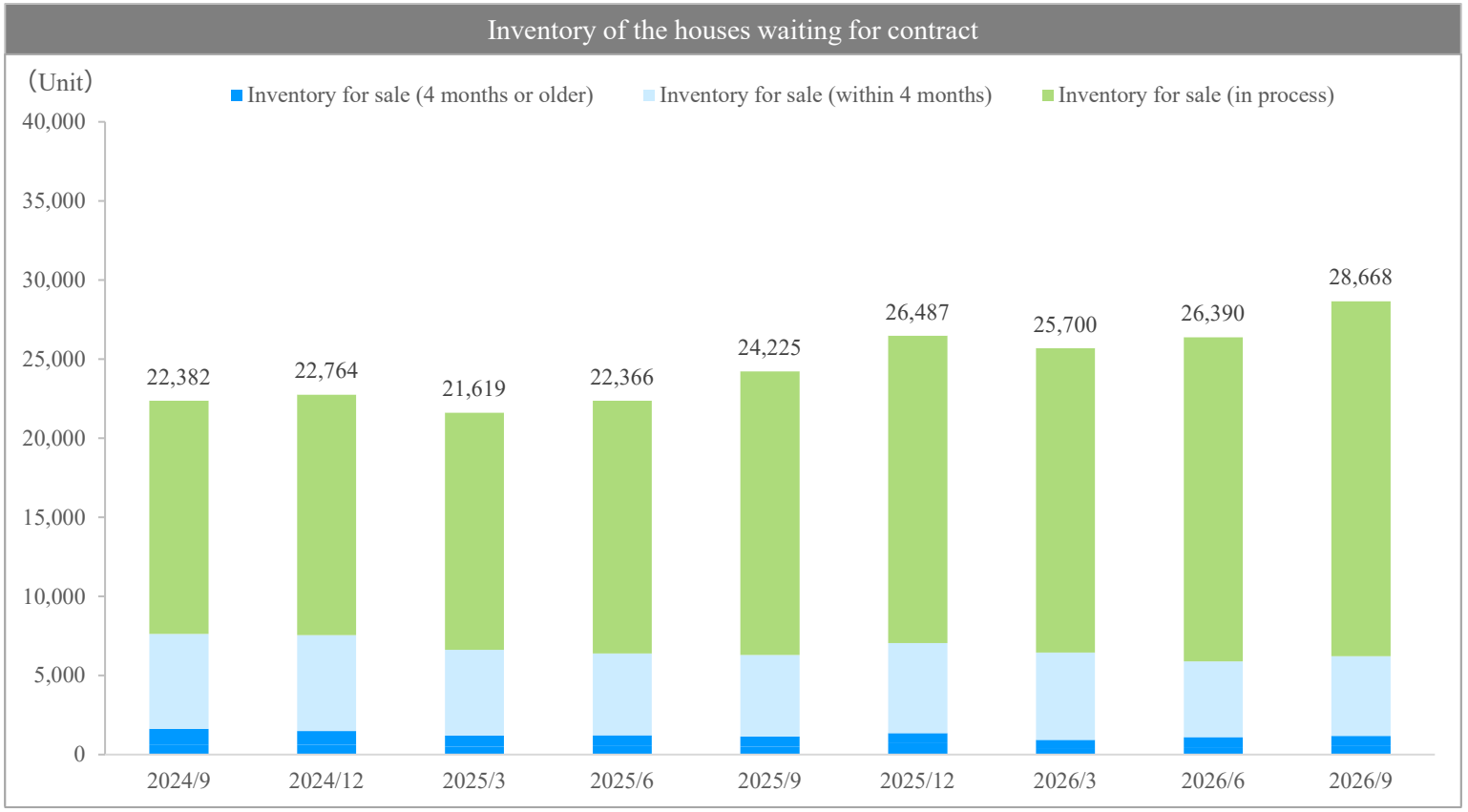
GP per unit:
+¥200,000 from 1Q for 2027/3.

* 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.

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Inventories of Detached Houses

- **The inventory number of houses waiting for contract, which increased as planned, at the end of September, 2026: 28,668, equivalent to the amount of house construction for another 8.6 months, which is large enough to achieve the plan for FY2027/3.**
- **The inventory level is to be kept appropriate, observing supply and demand in each sales area.**

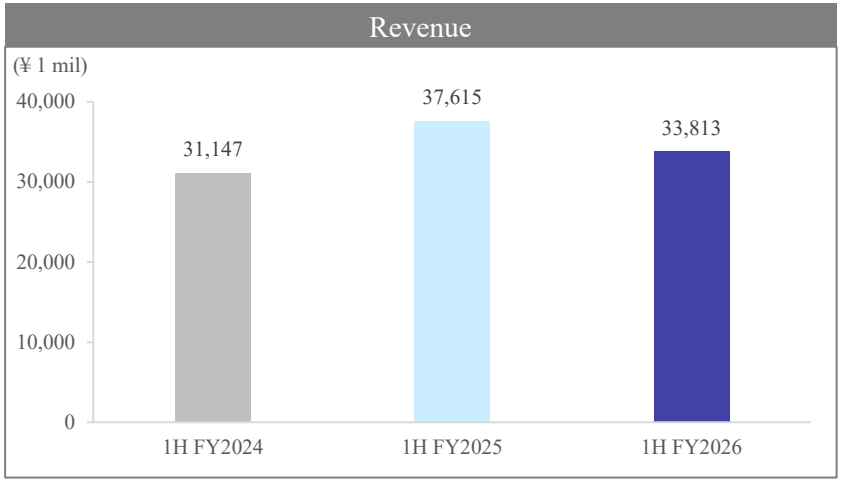


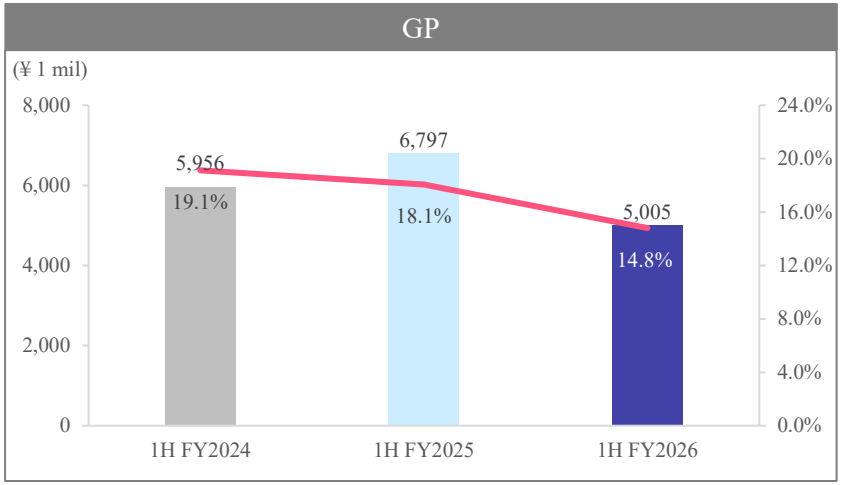
* Based on business performance of 6 major subsidiaries.

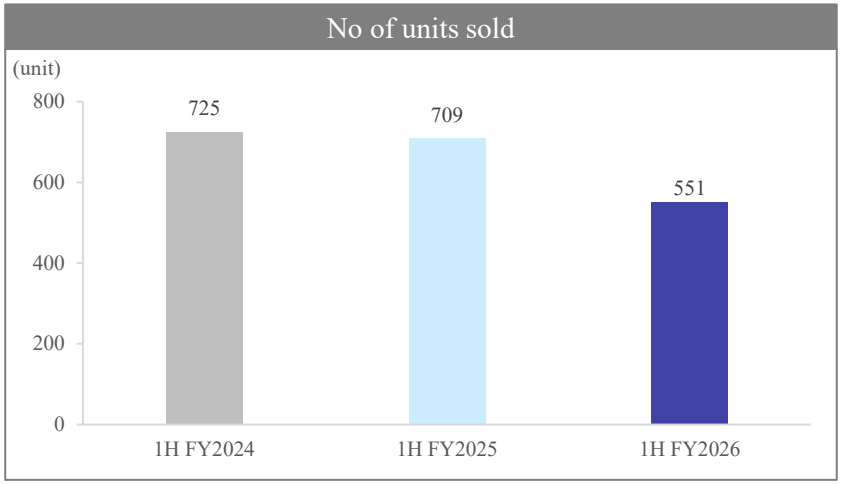
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Condominiums

- **Revenue: ¥33.8 billion, 89.9% YoY. The number of units sold: 551.**
- **The average selling price: ¥48.26 million. GPM: 14.8%, -3.3 percentage points YoY.**







(¥ 1 mil)

	1H FY2024	1H FY2025	1H FY2026	Change yoy
Revenue	31,147	37,615	33,813	89.9%
GP	5,956	6,797	5,005	73.6%
	19.1%	18.1%	14.8%	▲3.3pt
No of units sold	725	709	551	77.7%
Average price*	42.37	50.89	48.26	94.8%

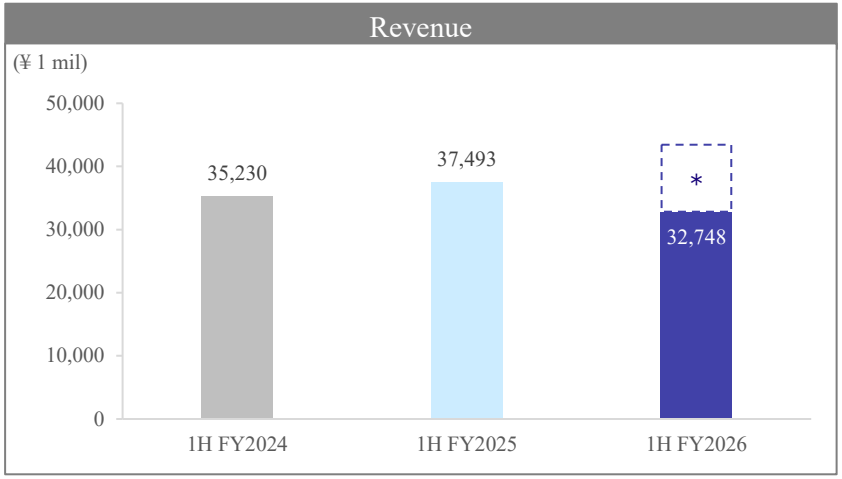
* The average selling price does not include sales of land and condo-buildings, renovation works and JV projects.

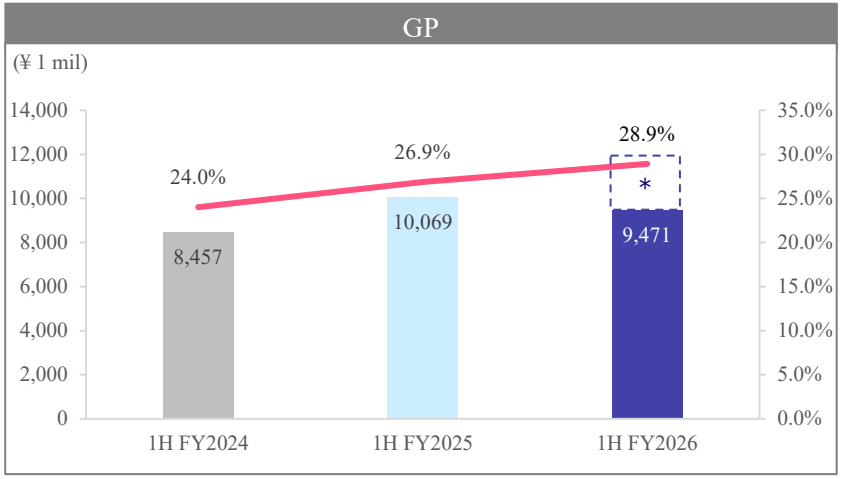
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Contract Construction

- **The whole contract construction business was favorable. Revenue: ¥32.7 billion. GPM: 28.9%, +2.1 percentage points YoY.**
- **Revenue decreased YoY as renovation works business was separately reported, starting this fiscal year ending March 2027.**

However, the total revenue and gross profit including the result of renovation works business increased YoY.





* Total revenue of contract construction business and renovation works business: ¥42,919 million, 114.5% YoY.

* GP of contract construction business and renovation works business: ¥12,066 million, 119.8% YoY.

(¥ 1 mil)

	1H FY2024	1H FY2025	1H FY2026	Change yoy
Revenue	35,230	37,493	32,748	87.3%
GP	8,457	10,069	9,471	94.1%
	24.0%	26.9%	28.9%	+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)

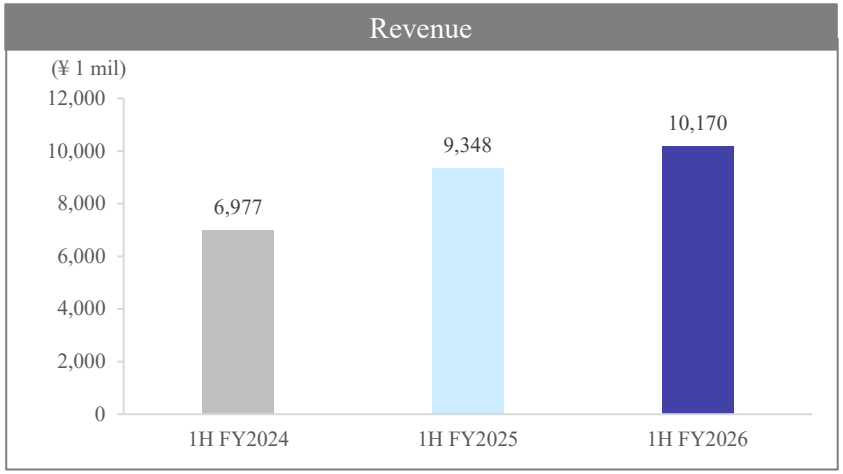
	1H FY2024	1H FY2025	1H FY2026	Change yoy
Custom-Built Detached Houses No of units sold	907	874	1,025	117.3%

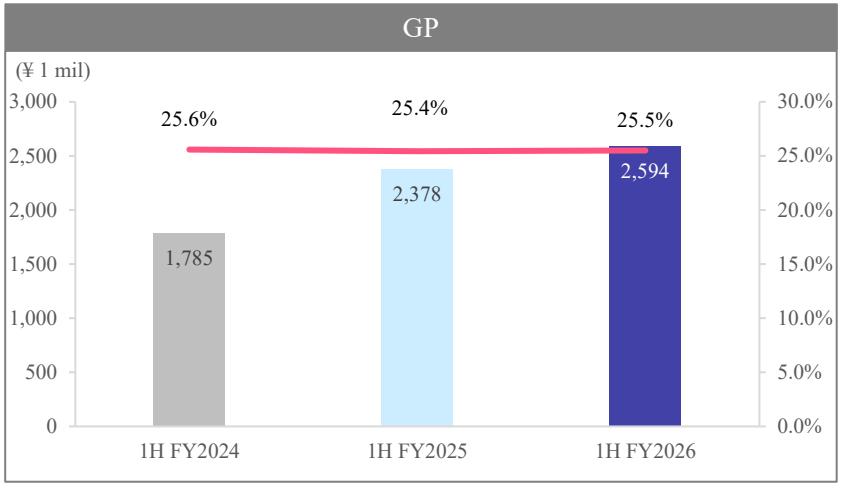
* The number of units delivered, counted at a time of the completion, is for reference.

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Renovation Works

- **Revenue: ¥10.1 billion. GPM: 25.5%**
- **Both revenue and profit increased YoY as delay of completion of construction, which was caused by the delayed procurement of materials in 1Q, returned to normal in 2Q.**

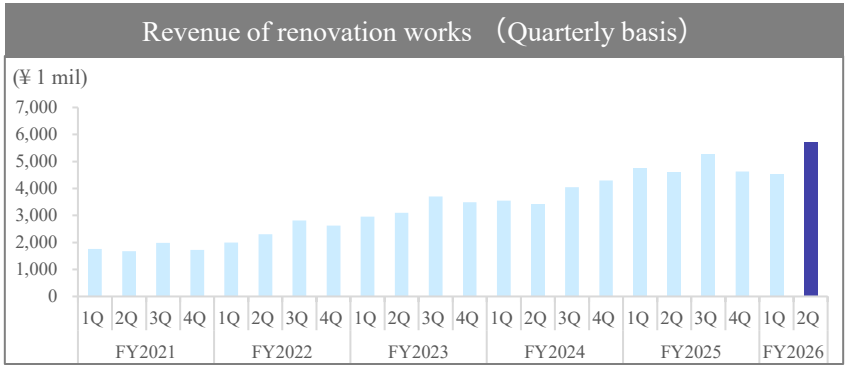




(¥ 1 mil)

	1H FY2024	1H FY2025	1H FY2026	Change yoy
Revenue	6,977	9,348	10,170	108.8%
GP	1,785	2,378	2,594	109.1%
	25.6%	25.4%	25.5%	+0.1pt

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



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Performance by Segment

- **Revenue of "Others": ¥69.2 billion, 147.1% YoY due to expansion in the U.S. housing business and profit-earning properties business.**
- **GP of "Others": ¥17.9 billion, 123.9% YoY.**

(¥ 1 mil)

	1H FY2025		1H FY2026		Change yoy
	Results	Margin	Results	Margin	
Revenue	685,027	-	767,213	-	112.0%
Detached houses business	562,865	-	621,272	-	110.4%
Condominiums business	37,615	-	33,813	-	89.9%
Contract constructions business	37,493	-	32,748	-	114.5%
Renovation business			10,170	-	
Others	47,053	-	69,208	-	147.1%
Gross profit	122,598	17.9%	141,603	18.5%	115.5%
Detached houses business	91,216	16.2%	106,544	17.1%	116.8%
Condominiums business	6,797	18.1%	5,005	14.8%	73.6%
Contract constructions business	10,069	26.9%	9,471	28.9%	119.8%
Renovation business			2,594	25.5%	
Others	14,515	30.8%	17,987	26.0%	123.9%

* 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.

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SG&A Costs

- **Advertising cost decreased YoY due to a fall as a reaction to large costs relating to EXPO 2025 Osaka, Kansai Japan.**
- **Personnel costs increased due to wage raise and an increase in the number of employees along with a hike in the number of consolidated companies.**

(¥ 1 mil)

	1H FY2025		1H FY2026		Change yoy
	Result	Margin	Result	Margin	
SG&A Costs	**83,952**	**12.3%**	**88,875**	**11.6%**	**105.9%**
Brokerage Fee	15,542	2.3%	17,173	2.2%	110.5%
Advertising Expenses	12,588	1.8%	8,538	1.1%	67.8%
Personnel Expenses	30,154	4.4%	33,605	4.4%	111.4%
Depreciation	5,086	0.7%	6,458	0.8%	127.0%
Others	20,580	3.0%	23,100	3.0%	112.2%

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Consolidated BS

- **Total assets increased by ¥100.8 billion from the end of March 2026 owing to an increase in inventories, goodwill from corporate acquisitions, and investment property.**

(¥ 1 mil)

	March, 2026	September, 2026	Change
Current Assets	**1,464,142**	**1,554,519**	**+90,377**
Cash and Deposits	436,653	400,028	▲ 36,625
Inventories	966,871	1,093,695	+126,824
Other Current Assets	60,617	60,795	+177
Non - Current Assets	**548,002**	**558,475**	**+10,473**
PP&E	136,513	137,915	+1,402
Goodwill	224,210	226,990	+2,780
Investment Property	74,599	81,733	+7,133
Other Non - Current Assets	112,678	111,835	▲ 842
Total Assets	**2,012,145**	**2,112,995**	**+100,850**

	March, 2026	September, 2026	Change
Current Liabilities	**640,737**	**678,569**	**+37,831**
Bonds and Borrowings	464,547	523,325	+58,778
Trade and Other payables	96,563	81,391	▲ 15,171
Other Current Liabilities	79,627	73,851	▲ 5,775
Non - Current Liabilities	**348,935**	**394,190**	**+45,255**
Bonds and Borrowings	292,660	333,026	+40,365
Other Non - Current Liabilities	56,274	61,164	+4,889
Total Liabilities	**989,673**	**1,072,759**	**+83,086**
Equity Attributable to Owners of the Parent	**1,021,876**	**1,039,672**	**+17,795**
Capital Stock	10,000	10,000	0
Capital Surplus	378,845	375,840	▲ 3,005
Retained Earnings	641,017	660,649	+19,632
Treasury Stock	▲ 9,182	▲ 9,183	▲ 0
Other Components	1,195	2,364	+1,168
Non-controlling interests	**595**	**563**	**▲ 31**
Equity Total	**1,022,471**	**1,040,235**	**+17,764**
Total Liabilities and Equity	**2,012,145**	**2,112,995**	**+100,850**

＜Safety Index＞

	March, 2026	September, 2026	Change
D/E ratio	0.77	0.86	+0.09
Net D/E ratio	0.34	0.47	+0.13

	March, 2026	September, 2026	Change
Shareholders' equity ratio	50.8%	49.2%	▲1.6pt

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Overview of Inventories

＜Inventories＞ (¥ 1 mil)

	March, 2026	September, 2026	Change
Inventories	**966,871**	**1,093,695**	**+126,824**
Uncompleted Construction Contracts	78,098	104,074	+25,975
Inventory for Sale	368,831	350,819	▲ 18,011
Inventory for Sale in-process	503,075	617,754	+114,679
Others	16,865	21,046	+4,180

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

	March, 2026	September, 2026	Change
Amount	**623,503**	**698,465**	**+74,961**
Inventory for Sales	244,414	238,965	▲ 5,449
Inventory for Sale in-process	379,089	459,499	+80,410

* Based on 6 major subsidiaries

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

	March, 2026	September, 2026	Change
Amount	**132,829**	**133,977**	**+1,147**
Inventory for Sales	48,260	32,207	▲ 16,053
Inventory for Sale in-process	84,568	101,769	+17,201

* Based on 6 major subsidiaries

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Overview of Cash Flows

(¥ 1 mil)

	1H FY2025	1H FY2026	Main factors
Cash flows from operating activities	▲ 92,346	▲ 95,691	Profit before tax Increase in inventories Income taxes paid
Cash flows from investing activities	▲ 23,283	659	Payments into time deposits Proceeds from withdrawal of time deposits Purchase of property, plant, equipment, and investment property
Cash flows from financing activities	7,762	74,267	Increase in loans payable Payments of lease liabilities Cash dividends paid
Increase and decrease in cash and cash equivalents	▲ 108,556	▲ 20,815	
Cash and cash equivalents at the beginning of the period	475,675	390,743	
Cash and cash equivalents at the end of the period	367,118	369,928	

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Future Strategies and Key Initiatives

Key Macro-Environmental Factors and Identification of Issues

Though the initial response to the transition to inflationary economy has proceeded adequately, it is essential to stay prepared for further increase in interest rates.
Securing financial flexibility is the key in a difficult business environment to broadening the offensive and defensive strategies.

ENVIRONMENT

Key environmental trends

01 As a result of a continuous hike in policy interest rate, “a world with positive interest rate” has become normal.

02 Though increasing real wages have improved the income environment, people are still very price-conscious.

03 Overseas economic trends, including the U.S one, and the situation in the Middle East still remain uncertain.

ISSUES

Key issues for the Group

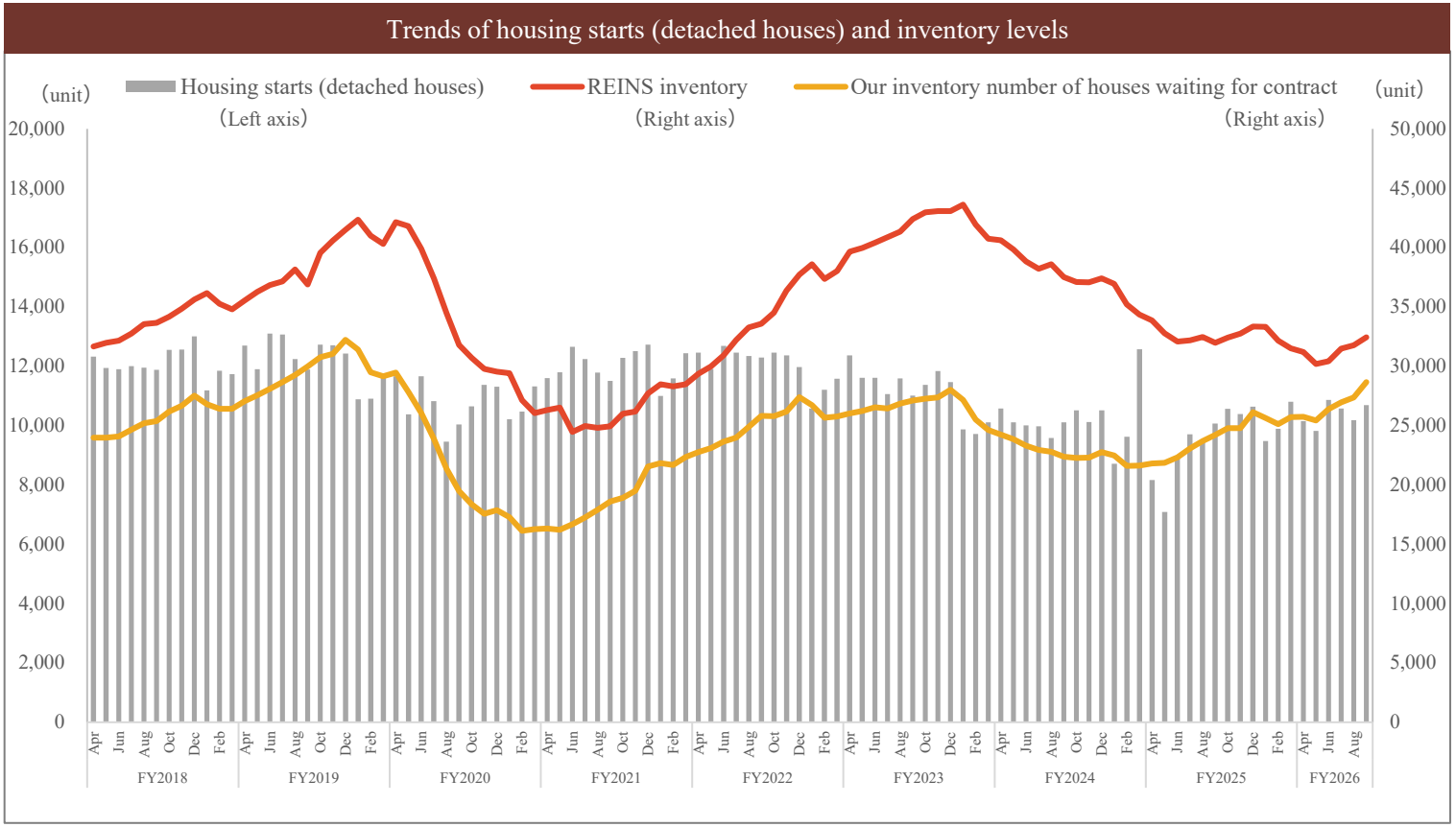
1. Intended inventory investment reflecting supply and demand in each sales area.
2. To strike a balance between product planning which justifies the price and offering affordability.
3. Further reduction in construction cost.
4. To maintain financial soundness and utilize financial flexibility.

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Intended Inventory Investment Reflecting Supply and Demand in Each Sales Area

The inventory level of the Japanese market, which bottomed out in 2Q for FY2027/3, shows a sign that it would pick up going forward.

Our inventory level is to be managed based on supply and demand of each sales area in preparation for an inventory rise in the Japanese market going forward.

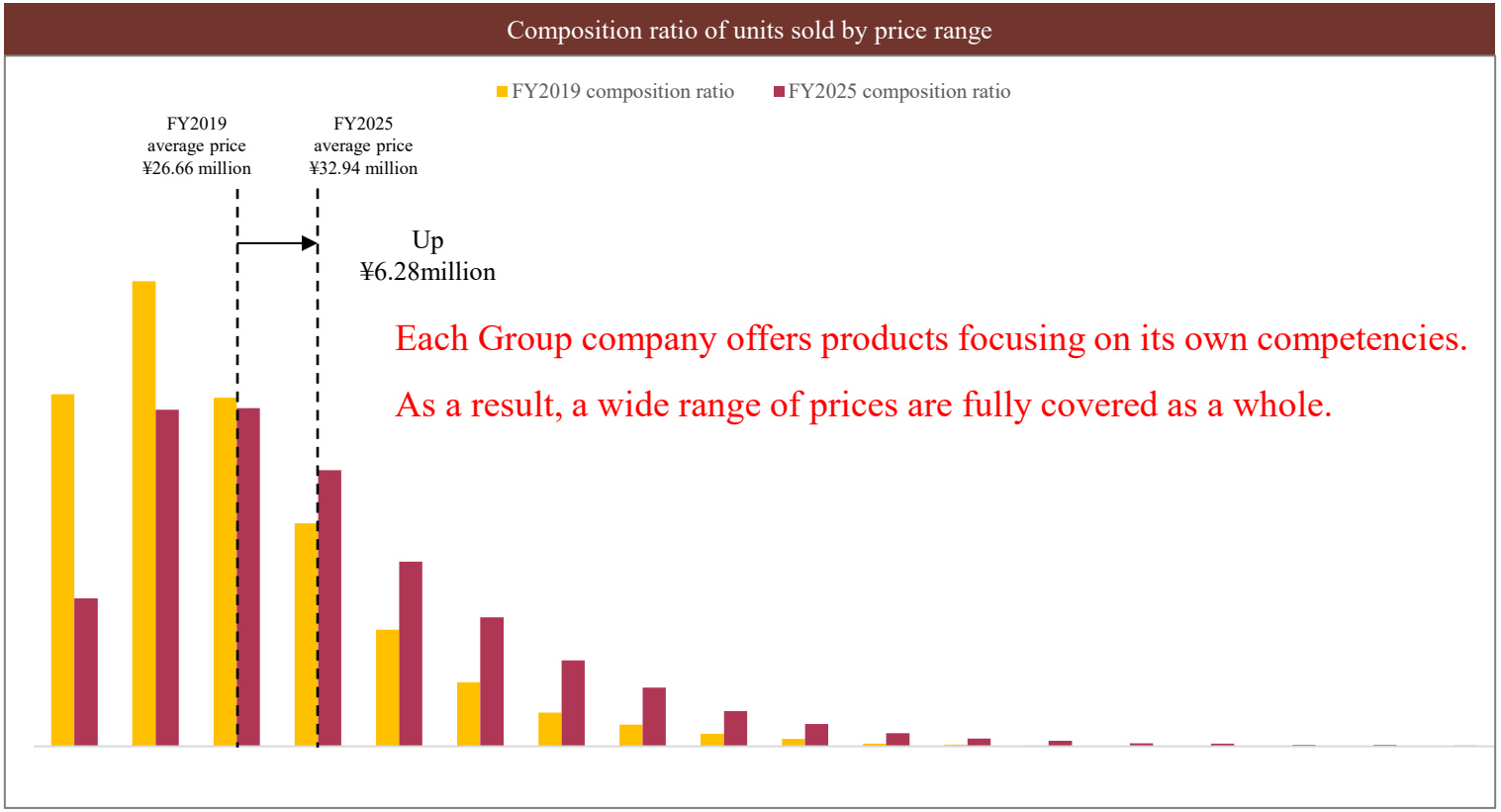


* Housing starts (detached houses): based on “Statistical Survey of Construction Starts” by Ministry of Land, Infrastructure, Transport and Tourism. REINS inventory: based on “Real Estate Market Monthly Report” by East Japan REINS.

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To strike a balance between product planning which justifies the price and offering affordability

Housing performance certification (ZEH standards) is obtained for all the detached houses. Then the specification is devised so as to match the price increase. In the areas where the average selling price is low, the houses with affordability are to be continuously provided.

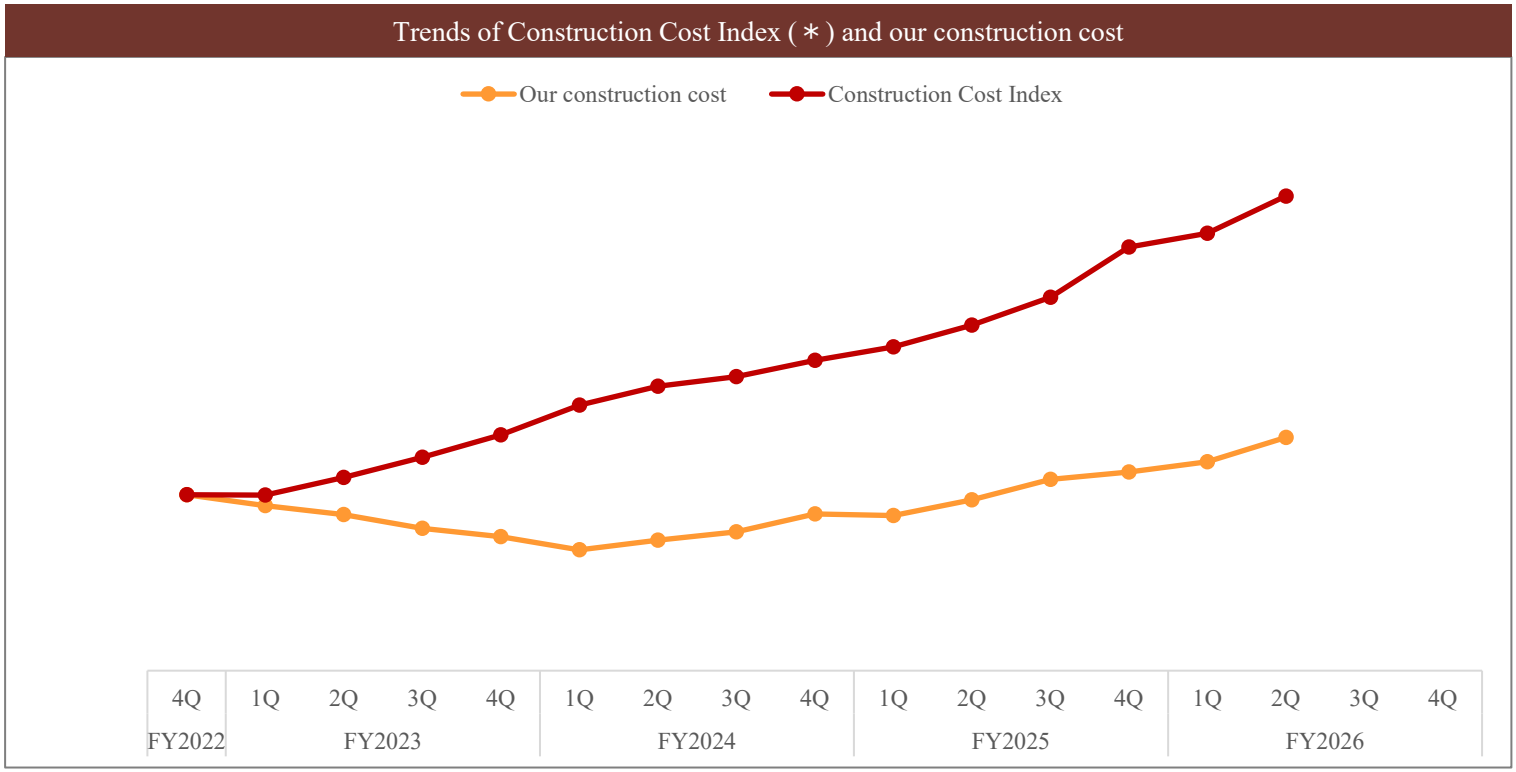


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Further Reduction in Construction Cost

Construction cost can be reduced through VE making the most of economies of scale and materials companies within the Group.

An increase in materials prices along with the surge of crude oil prices, which is expected to surface in the second half for FY2027/3, can be mitigated.



* All indices are converted with 4Q of FY2022 = 100.

* Construction Cost Index :An index published by "General Incorporated Foundation for Construction Price Surveys" to clarify fluctuations in construction prices when buildings are constructed. Indexed with "2015" as 100. An index calculated using the composition ratios in each material and item in construction costs and the price indices of each material and item. Based on the published data, we calculate "Net Construction Cost for Housing" in Tokyo for reference. Net Construction Cost: the sum of construction costs (temporary works, earthworks・foundation works, structural works, and finishes) and equipment costs (electrical, plumbing, HVAC, and elevator), with design・supervision fees, G&A and site expenses subtracted. The way of the calculation of Net Construction Cost is almost the same as ours for construction cost. Therefore, we use it as a benchmark.

To maintain financial soundness and utilize financial flexibility

A robust capital base and approximately ¥200 billion in safety funds enable us to maintain financial solidity even during the periods of rising interest rates.

We prepare for sudden changes in the business environment, while ensuring agility to seize the business opportunities.

Net interest-bearing debt/EBITDA multiple	Equity ratio	Safety funds
3.06 times * Results for FY2026/3	49.2%	Approximately ¥200 billion

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From “Housing” to “Lifestyle & Life”: to Expand the Scope of Business to Eliminate “Discomfort” in Housing and Everyday Life

To expand the business into lifetime support of our customers: from house purchase, its maintenance, through to relocation, utilizing the strong customer base of 800,000 units sold on a cumulative basis and the long-term relationships with those customers.

Existing business　　Expansion of the scope of business



Detached houses (core business)

Already established the customer base of over 800,000 units sold on a cumulative basis, by focusing on detached house business.

Periodic inspection & renovation service

To provide periodic inspection and renovation service for the customers based on 800,000 units sold on a cumulative basis.

Senior-friendly housing

To provide senior-friendly housing and everyday life support in response to the aging population.

Support for relocation & asset rotation

To support relocation and asset rotation of the customers for life.

Customer base of over 800,000 units sold on a cumulative basis.

Never to fail to keep contacting the customers through their important life stages, and to expand the business domain progressively.

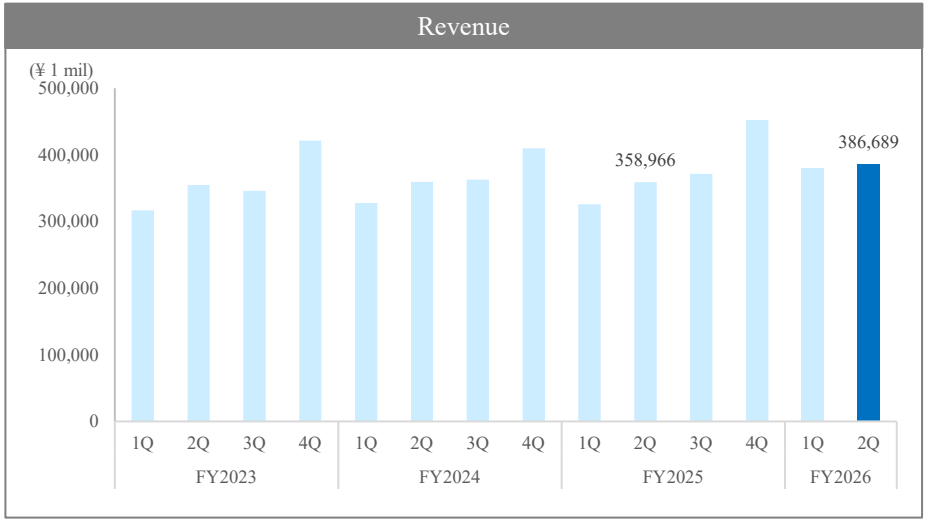
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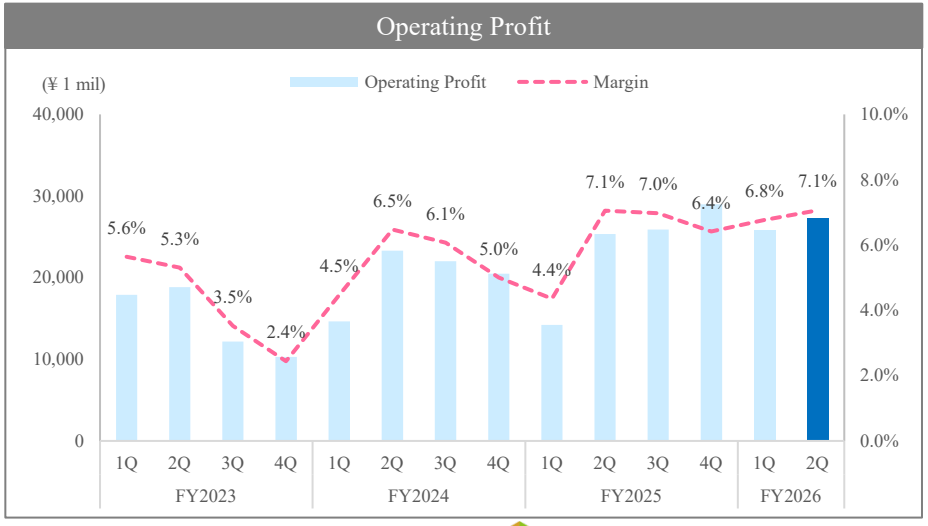
Reference Data

Business Performance for FY2026

(¥ 1 mil)

	1Q	2Q	3Q	4Q	Accumulated	Change yoy	Change
Revenue	380,523	386,689	-	-	767,213	685,027	+82,185
Gross profit	70,541	71,061	-	-	141,603	122,598	+19,004
Margin	18.5%	18.4%	-	-	18.5%	17.9%	+0.6pt
SG&A costs	44,689	44,186	-	-	88,875	83,952	+4,922
Cost to sales ratio	11.7%	11.4%	-	-	11.6%	12.3%	▲0.7pt
Operating profit	25,743	27,311	-	-	53,054	39,524	+13,530
Margin	6.8%	7.1%	-	-	6.9%	5.8%	+1.1pt
Profit before income taxes	23,167	23,981	-	-	47,148	36,069	+11,079
Margin	6.1%	6.2%	-	-	6.1%	5.3%	+0.9pt
Profit after income taxes	14,929	15,743	-	-	30,673	24,160	+6,513
Margin	3.9%	4.1%	-	-	4.0%	3.5%	+0.5pt
Profit for the year attributable to owners of the parent company	15,172	16,891	-	-	32,063	24,918	+7,145
Margin	4.0%	4.4%	-	-	4.2%	3.6%	+0.5pt





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Business Performance by Segment, (Quarterly-Basis)

No. of units sold by segment

	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	2026 7-9
Detached houses*	9,964	10,011	11,782	8,990	9,814	9,624	10,199	8,398	8,786	9,156	10,649	9,004	9,128
Condominiums	467	267	597	353	372	302	919	356	353	318	661	308	243
Contract constructions	564	649	851	383	524	574	860	373	501	648	913	433	592

* Land deals included

Revenue by segment (¥1 mil)

	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	2026 7-9
Detached houses*	299,788	300,544	352,612	278,737	307,060	301,795	321,526	270,088	292,777	305,654	350,063	306,148	315,124
Condominiums	21,722	9,791	23,438	15,853	15,293	20,578	37,467	16,416	21,198	15,966	41,709	16,890	16,922
Contract constructions	16,875	20,620	21,891	17,068	18,162	21,871	21,310	18,554	18,939	22,832	23,195	15,942	16,806
Renovation Works												4,135	6,034
Others	16,369	15,147	23,443	15,885	19,058	18,535	29,433	21,002	26,050	27,202	37,212	37,407	31,801

* Land deals included

Gross profit by segment (¥1 mil)

	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	2026 7-9
Detached houses*	38,867	34,983	35,889	37,999	43,974	42,946	43,161	43,080	48,136	49,221	54,559	52,045	54,499
Condominiums	4,869	1,384	4,838	2,923	3,033	4,044	7,044	3,117	3,679	2,927	8,100	2,586	2,419
Contract constructions	4,103	4,987	6,395	4,079	4,378	5,781	5,675	5,162	4,906	6,125	6,441	4,763	4,708
Renovation Works												1,099	1,495
Others	5,878	5,925	8,634	5,979	7,275	5,976	8,102	6,468	8,047	7,227	11,350	10,047	7,939

* Land deals included

GPM by segment

	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	2026 7-9
Detached houses*	13.0%	11.6%	10.2%	13.6%	14.3%	14.2%	13.4%	16.0%	16.4%	16.1%	15.6%	17.0%	17.3%
Condominiums	22.4%	14.1%	20.6%	18.4%	19.8%	19.7%	18.8%	19.0%	17.4%	18.3%	19.4%	15.3%	14.3%
Contract constructions	24.3%	24.2%	29.2%	23.9%	24.1%	26.4%	26.6%	27.8%	25.9%	26.8%	27.8%	29.9%	28.0%
Renovation Works												26.6%	24.8%
Others	35.9%	39.1%	36.8%	37.6%	38.2%	32.2%	27.5%	30.8%	30.9%	26.6%	30.5%	26.9%	25.0%

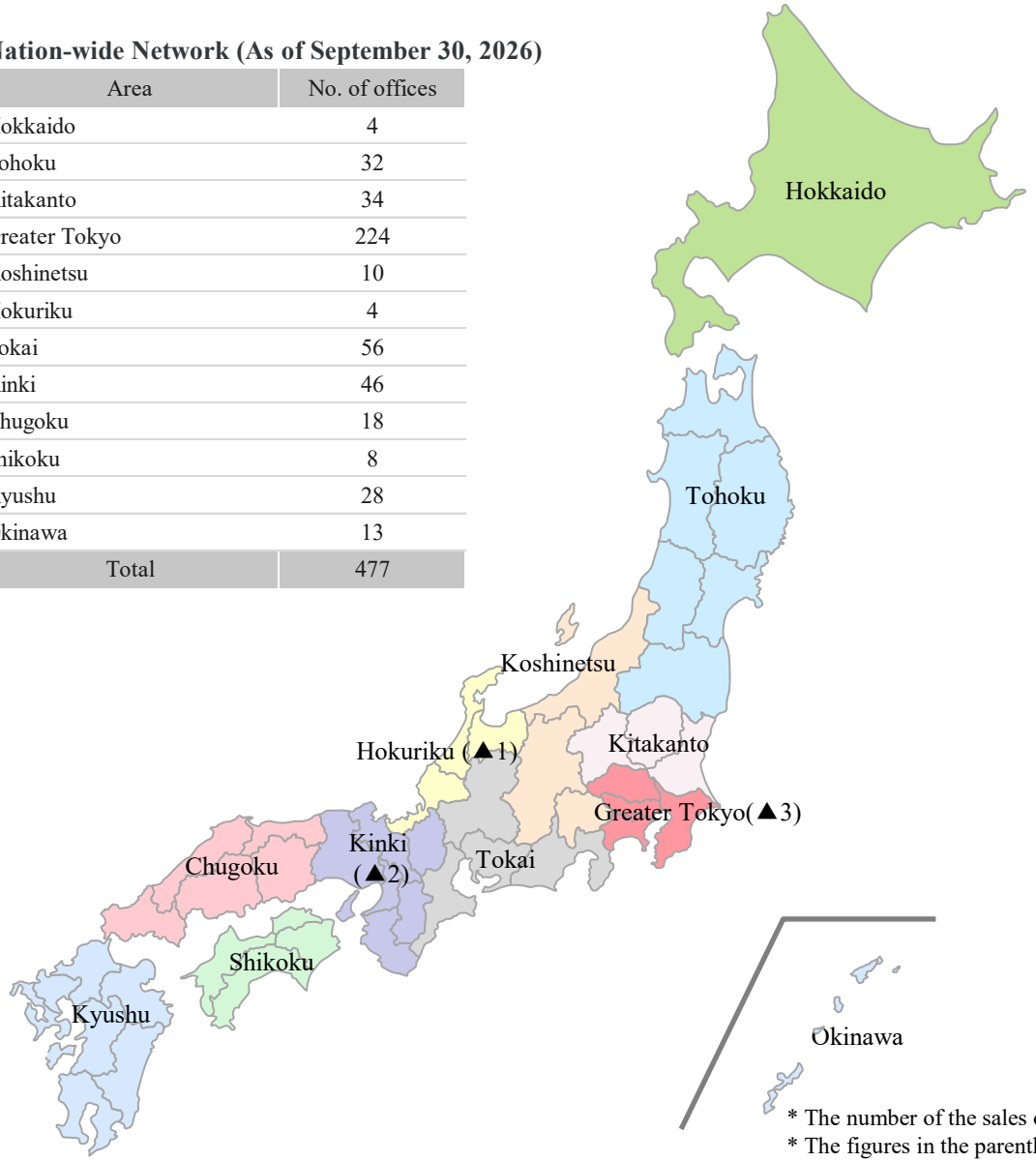
* Land deals included
* The results of “land lots subject to construction of the houses and the construction works” are included in the segment of detached houses.
* The number of units delivered is calculated based on completion method (ref value).
* The result of renovation works business is separately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

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

Nation-wide Network (As of September 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	1H FY2026
Hokkaido	11.6%	8.6%	13.0%	18.0%
Tohoku	47.0%	46.2%	58.8%	56.5%
Kitakanto	30.5%	30.7%	37.1%	39.8%
Greater Tokyo	31.6%	31.5%	33.9%	32.0%
Koshinetsu	23.5%	22.3%	26.0%	26.3%
Hokuriku	18.9%	16.0%	17.9%	19.5%
Tokai	32.9%	33.4%	36.2%	33.6%
Kinki	17.9%	16.5%	19.7%	18.5%
Chugoku	20.6%	18.4%	25.8%	23.1%
Shikoku	18.0%	18.6%	25.1%	25.7%
Kyushu	17.7%	18.9%	21.4%	19.8%
Okinawa	52.9%	67.0%	63.2%	71.0%
Total	**28.3%**	**27.8%**	**31.6%**	**30.1%**

(Source：MLIT New housing starts)

* 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 September 30, 2026).

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