Report on Settlement of 1Q ending March 31, 2026

DAITO TRUST CONSTRUCTION CO., LTD.

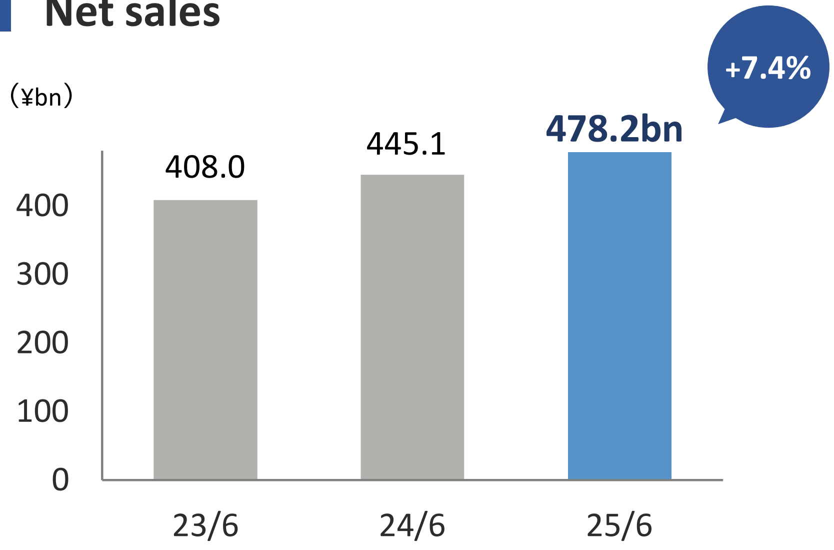
Contents

Ⅰ. Results in 1Q of FY ending March 31, 2026

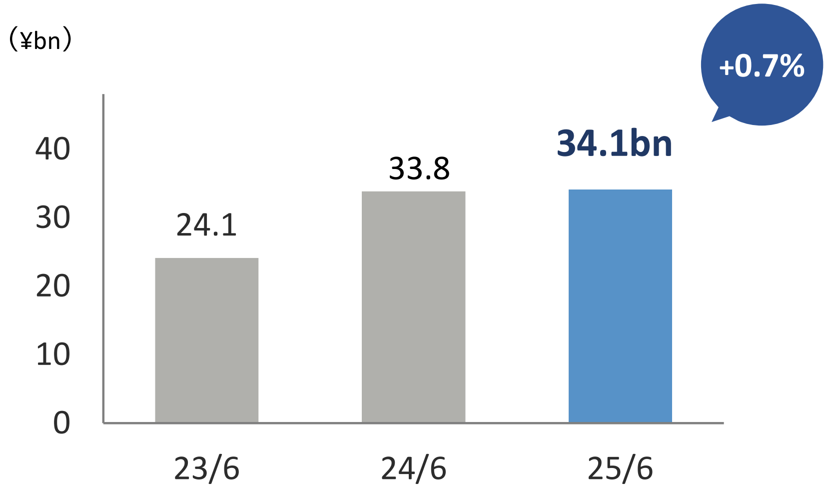
PL（Consolidated PL）

●：YoY

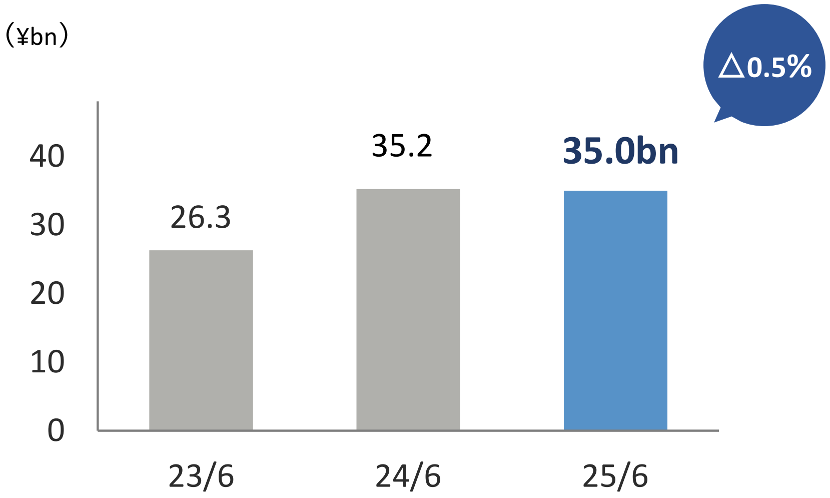
Net sales



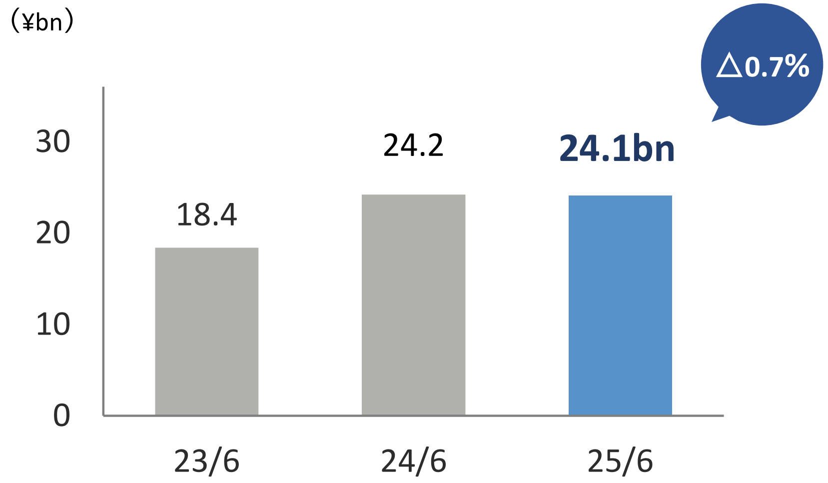
Operating income



Ordinary income

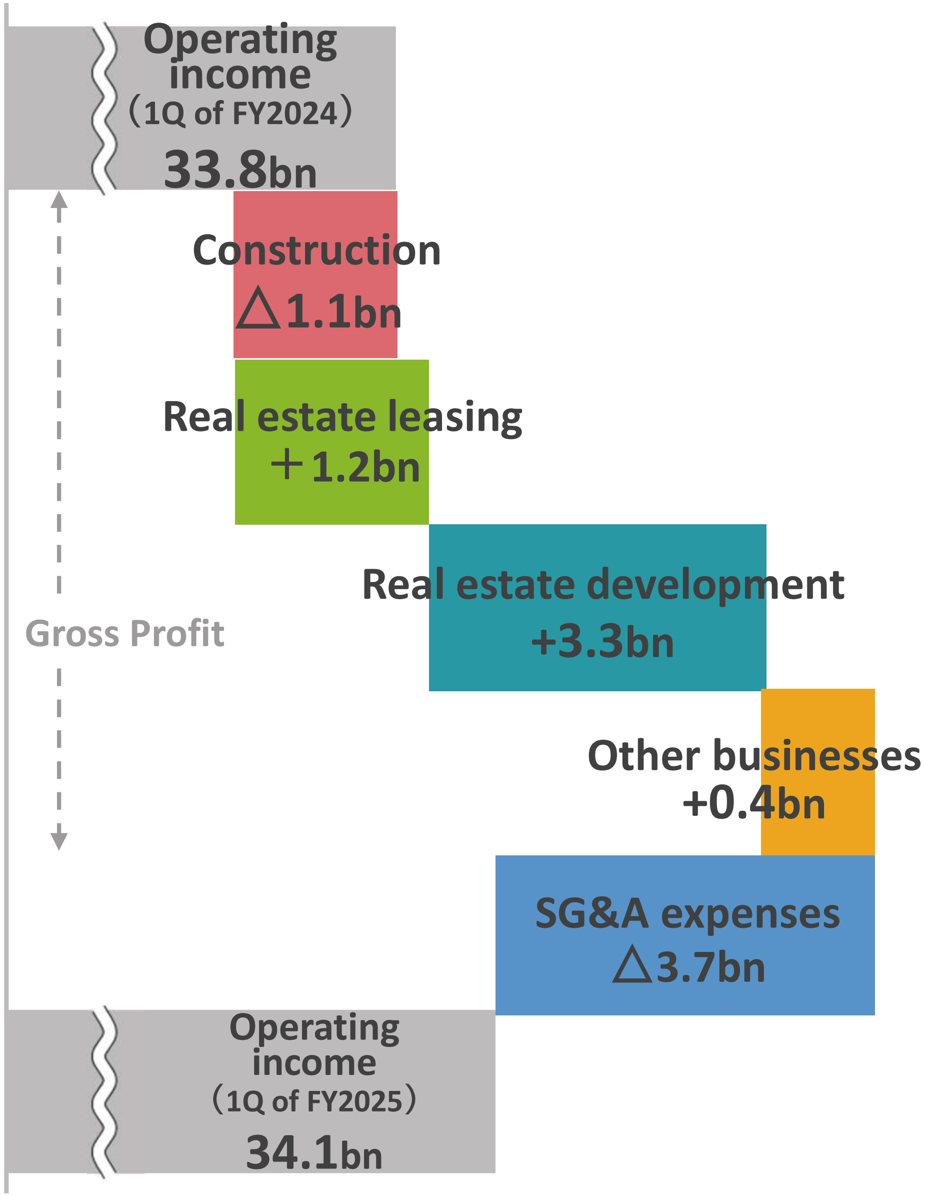


Net income attributable to owners of parent



PL（Factors of fluctuation in operating income）<YoY>

Profit & Loss by segment



Major factors of fluctuation <+¥0.3bn YoY>

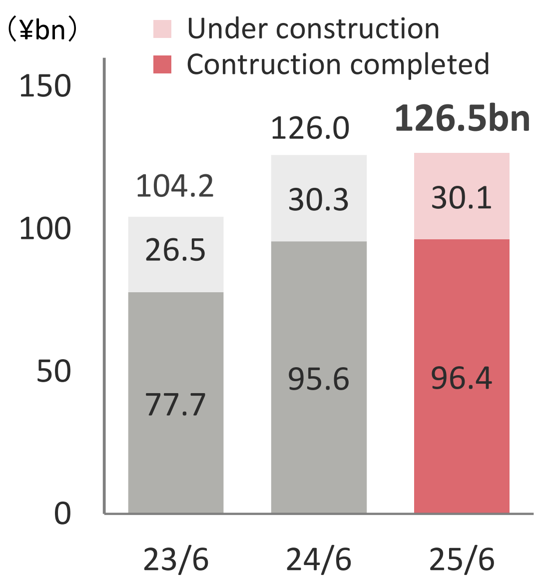
Construction △¥1.1bn	▪Completed construction （¥126.0bn→¥126.5bn）	+¥0.14bn
	▪Gross profit margin （25.4%→24.4%）	△¥1.24bn
Real estate leasing +¥1.2bn	▪Real estate management business	+¥0.08bn
	▪Rent guarantee business	+¥0.20bn
	▪Rent from head office building	+¥0.08bn
	▪Others	+¥0.86bn
Real estate development +¥3.3bn	▪Investment condominium business	△¥0.35bn
	▪Renovation and resale, development business	+¥2.09bn
	▪Impact of consolidating Ascot Corp.	+¥1.59bn
Other businesses +¥0.4bn	▪Gas business	+¥0.48bn
SG&A expenses △¥3.7bn	▪Personnel expenses	△¥1.14bn
	▪Information processing cost	△¥0.49bn
	▪Advertising expenses	△¥0.32bn
	▪Other expenses	△¥1.64bn

Profit & Loss by segment（Construction business - 1）

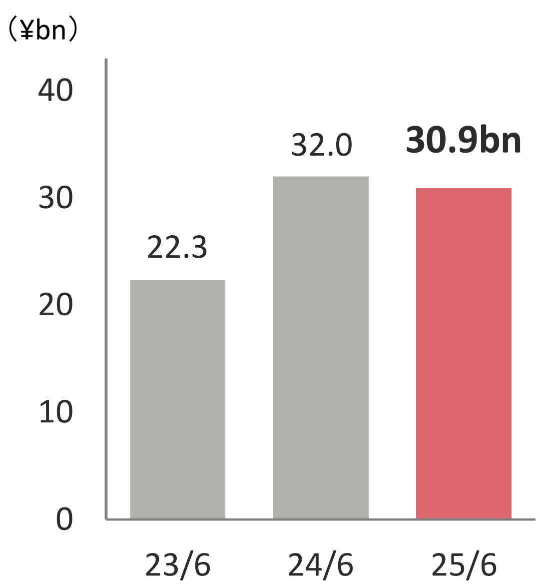
（¥bn）

	2024/6	**2025/6**	（YoY）
Net sales	126.0	**126.5**	（+0.4%）
Gross profit	32.0	**30.9**	（△3.4%）
Operating income	10.8	**8.4**	（△21.9%）

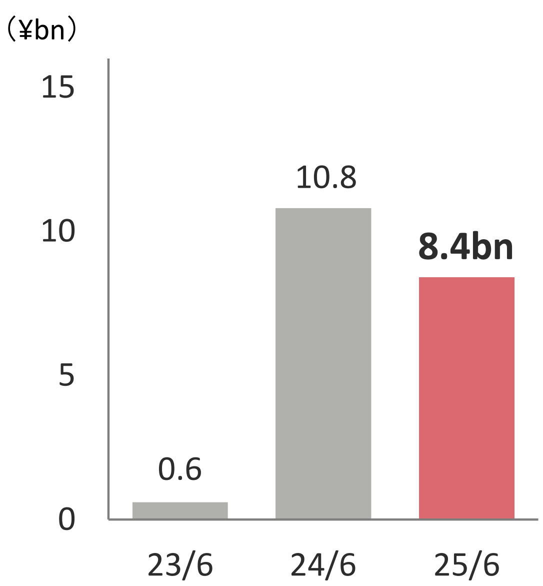
Net sales



Gross profit



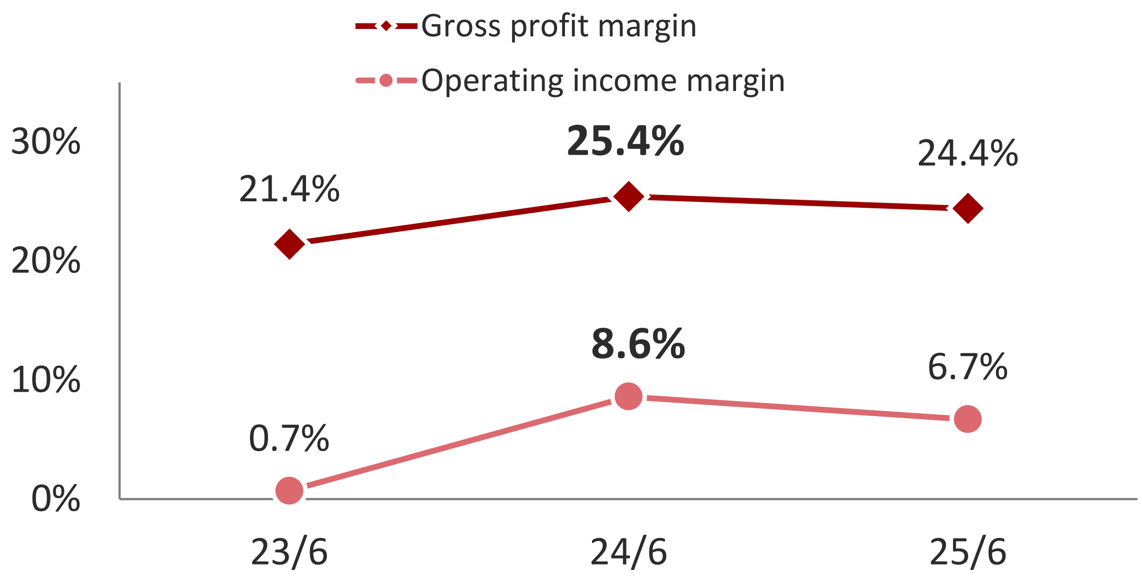
Operating income



Profit & Loss by segment（Construction business - 2）

	2024/6	2025/6	（YoY）
Gross profit margin	25.4%	**24.4%**	（△1.0p）
Operating income margin	8.6%	**6.7%**	（△1.9p）

Gross profit margin / Operating income margin



Major breakdown of the variance（△1.0p YoY）

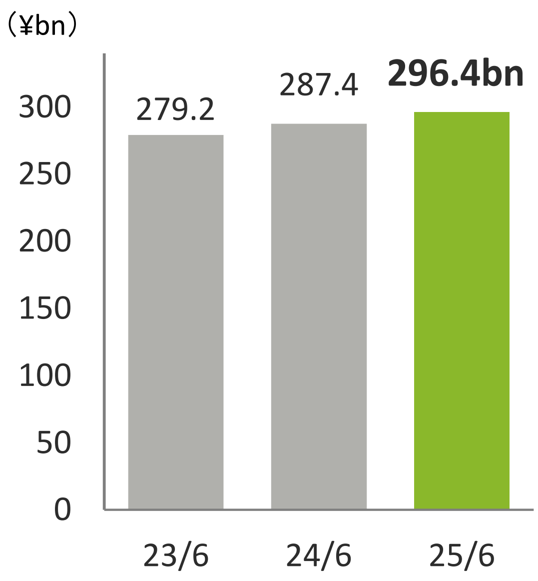
① Price revision	**+1.9p**
② Labor cost	**△1.0p**
③ Material cost	**△1.1p**
④ Exchange	**△0.8p**

Profit & Loss by segment（Real estate leasing business - 1）

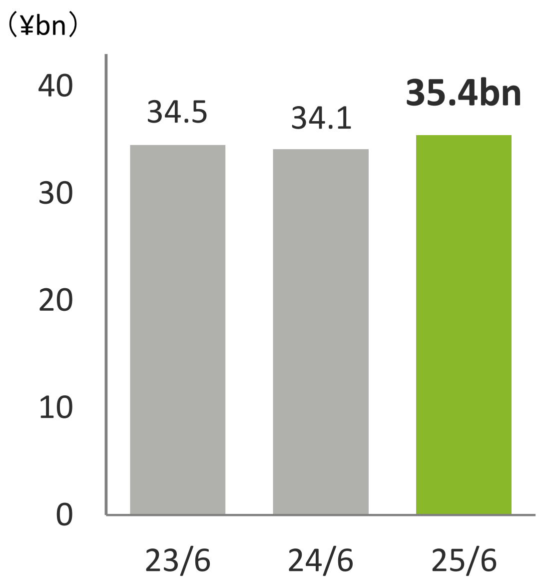
（¥bn）

	2024/6	**2025/6**	（YoY）
Net sales	287.4	**296.4**	（+3.1%）
Gross profit	34.1	**35.4**	（+3.7%）
Operating income	22.5	**23.7**	（+5.6%）

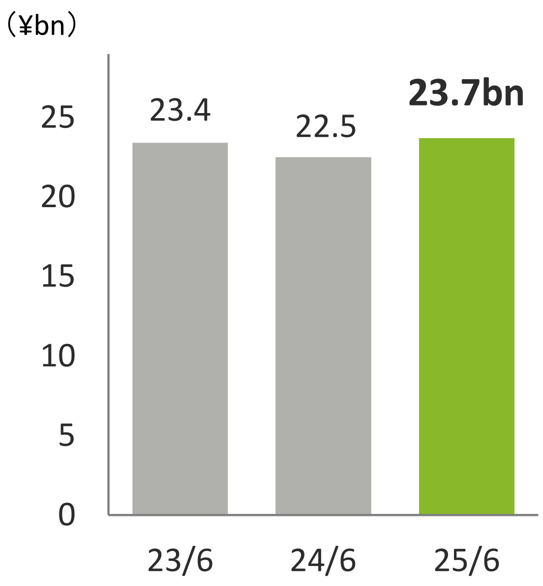
Net sales



Gross profit



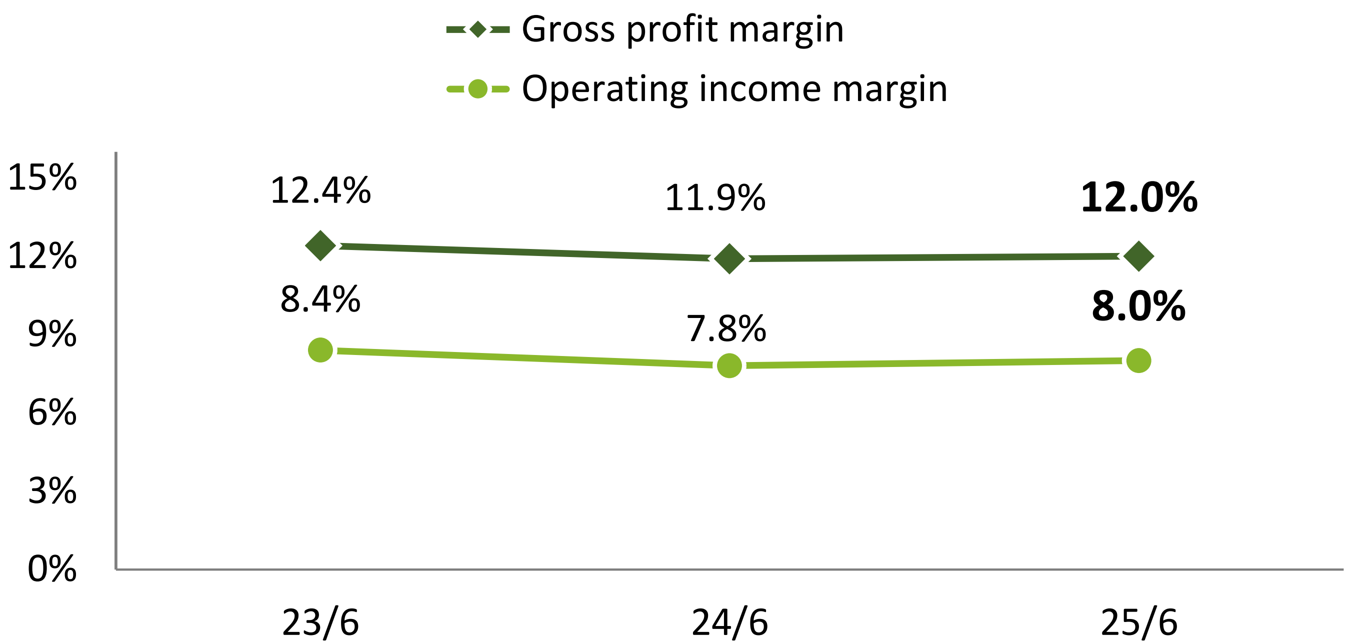
Operating income



Profit & Loss by segment（Real estate leasing business - 2）

	2024/6	**2025/6**	（YoY）
Gross profit margin	11.9%	**12.0%**	（+0.1p）
Operating income margin	7.8%	**8.0%**	（+0.2p）

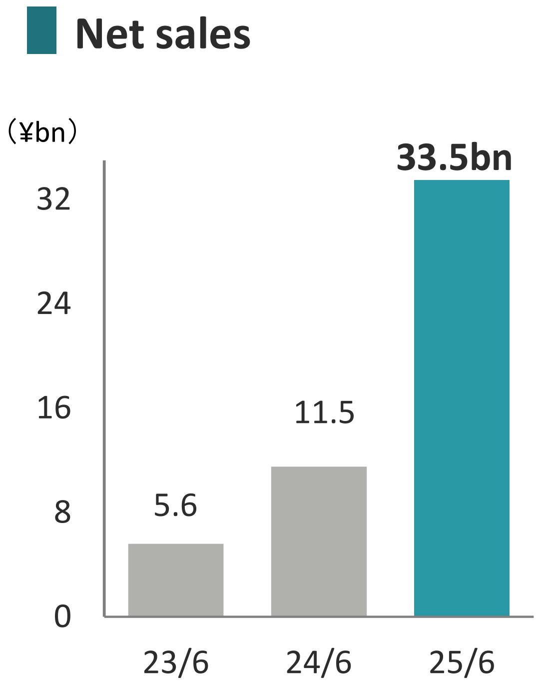
Gross profit margin / Operating income margin

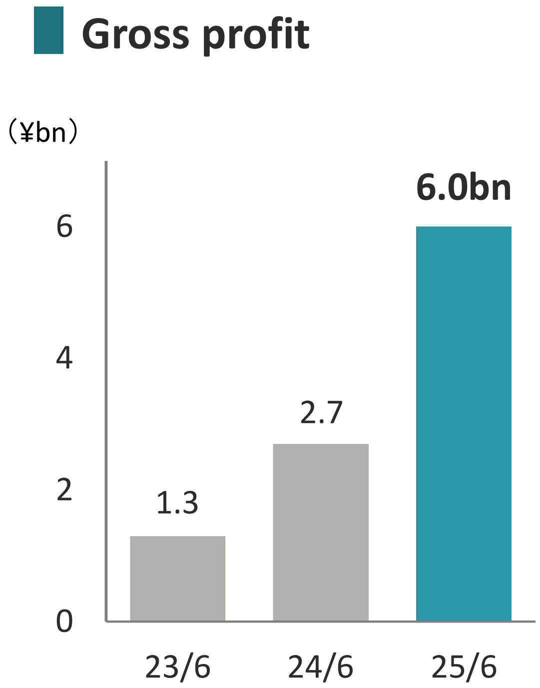


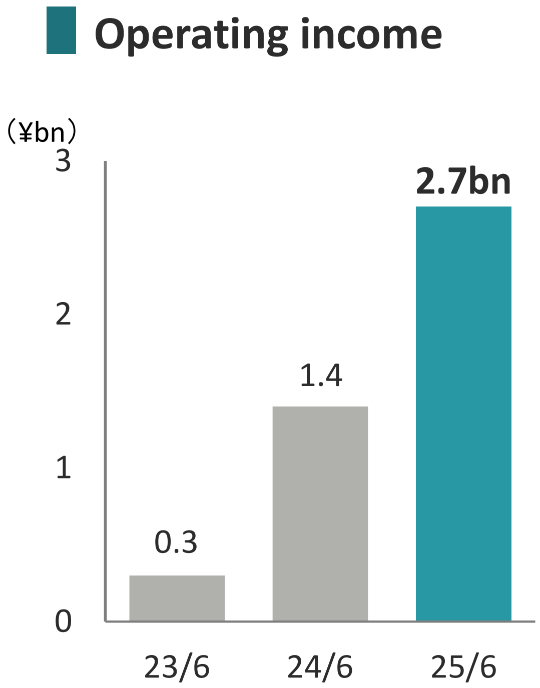
Profit & Loss by segment（Real estate development business - 1）

（¥bn）

	2024/6	2025/6	（YoY）
Net sales	11.5	**33.5**	（+190.7%）
Gross profit	2.7	**6.0**	（+120.6%）
Operating income	1.4	**2.7**	（+94.5%）



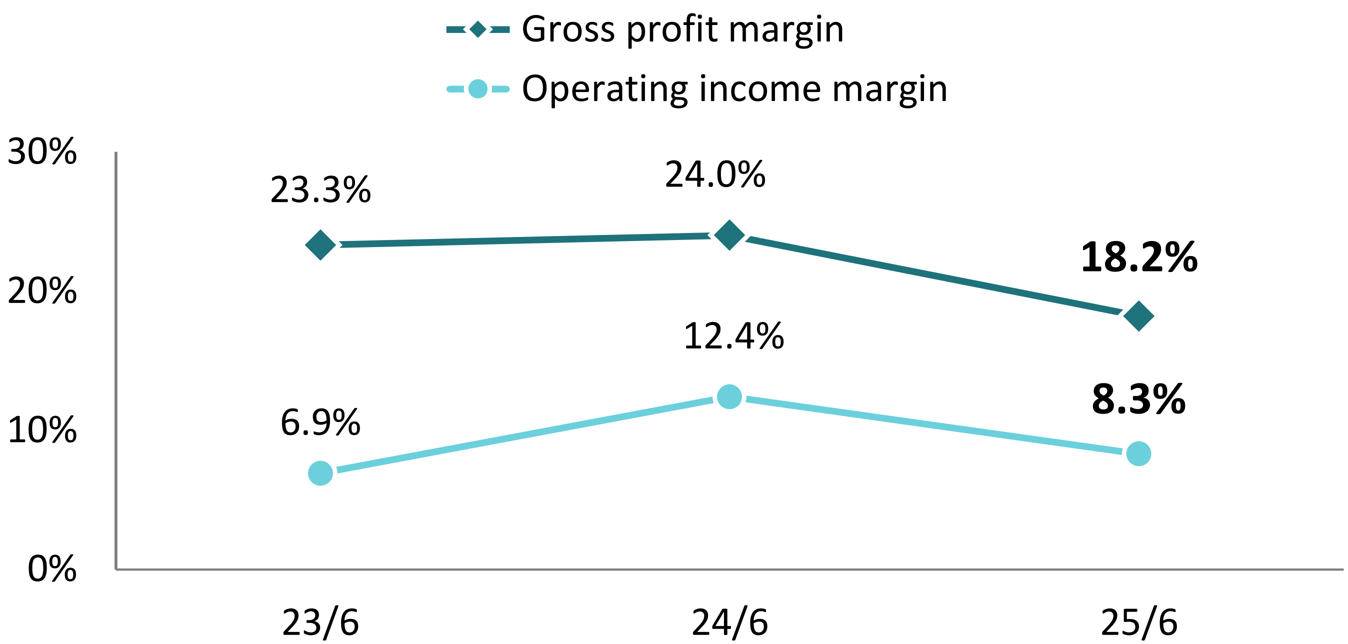




Profit & Loss by segment（Real estate development business - 2）

	2024/6	2025/6	（YoY）
Gross profit margin	24.0%	**18.2%**	（△5.8p）
Operating income margin	12.4%	**8.3%**	（△4.1p）

Gross profit margin / Operating income margin

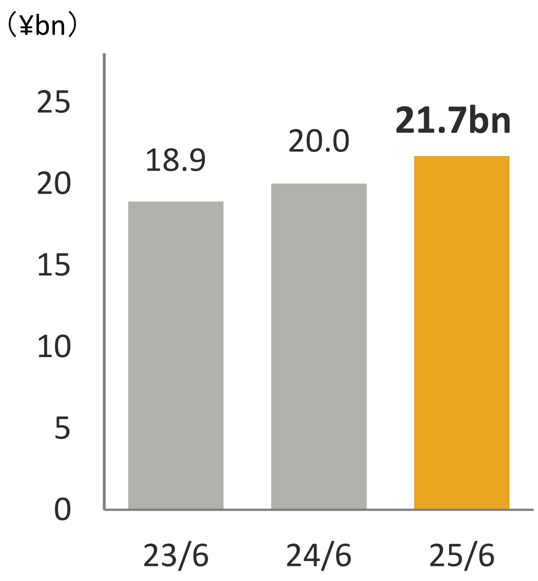


Profit & Loss by segment（Other businesses）

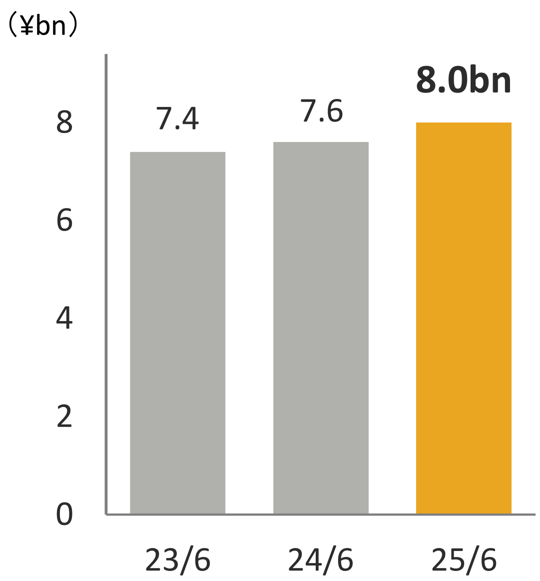
（¥bn）

	2024/6	2025/6	（YoY）
Net sales	20.0	**21.7**	（+8.1%）
Gross profit	7.6	**8.0**	（+6.2%）
Operating income	3.1	**3.3**	（+7.6%）

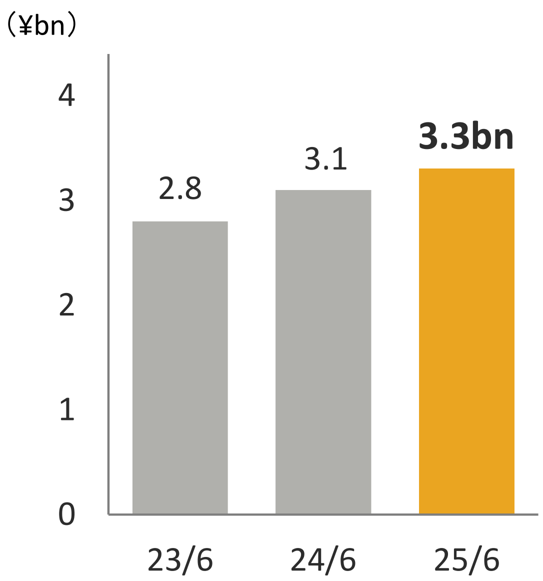
Net sales



Gross profit



Operating income



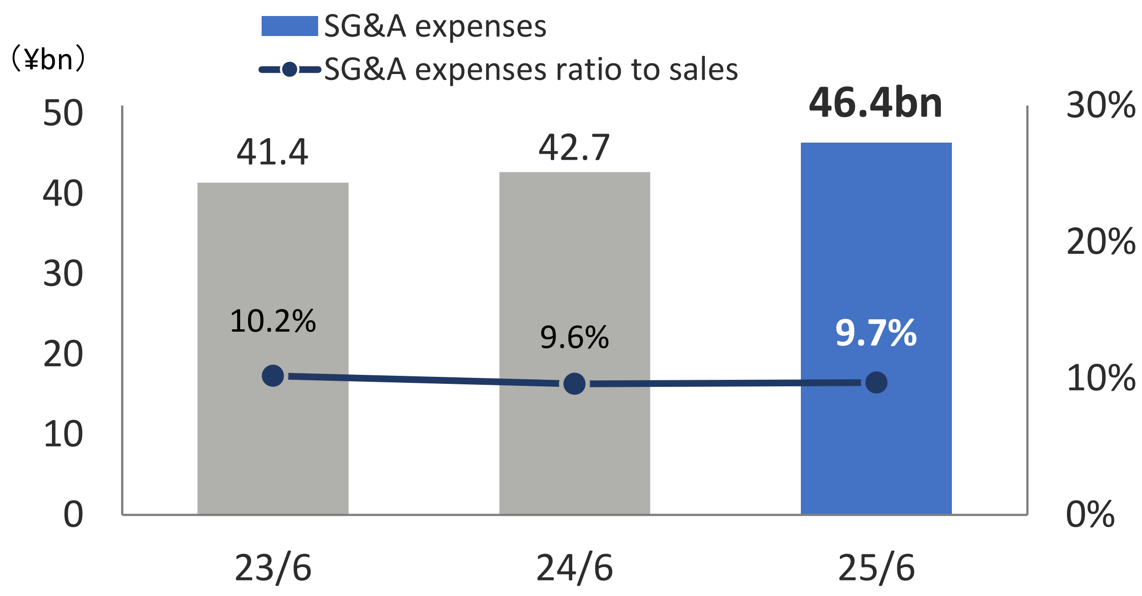
Profit & Loss（Selling, general and administrative expenses）

（¥bn）

	2024/6	2025/6	（YoY）
SG&A expenses	42.7	46.4	（+8.7%）
SG&A expenses ratio to sales	9.6%	9.7%	[+0.1p]

[ ]：Difference from same period in previous year

SG&A expenses / SG&A expenses ratio to sales



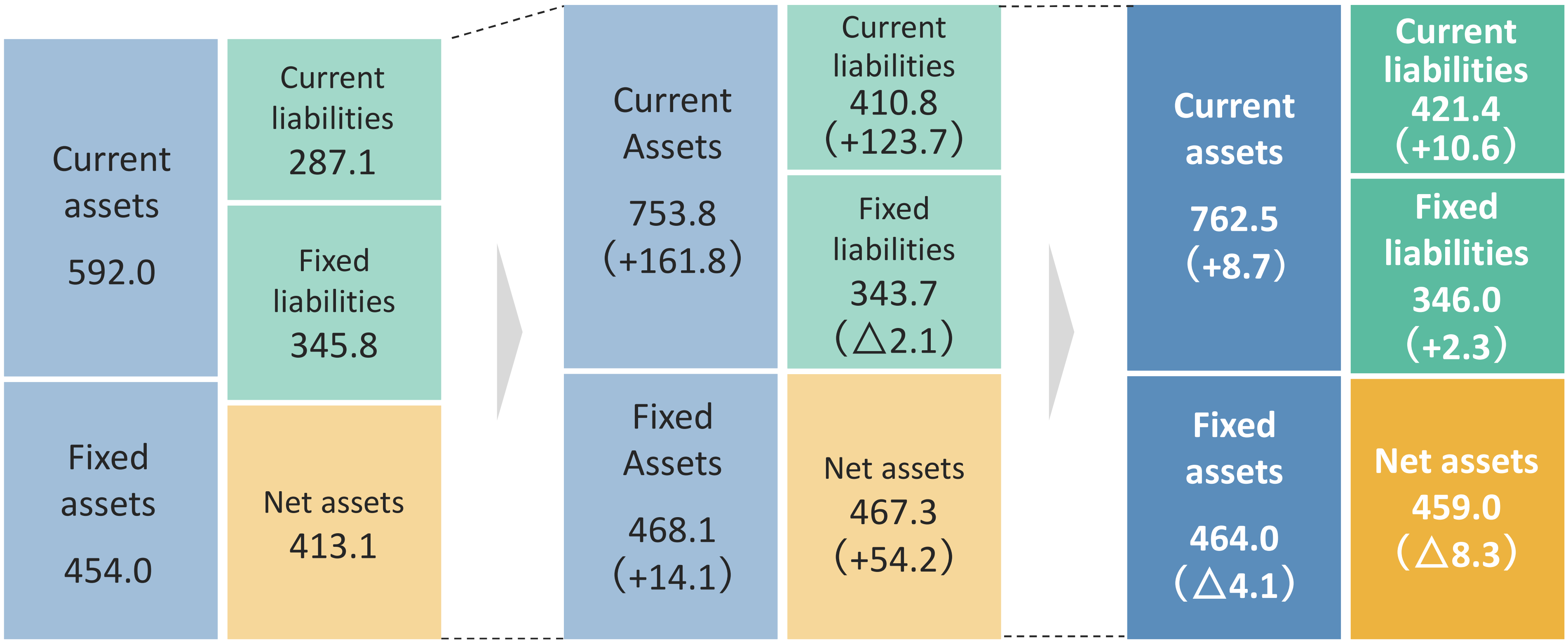
Major breakdown of the variance（+3.7bn YoY）

①	Personnel expenses	+¥1.14bn
②	System maintenance fee	+¥0.49bn
③	Advertising expense	+¥0.32bn
④	Recruitment and training expense	+¥0.13bn
⑤	Other expenses	+¥1.64bn

Financial review（Consolidated BS）

(¥bn)

End of June 2024	End of March 2025	End of June 2025
Total assets ¥1,046.1bn	Total assets ¥1,221.9bn (+¥175.8bn)	**Total assets ¥1,226.6bn (+¥4.7bn)**



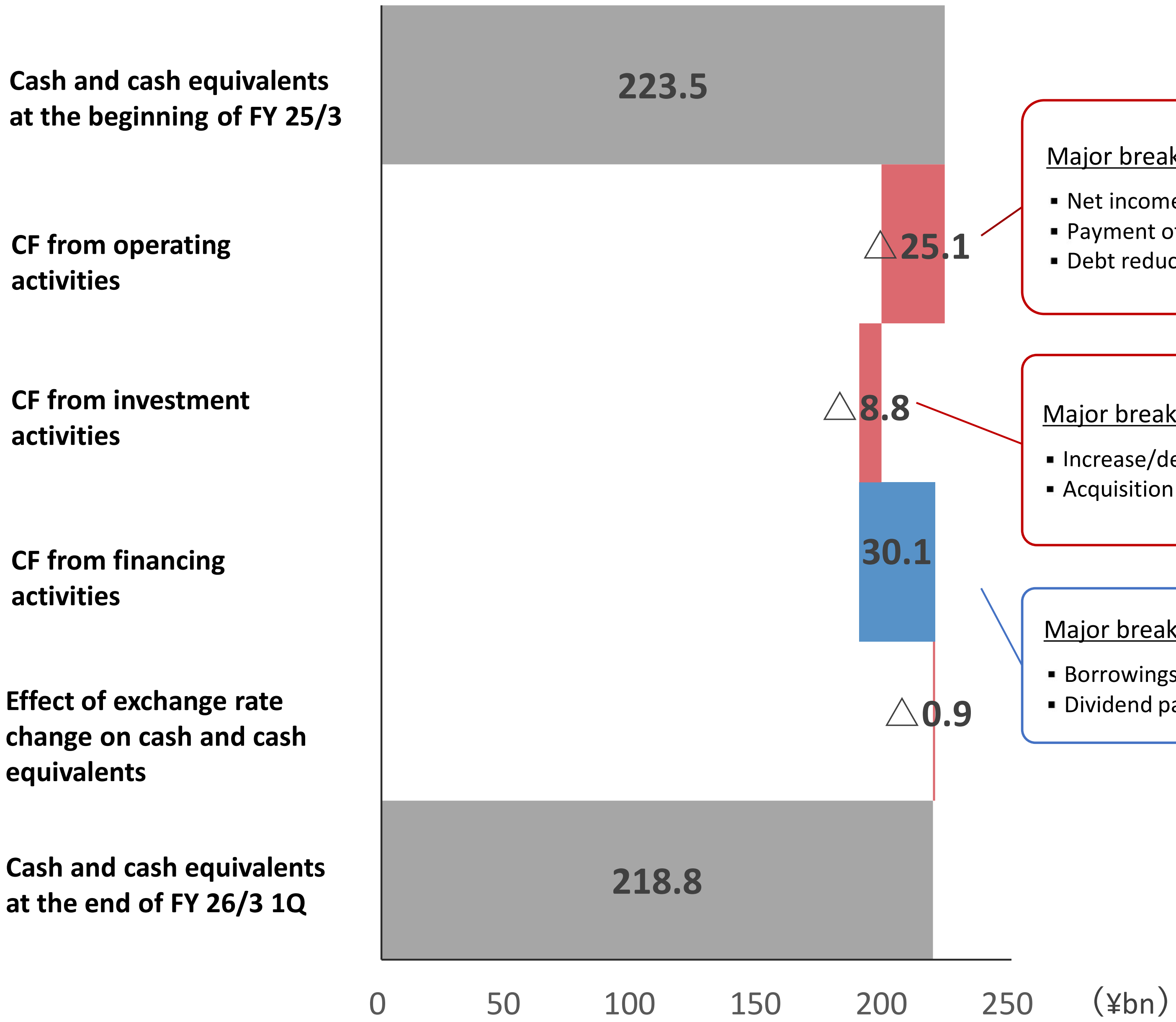
Equity ratio	39.5%
BPS	¥6,314.83
EPS	¥371.63

Equity ratio	38.4%
BPS	¥7,073.15
EPS	¥1,428.29

Equity ratio	**37.6%**
BPS	**¥6,955.46**
EPS	**¥363.61**

※BPS : Net assets per share
※EPS : Quarterly (current year) net income per share

Financial review（Consolidated CF）



Major breakdown items

- Net income before income tax in 1Q of FY 26/3 +¥35.0bn
- Payment of income tax △¥27.2bn
- Debt reduction uses △¥32.8bn

Major breakdown items

- Increase/decrease in deposits/trusts/securities △¥2.2bn
- Acquisition of fix assets △¥6.6bn

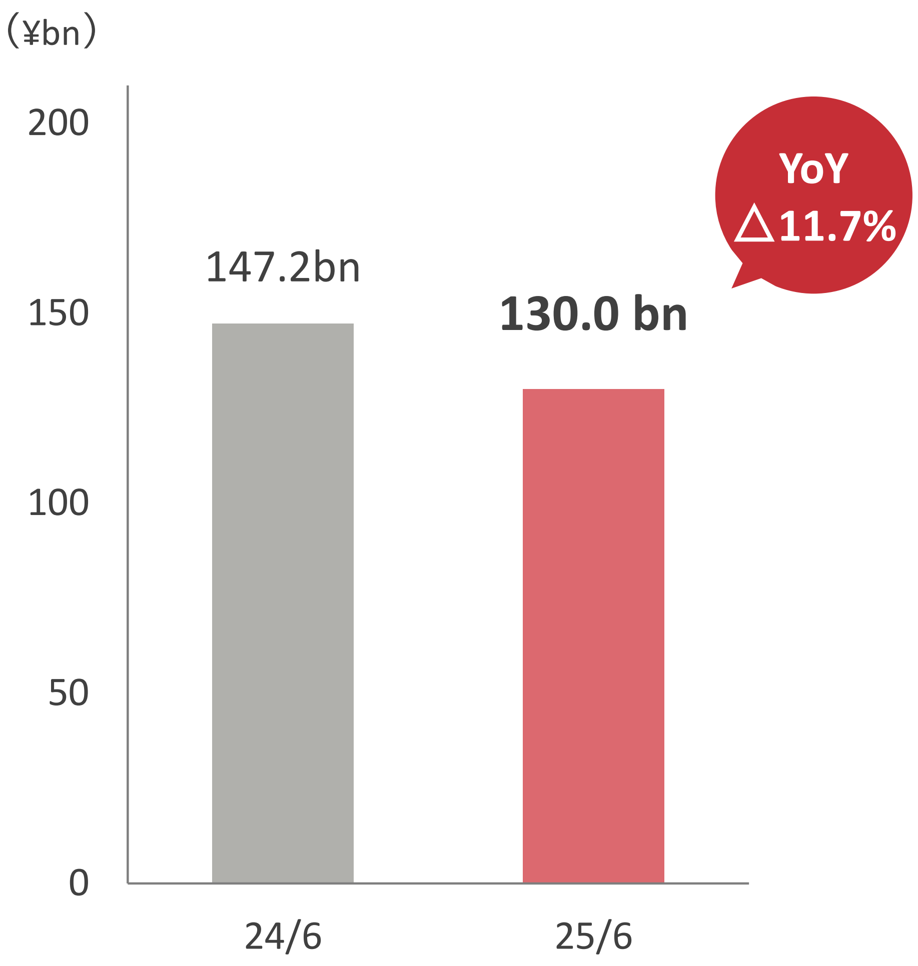
Major breakdown items

- Borrowings/Bonds +¥57.2bn
- Dividend payment △¥28.4bn

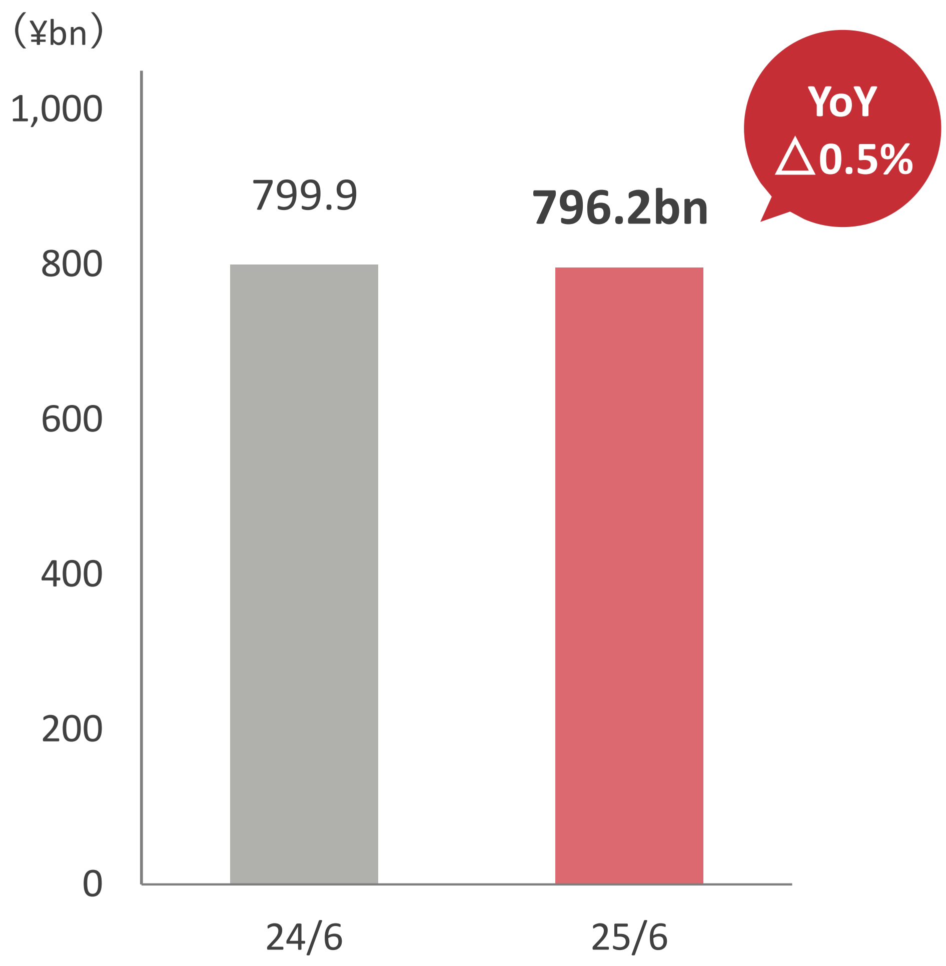
Ⅱ. Key Figures

Orders received

Orders received

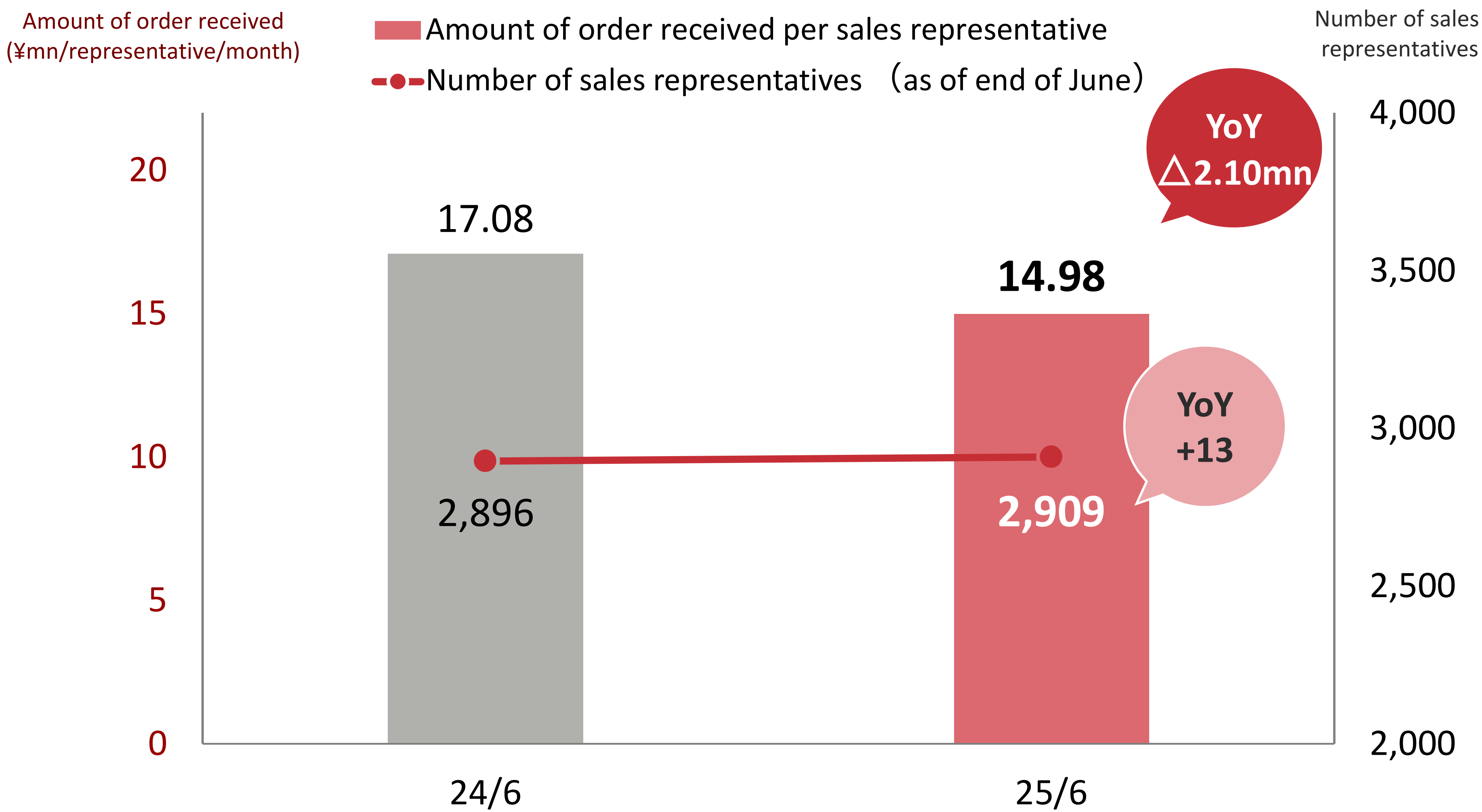


Orders in hand



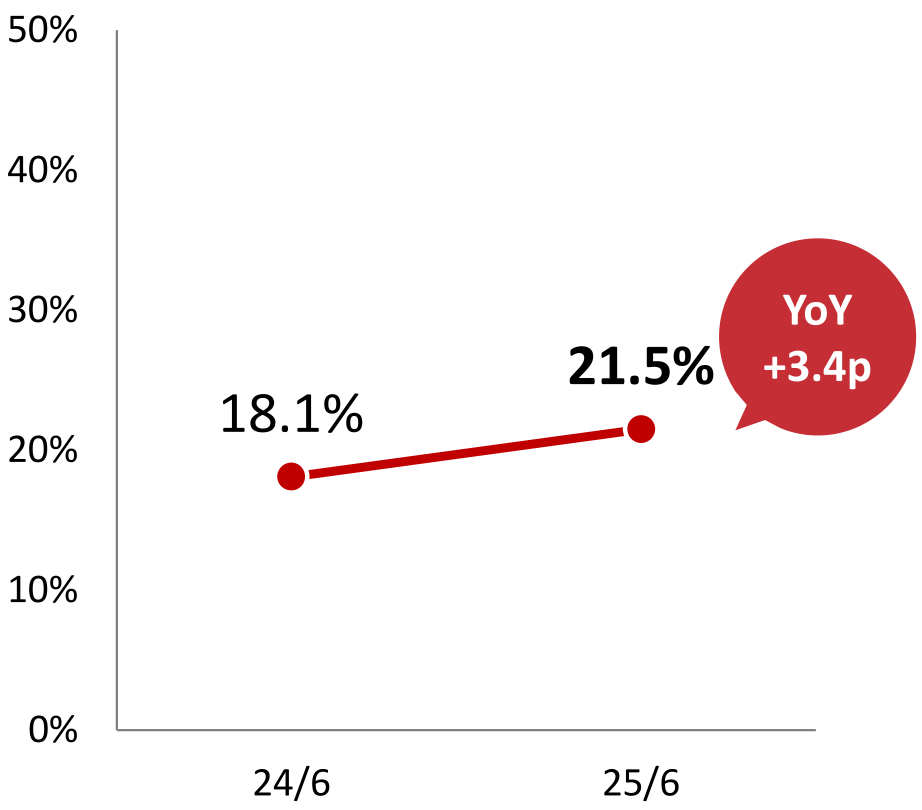
Orders received（Efficiency in receiving orders）

Amount of order received per sales representative
Number of sales representatives

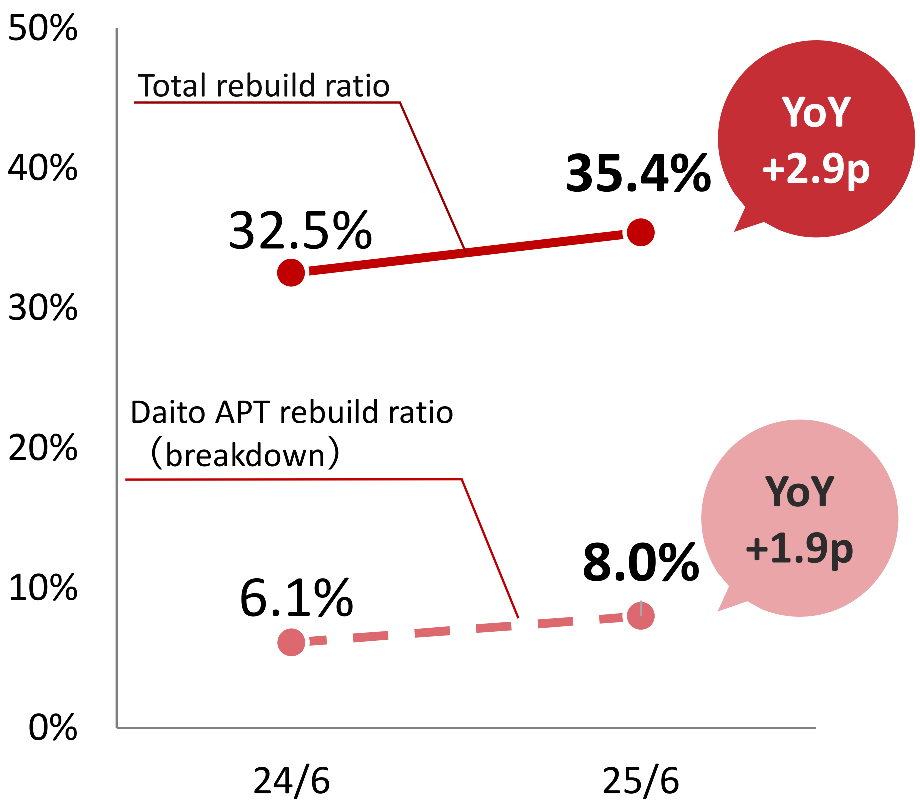


Orders received（Mid-rise ratio and rebuild ratio）

Mid-rise ratio※1



Rebuild ratio※2

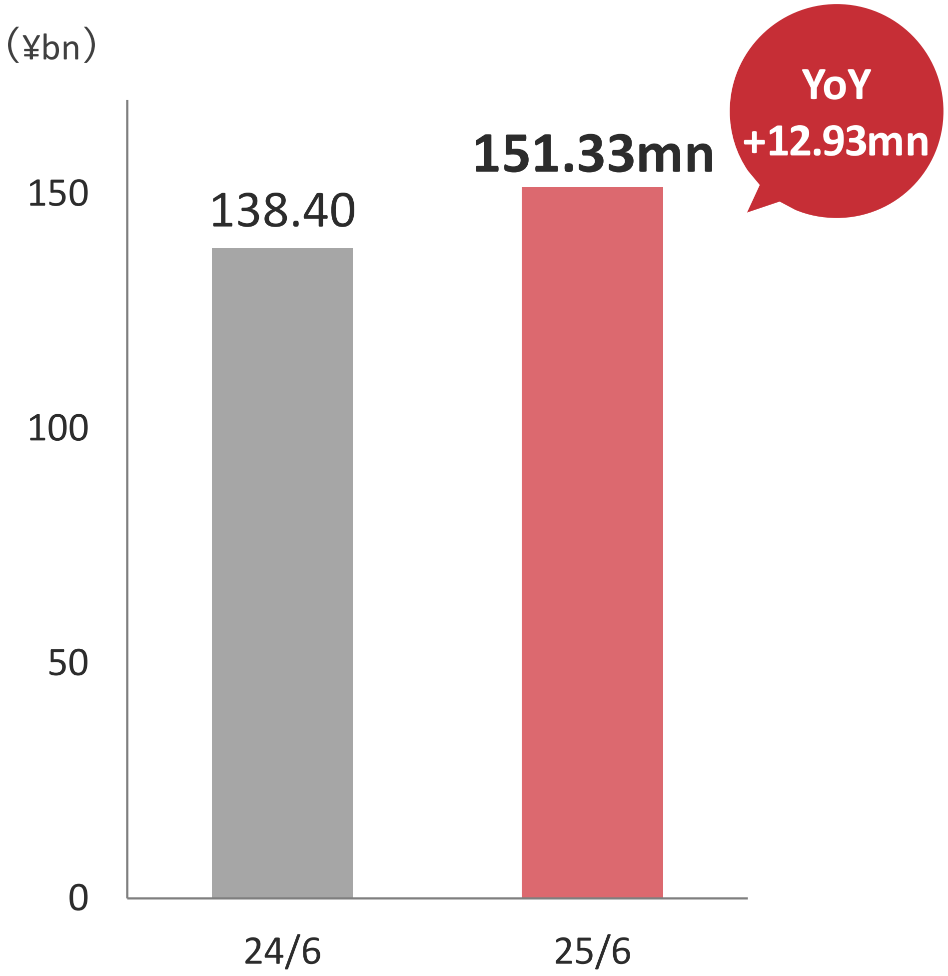


※1 Mid-rise ratio = Number of orders received for APT house with 3 or more stories / Total number of orders received

※2 Total rebuild ratio = Number of orders received for rebuilding APT / Total number of orders received
Daito APT rebuild ratio = Number of orders received for rebuilding APT built by Daito / Total number of orders received

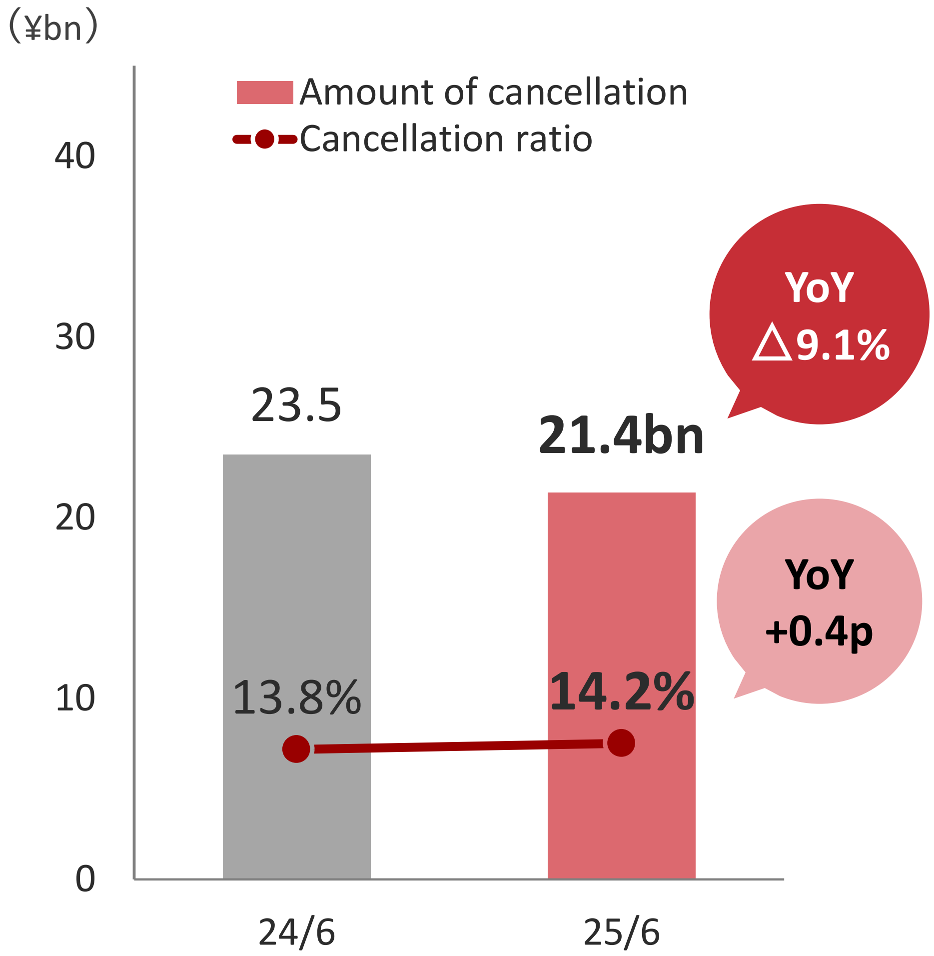
Orders received（Average price of orders received and cancellation ratio）

Average price of orders received※1



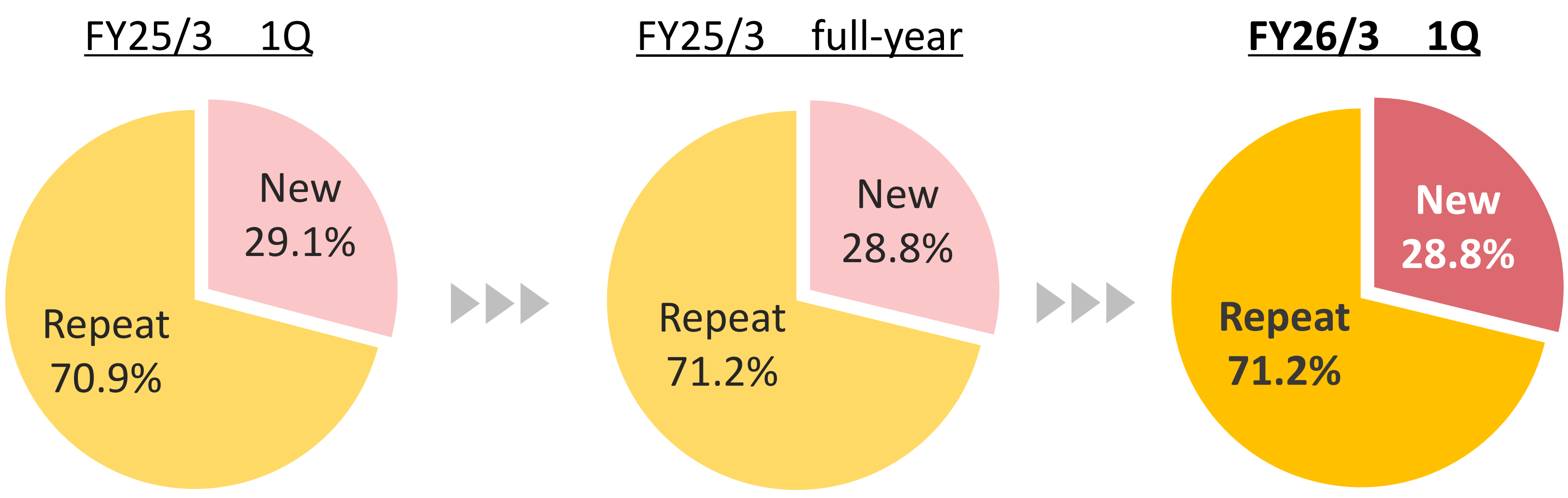
※1 Average price of order received = Amount of new orders received / Number of orders received

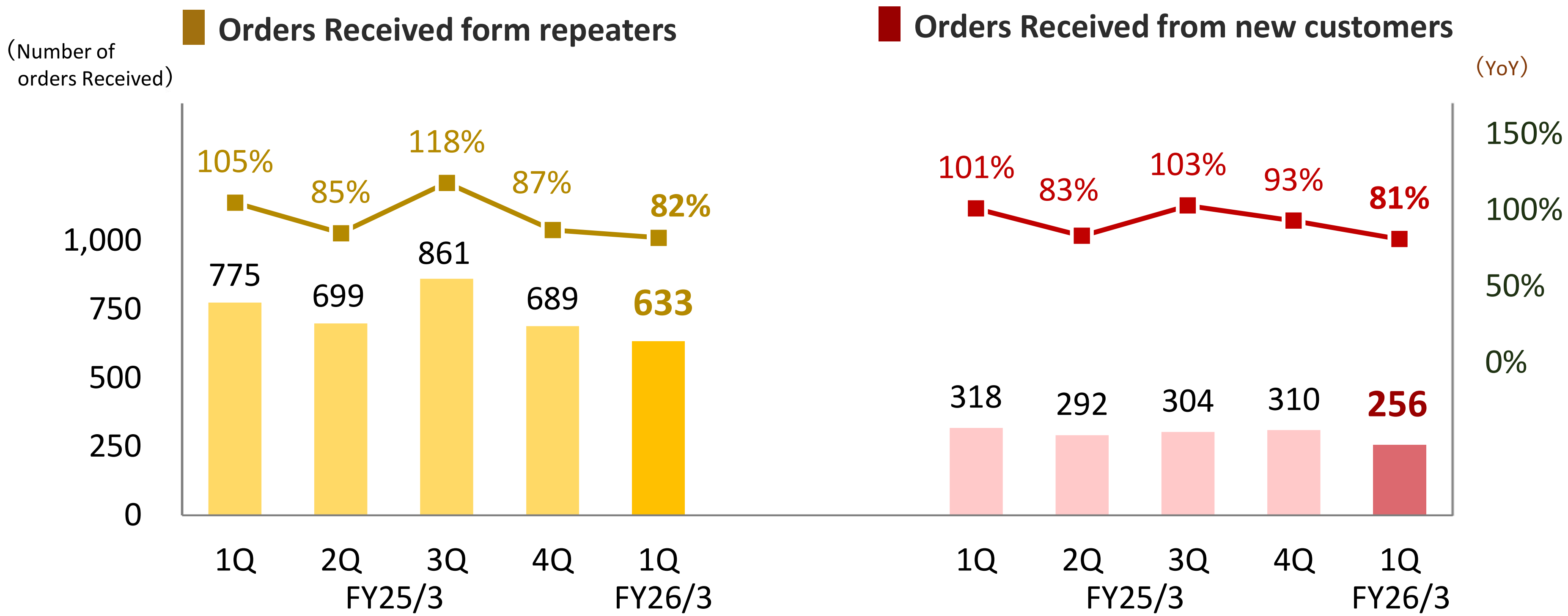
Amount of cancellation / Cancellation ratio※2



※2 Cancellation ratio
= Amount of cancellation / Amount of new orders received Orders received
= Amount of new orders received – Amount of cancellation

Orders received（Number of orders received & their channels）





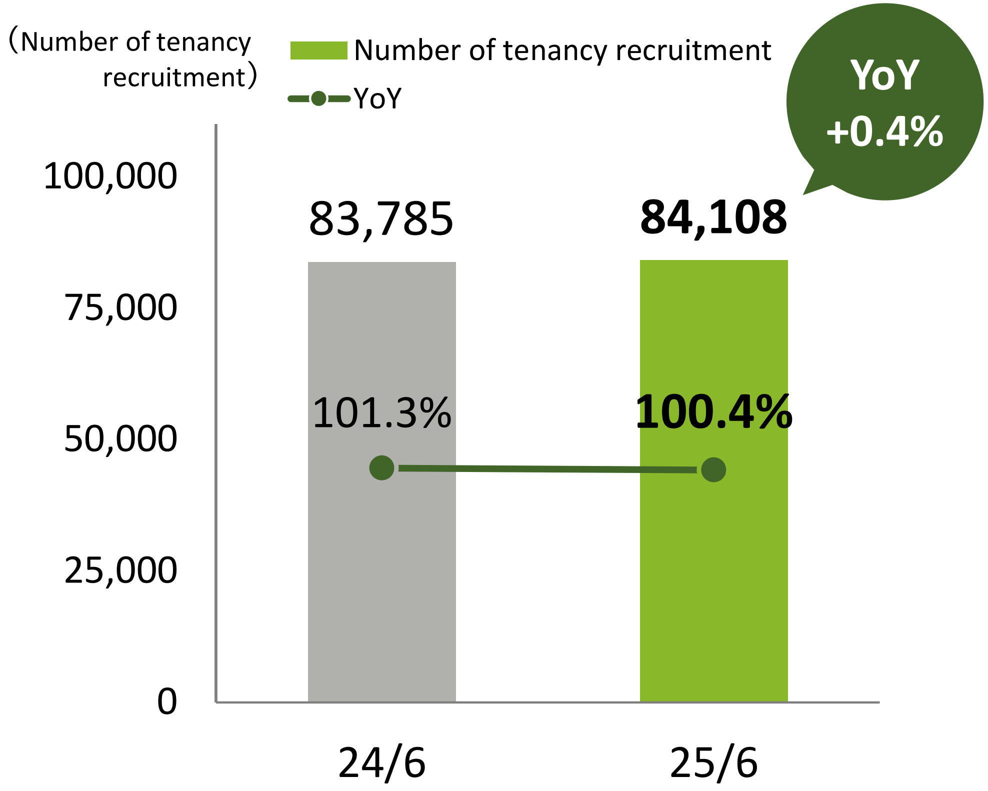
Tenancy recruitment（Number of recruitment）

Number of tenancy recruitment 84,624

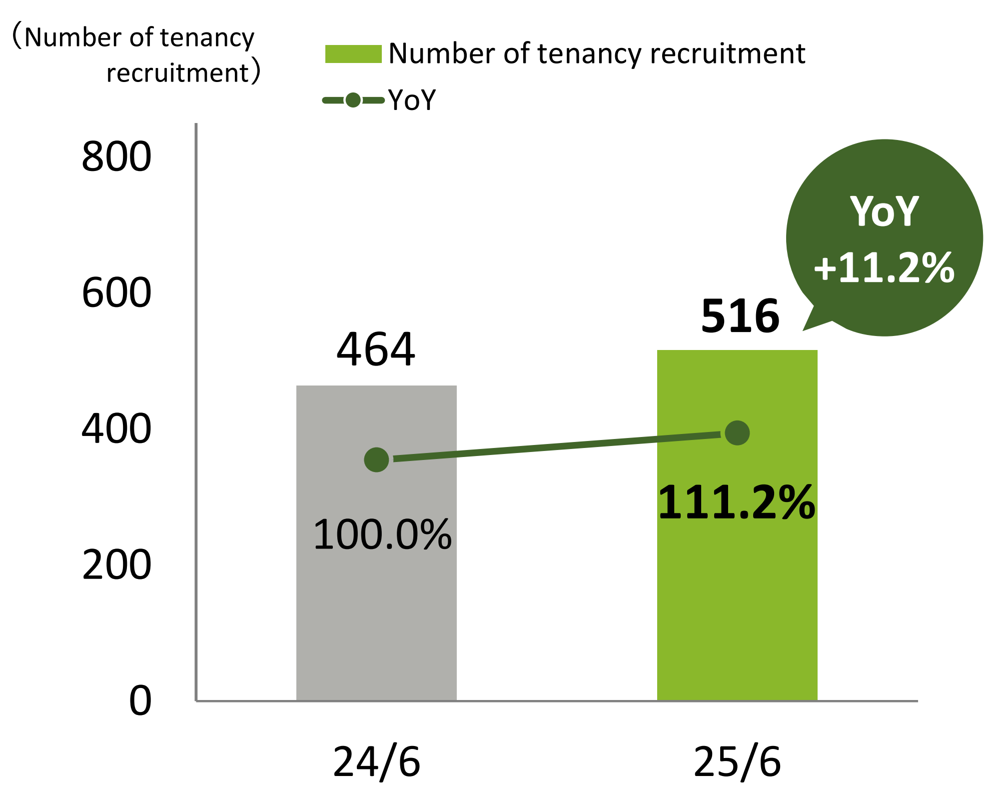
YoY +0.4%

（Residential use + Commercial use）

Residential use



Commercial use

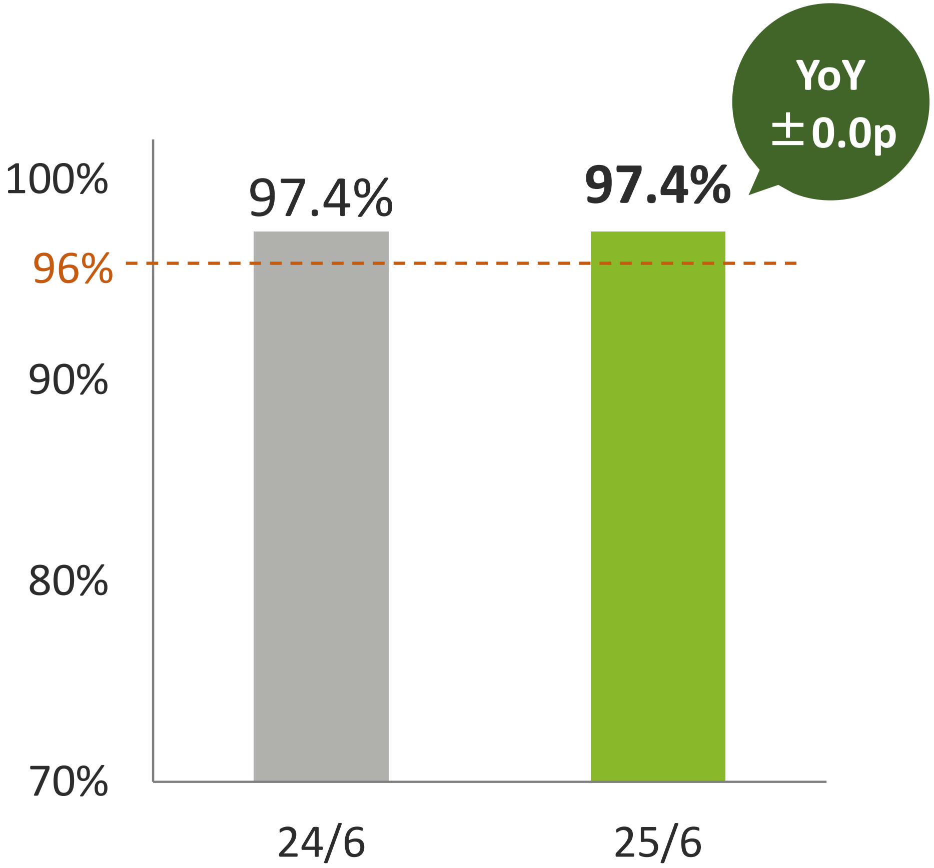


※Including the number of tenant recruitment for units managed by other companies

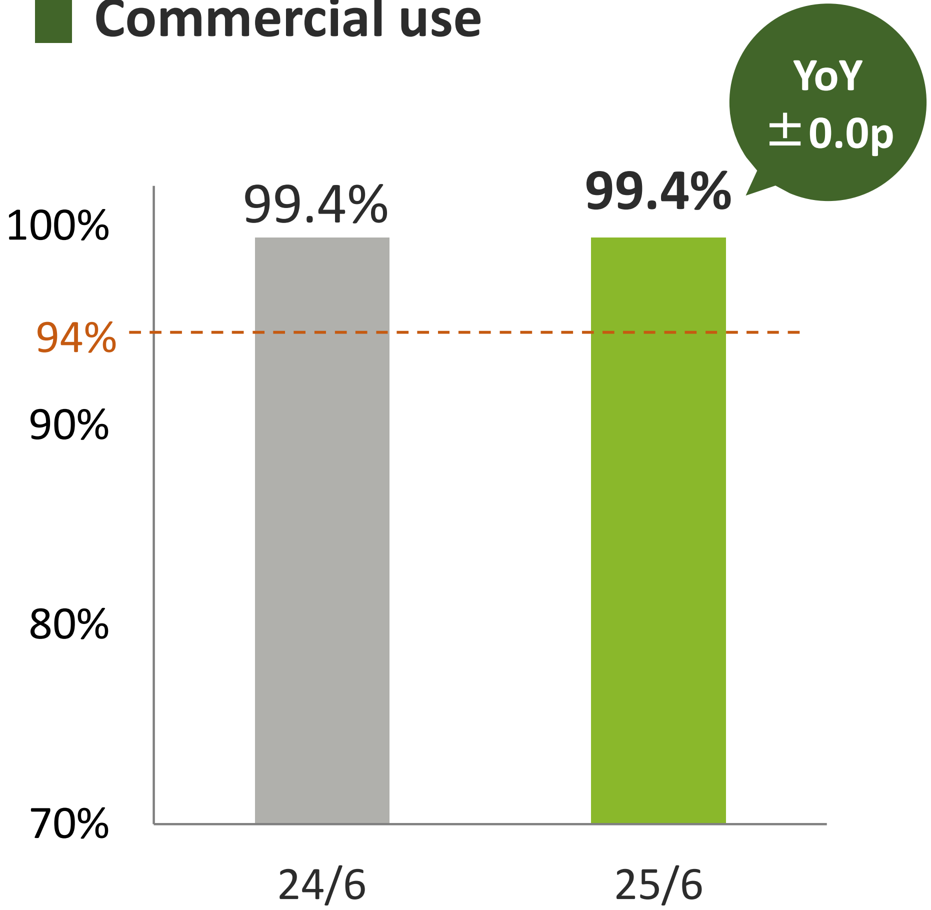
Tenancy recruitment（Rent-based occupancy rate※）

Continuously maintains sound level of occupancy
（residential use：96% / commercial use：94%）

Residential use



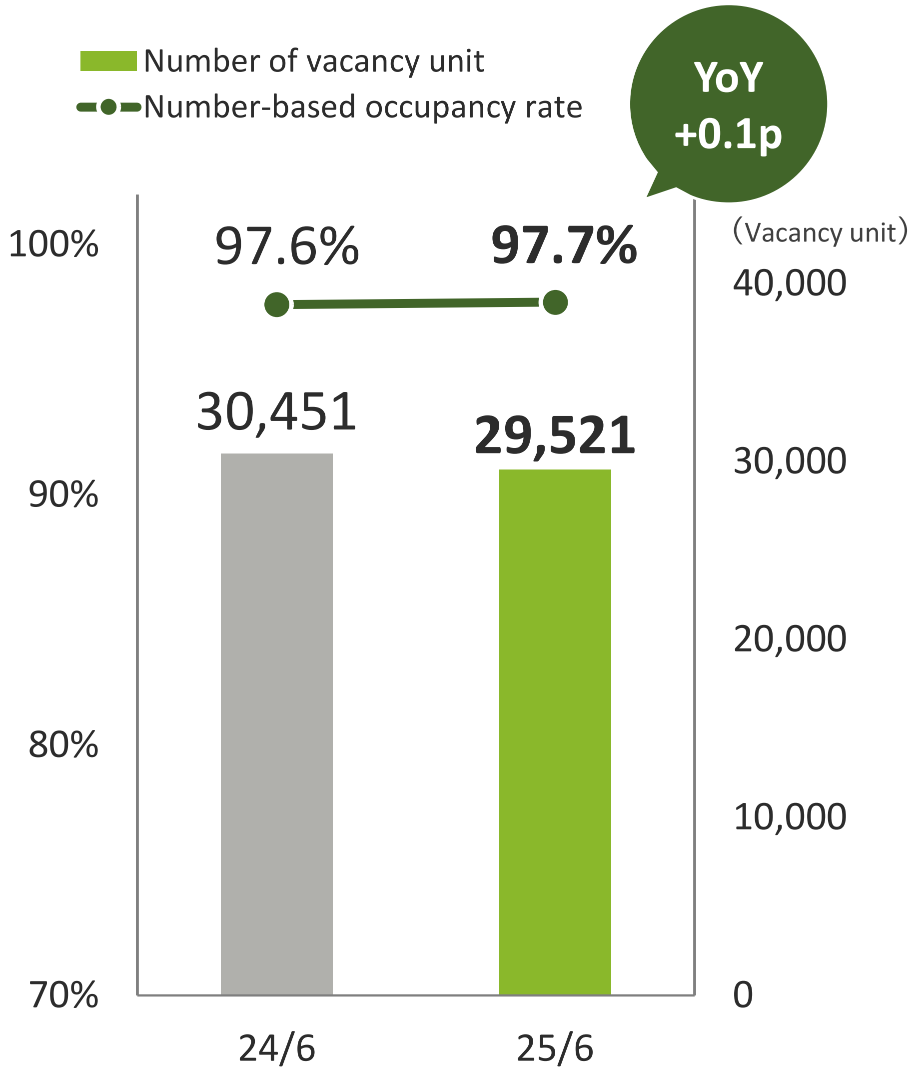
Commercial use



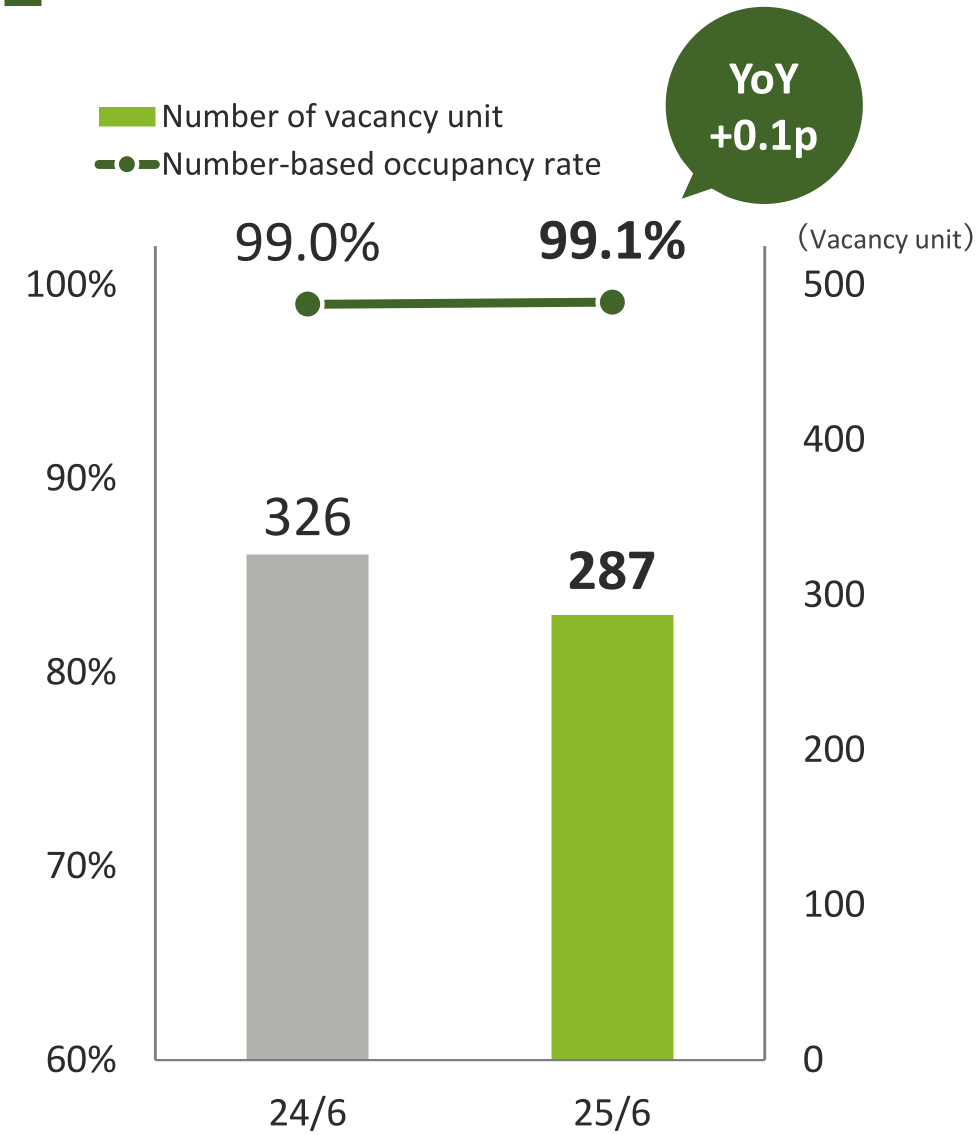
※Rent-based as occupancy rate = 100% - (Lease fee payment for vacant units / Aggregate amount of rent [%])

Tenancy recruitment（Number-based occupancy rate※）

Residential use



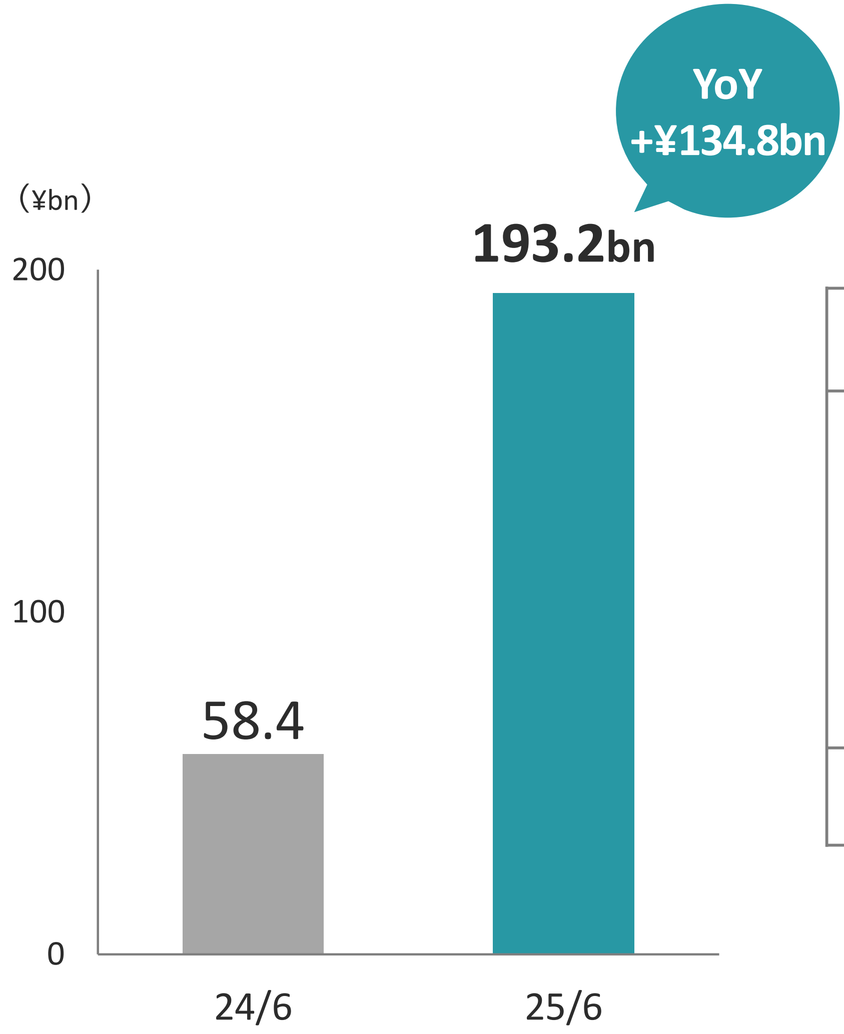
Commercial use



※Number-based occupancy rate = (Number of occupancy units) / (Number of units under management)

Real estate development

Real estate investment balance



	24/6 BS balance	**25/6 BS balance**	Increase/decrease amount	Increase/decrease ratio
Residences	¥50.2bn	**¥140.3bn**	+¥90.1bn	279%
Logistics facilities	¥5.6bn	**¥12.4bn**	+¥6.8bn	221%
Hotels	—	**¥30.0bn**	+¥30.0bn	—
Others	¥2.6bn	**¥10.5bn**	+¥7.9bn	404%
Total	¥58.4bn	**¥193.2bn**	+¥134.8bn	+331%

※The BS balance for June 2025 includes 73.1 billion yen of Ascot Corp., which joined the Group in March 2025.

Ⅲ. Appendix

Profit & Loss of each segment ＜FY26/3＞

(¥mn)

Construction Business	25/3 1Q	26/3 1Q	YoY	26/3〈plan〉
Net sales	126,042	126,582	+0.4%	550,000
Gross profit	32,045	30,939	△3.4%	137,500
(Gross profit margin)	25.4%	24.4%	△1.0p	25.0%
Operating income	10,830	8,462	△21.9%	48,000
(Operating income margin)	8.6%	6.7%	△1.9p	8.7%

Real Estate Leasing Business	25/3 1Q	26/3 1Q	YoY	26/3〈plan〉
Net sales	287,467	296,412	+3.1%	1,200,000
Gross profit	34,191	35,449	+3.7%	129,000
(Gross profit margin)	11.9%	12.0%	+0.1p	10.8%
Operating income	22,529	23,785	+5.6%	73,500
(Operating income margin)	7.8%	8.0%	+0.2p	6.1%

Real Estate Development Business	25/3 1Q	26/3 1Q	YoY	26/3〈plan〉
Net sales	11,538	33,537	+190.7%	130,000
Gross profit	2,765	6,099	+120.6%	25,500
(Gross profit margin)	24.0%	18.2%	△5.8p	16.0%
Operating income	1,425	2,772	+94.5%	14,000
(Operating income margin)	12.4%	8.3%	△4.1p	10.8%

Other Businesses	25/3 1Q	26/3 1Q	YoY	26/3〈plan〉
Net sales	20,096	21,717	+8.1%	90,000
Gross profit	7,612	8,081	+6.2%	36,000
(Gross profit margin)	37.9%	37.2%	△0.7p	40.0%
Operating income	3,113	3,350	+7.6%	19,000
(Operating income margin)	15.5%	15.4%	△0.1p	21.1%

Profit & Loss（Non-consolidated） ＜FY26/3＞

（¥mn）

	25/3 1Q	**26/3 1Q**	YoY	26/3〈plan〉
Net sales	**128,221**	**133,363**	**+4.0%**	**575,000**
Construction	125,600	126,103	+0.4%	552,000
Real estate & others	2,621	7,260	+177.0%	23,000
Gross profit	**33,336**	**33,208**	**△0.4%**	**140,000**
Construction	32,127	31,238	△2.8%	133,000
Real estate & others	1,209	1,970	+63.0%	7,000
SG&A expenses	**26,556**	**28,428**	**+7.1%**	**-**
Operating income	**6,780**	**4,780**	**△29.5%**	**-**
Ordinary income	**56,028**	**56,108**	**+0.1%**	**67,000**
Net income	**53,117**	**53,421**	**+0.6%**	**60,000**

Sales structure of real estate leasing business ＜FY26/3＞

（¥mn）

	24/3 1Q		25/3 1Q		**26/3 1Q**			26/3〈plan〉
	Amount	(Ratio)	Amount	(Ratio)	**Amount**	(Ratio)	YoY	Amount
Lease up of rental housing units※1	251,791	(90.3%)	257,171	(89.4%)	**264,000**	(89.1%)	+2.7%	1,068,000
Building and repairs	7,590	(2.7%)	8,351	(2.9%)	**8,479**	(2.8%)	+1.5%	33,000
Brokerage of rental estate	5,372	(1.9%)	5,369	(1.9%)	**4,948**	(1.7%)	△7.9%	19,500
Rental guarantee business	4,854	(1.7%)	5,087	(1.8%)	**5,309**	(1.8%)	+4.4%	21,700
Electricity business	2,718	(1.0%)	2,667	(0.9%)	**3,080**	(1.0%)	+15.5%	11,800
Leasing business※2	1,747	(0.6%)	1,348	(0.5%)	**1,466**	(0.5%)	+8.8%	6,000
Others	5,155	(1.8%)	7,471	(2.6%)	**9,126**	(3.1%)	+22.2%	40,000
Total	279,230	(100.0%)	287,467	(100.0%)	**296,412**	(100.0%)	+3.1%	1,200,000

※1 Sub-lease contract in Lease Management Trust System by Daito Kentaku Partners.
※2 Mainly Shinagawa East One Tower

Profit & Loss of major subsidiaries（Construction business）＜FY26/3＞

（¥mn）

	Construction Business											
	Daito Construction				Daito Steel				SHIMA			
	25/3 1Q	**26/3 1Q**	YoY	26/3〈plan〉	25/3 1Q	**26/3 1Q**	YoY	26/3〈plan〉	25/3 1Q	**26/3 1Q**	YoY	26/3〈plan〉
Net sales	3,572	**4,386**	**+22.8%**	**19,000**	2,094	**2,196**	**+4.9%**	**9,000**	1,477	**3,705**	**+150.7%**	**11,000**
Gross profit	142	155	+8.6%	600	105	106	+1.2%	400	75	381	+403.6%	700
SG&A expenses	72	76	+4.7%	300	27	32	+17.8%	100	123	125	+1.3%	500
Operating income	70	**78**	**+12.6%**	**300**	78	**74**	**△4.6%**	**300**	△47	**256**	-	**100**
Ordinary income	103	**126**	**+22.4%**	**400**	78	**76**	**△2.7%**	**300**	△44	**254**	-	**100**
Net income	70	**86**	**+22.6%**	**300**	51	**50**	**△2.5%**	**200**	△35	**198**	-	**100**

Profit & Loss of major subsidiaries（Real estate leasing businesses - 1） ＜FY26/3＞

（¥mn）

	Real estate leasing business							
	Daito Kentaku Partners				Daito Kentaku Leasing			
	25/3 1Q	**26/3 1Q**	YoY	26/3〈plan〉	25/3 1Q	**26/3 1Q**	YoY	26/3〈plan〉
Net sales	274,591	**284,145**	**+3.5%**	**1,144,300**	7,857	**7,998**	**+1.8%**	**33,900**
Gross profit	26,197	27,880	+6.4%	95,400	2,789	2,784	△0.2%	13,000
SG&A expenses	7,399	8,736	+18.1%	39,800	2,647	2,197	△17.0%	9,200
Operating income	18,798	**19,143**	**+1.8%**	**55,600**	142	**587**	**+313.4%**	**3,800**
Ordinary income	19,170	**19,650**	**+2.5%**	**56,900**	176	**626**	**+255.7%**	**5,000**
Net income	13,476	**14,237**	**+5.6%**	**41,100**	110	**402**	**+265.5%**	**2,900**

Profit & Loss of major subsidiaries (Real estate leasing businesses - 2) ＜FY26/3＞

(¥mn)

	Real estate leasing business							
	House Leave				Housecom Group			
	25/3 1Q	**26/3 1Q**	YoY	26/3 〈plan〉	25/3 1Q	**26/3 1Q**	YoY	26/3 〈plan〉
Net sales	5,087	**5,309**	**+4.4%**	**21,700**	3,424	**3,334**	**△2.6%**	**14,500**
Gross profit	4,741	4,948	+4.4%	19,900	2,856	2,896	+1.4%	12,600
SG&A expenses	1,159	1,160	+0.1%	4,900	2,862	2,948	+3.1%	12,000
Operating income	3,582	**3,788**	**+5.8%**	**14,900**	△6	**△51**	-	**600**
Ordinary income	3,586	**3,805**	**+6.1%**	**15,000**	4	**△49**	-	**700**
Net income	2,488	**2,642**	**+6.2%**	**10,400**	△10	**△60**	-	**400**

Profit & Loss of major subsidiaries（Real estate development businesses）＜FY26/3＞

（¥mn）

	Real estate development business											
	INVALANCE				Daito Trust Asset Solution				Ascot			
	25/3 1Q	**26/3 1Q**	YoY	26/3〈plan〉	25/3 1Q	**26/3 1Q**	YoY	26/3〈plan〉	25/3 1Q	**26/3 1Q**	YoY	26/3〈plan〉
Net sales	8,430	**8,724**	**+3.5%**	**36,500**	2,552	**5,258**	**+106.0%**	**27,200**	-	**14,575**	**-**	**50,000**
Gross profit	1,902	1,545	△18.7%	6,400	625	1,145	+83.2%	3,900	-	3,378	-	11,300
SG&A expenses	853	808	△5.3%	3,800	143	216	+51.5%	1,000	-	1,099	-	4,300
Operating income	1,048	**737**	**△29.7%**	**2,500**	482	**928**	**+92.6%**	**2,800**	-	**2,278**	**-**	**7,000**
Ordinary income	1,021	**664**	**△34.9%**	**2,100**	471	**852**	**+80.6%**	**2,400**	-	**1,854**	**-**	**5,000**
Net income	704	**454**	**△35.4%**	**1,400**	310	**557**	**+79.7%**	**1,600**	-	**1,382**	**-**	**3,250**

Profit & Loss of major subsidiaries（Financial businesses）＜FY26/3＞

（¥mn）

	Other businesses （Financial business）											
	Daito Finance				House Guard				D.T.C			
	25/3 1Q	**26/3 1Q**	YoY	26/3〈plan〉	25/3 1Q	**26/3 1Q**	YoY	26/3〈plan〉	25/3 1Q	**26/3 1Q**	YoY	26/3〈plan〉
Net sales	598	**745**	**+24.5%**	**2,900**	1,670	**1,793**	**+7.4%**	**7,300**	4,716	**4,967**	**+5.3%**	**19,200**
Gross profit	445	299	△32.7%	1,000	697	766	+9.9%	3,300	593	1,089	+83.6%	2,400
SG&A expenses	65	88	+34.7%	200	492	517	+5.1%	2,300	10	15	+56.1%	0
Operating income	379	**210**	**△44.5%**	**700**	205	**249**	**+21.5%**	**1,000**	583	**1,073**	**+84.1%**	**2,400**
Ordinary income	387	**219**	**△43.4%**	**800**	205	**249**	**+21.4%**	**1,000**	584	**1,077**	**+84.2%**	**2,400**
Net income	269	**155**	**△42.3%**	**500**	153	**187**	**+21.8%**	**700**	584	**915**	**+56.6%**	**2,400**

Profit & Loss of major subsidiaries（Other businesses - 1）＜FY26/3＞

（¥mn）

	Other businesses（Energy, Care business）							
	Gaspal Group				Care Partner			
	25/3 1Q	**26/3 1Q**	YoY	26/3〈plan〉	25/3 1Q	**26/3 1Q**	YoY	26/3〈plan〉
Net sales	9,699	**10,543**	**+8.7%**	**44,100**	3,994	**4,625**	**+15.8%**	**17,500**
Gross profit	4,418	4,949	+12.0%	20,900	287	569	+97.9%	1,000
SG&A expenses	2,457	2,653	+8.0%	10,400	301	441	+46.3%	2,000
Operating income	1,961	**2,296**	**+17.1%**	**10,500**	△14	**127**	-	**△900**
Ordinary income	1,762	**2,060**	**+16.9%**	**9,600**	△13	**120**	-	**△1,000**
Net income	1,215	**1,379**	**+13.5%**	**6,600**	△53	**130**	-	**△1,100**

Profit & Loss of major subsidiaries（Other businesses - 2）＜FY26/3＞

（¥mn）

Other businesses（Overseas business）	DAITO ASIA DEVELOPMENT (MALAYSIA) SDN.BHD.				DAITO ASIA DEVELOPMENT (MALAYSIA) Ⅱ SDN.BHD.			
	25/3 1Q	**26/3 1Q**	YoY	26/3〈plan〉	25/3 1Q	**26/3 1Q**	YoY	26/3〈plan〉
Net sales	874	**926**	**+5.9%**	**4,100**	1,335	**1,282**	**△4.0%**	**5,800**
Gross profit	424	427	+0.9%	2,000	636	563	△11.5%	2,900
SG&A expenses	331	323	△2.5%	1,400	427	418	△2.3%	1,800
Operating income	92	**104**	**+12.9%**	**600**	208	**145**	**△30.3%**	**1,000**
Ordinary income	△222	**73**	-	**200**	△101	**125**	-	**600**
Net income	△223	**△2**	-	**100**	△116	**35**	-	**500**

Amount of orders received, and amount from construction completed

Amount of orders received

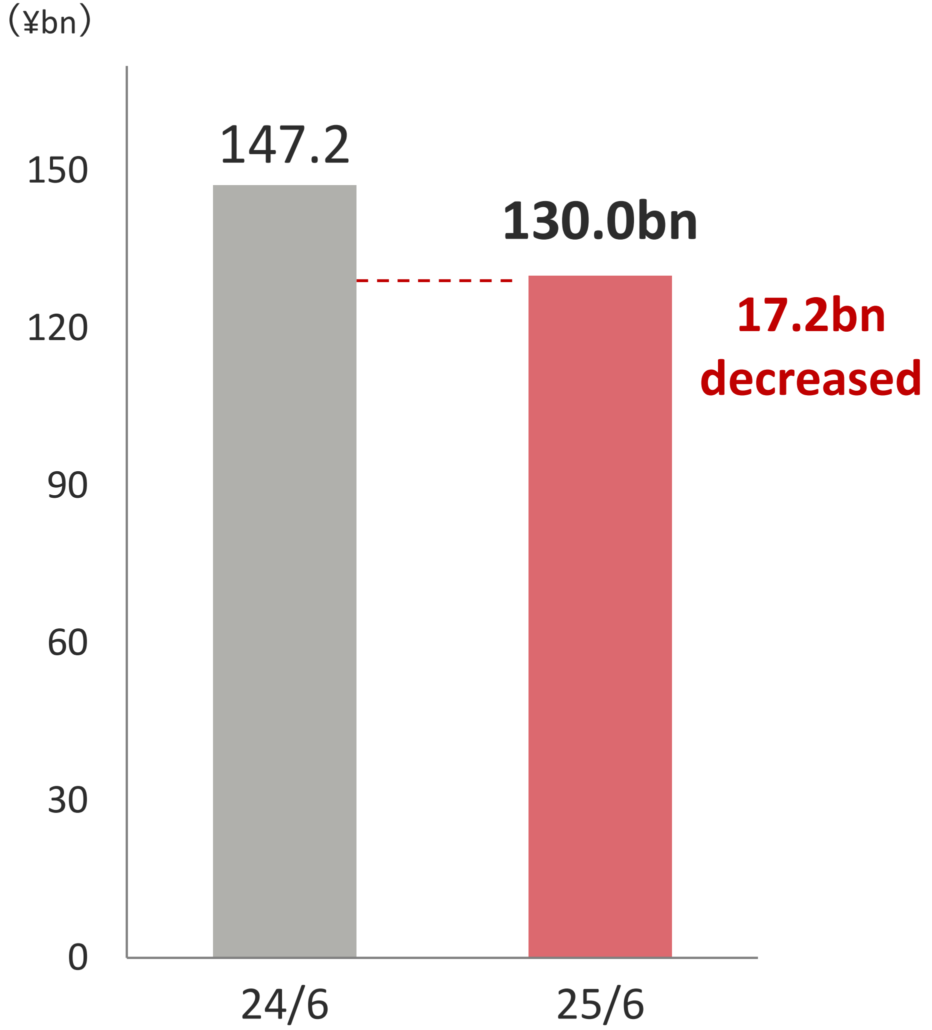
(¥mn)

	24/3 1Q	25/3 1Q	**26/3 1Q**	YoY	26/3 〈plan〉
Residential use	113,644	130,034	**113,214**	△12.9%	547,000
Rental housing	113,055	129,436	**112,606**	△13.0%	547,000
Detached housing	589	598	**608**	+1.7%	-
Commercial use	3,428	3,105	**5,082**	+63.7%	22,000
Building and repairs	9,391	14,156	**11,764**	△16.9%	51,000
Total	126,464	147,296	**130,062**	△11.7%	620,000

Net income from completed construction

	24/3 1Q	25/3 1Q	**26/3 1Q**	YoY	26/3 〈plan〉
Residential use	100,830	120,503	**118,069**	△2.0%	511,200
Rental housing	100,101	119,989	**117,686**	△1.9%	511,200
Detached housing	729	514	**383**	△25.5%	-
Commercial use	1,682	3,795	**5,434**	+43.2%	20,800
Building and repairs	9,318	10,094	**11,557**	+14.5%	51,000
Total	111,832	134,393	**135,061**	+0.5%	583,000

Orders received compared with FY26/3 1Q



Major breakdown of the variance

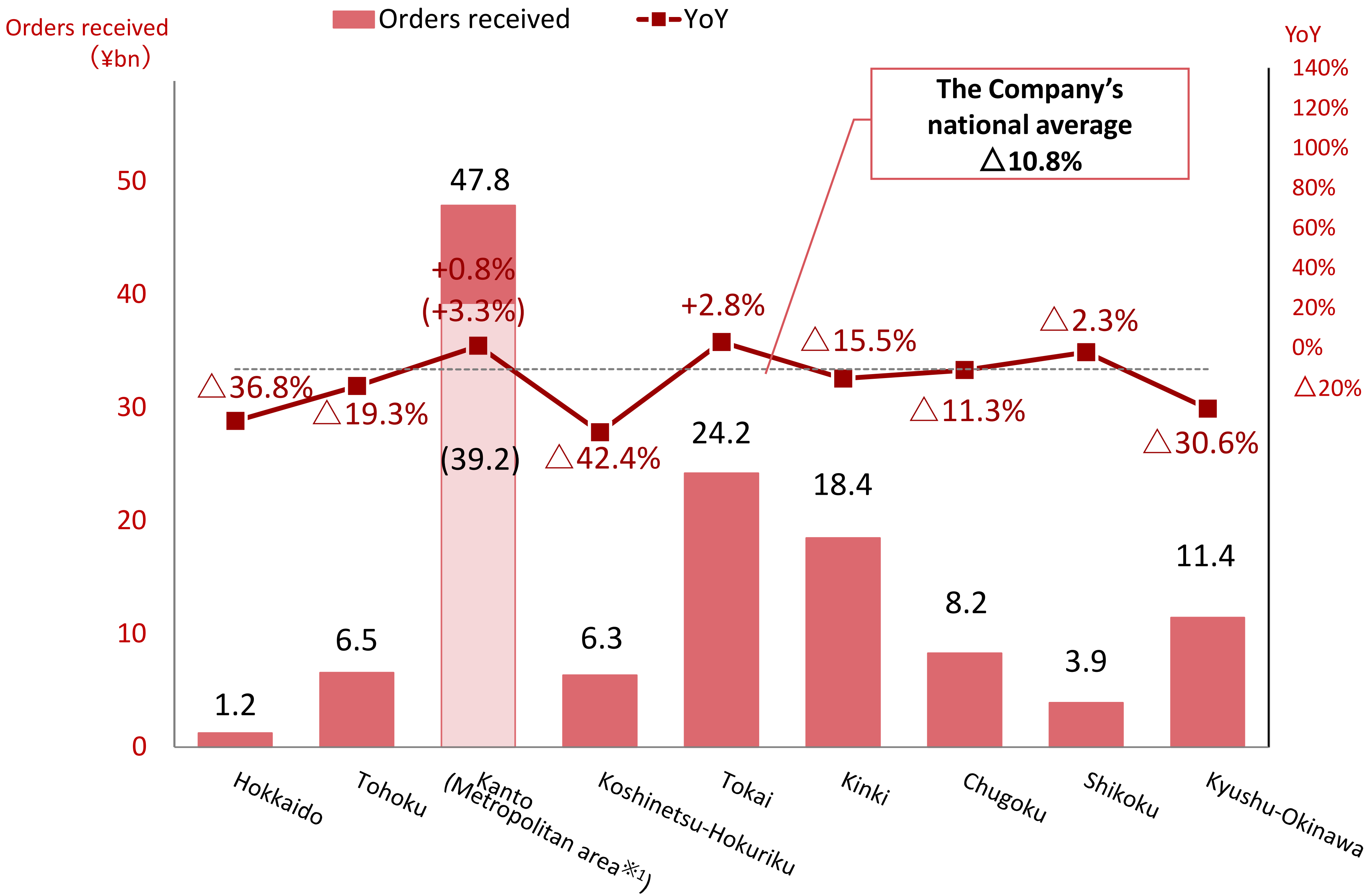
① **Number of orders (project)** **△¥28.2bn**
(1,093 orders → 889 orders)

② **Per project price** **+¥11.4bn**
(¥138.40mn / project → ¥151.33mn / project)

③ **Cancellation** **+¥2.1bn**
(¥23.5bn → ¥21.4bn)

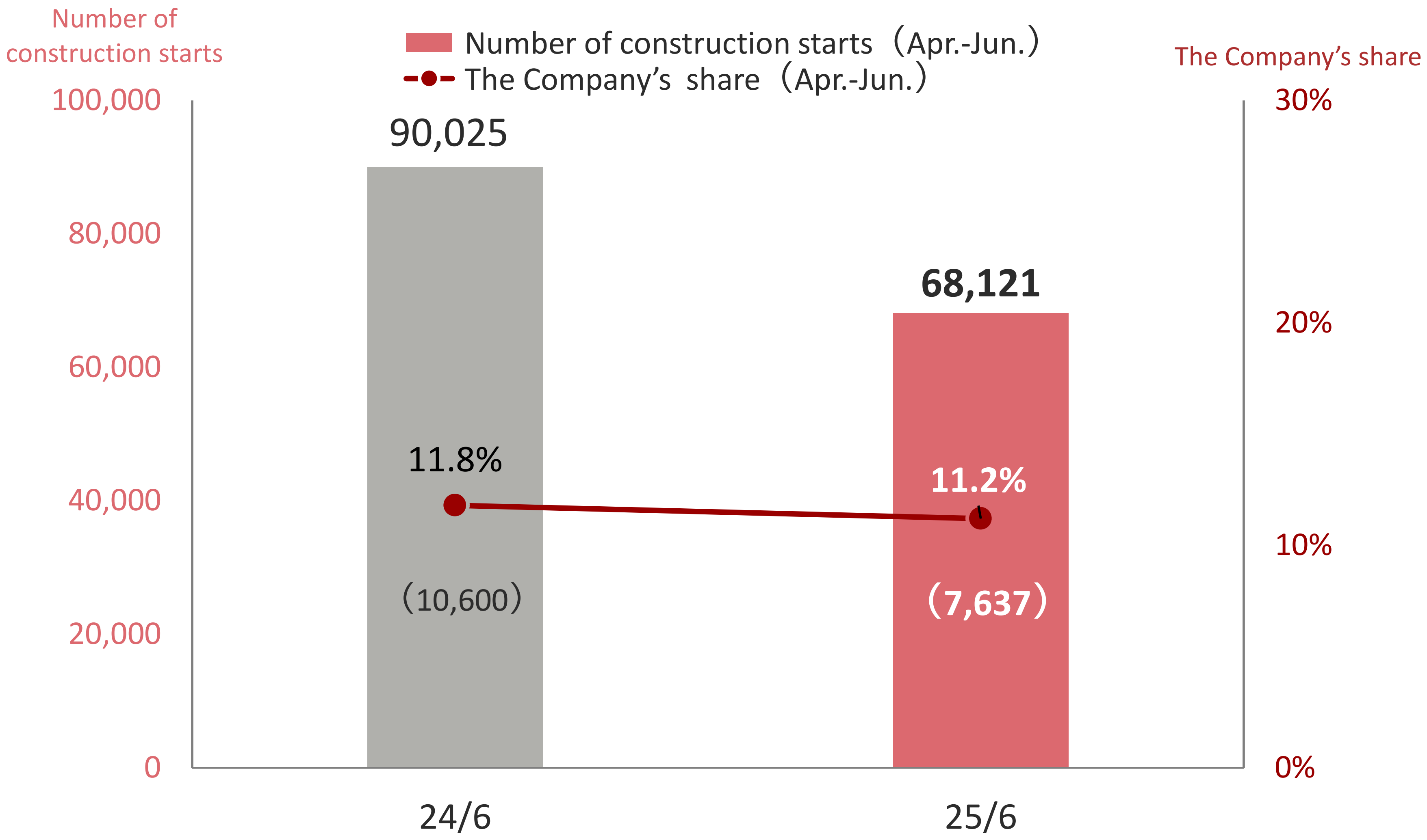
④ **Optional construction contracts** **△¥2.6bn**
(¥19.5bn → ¥16.9bn)

Amount of orders received in each region



※1 Metropolitan area … Tokyo, Kanagawa, Chiba, Saitama Prefecture

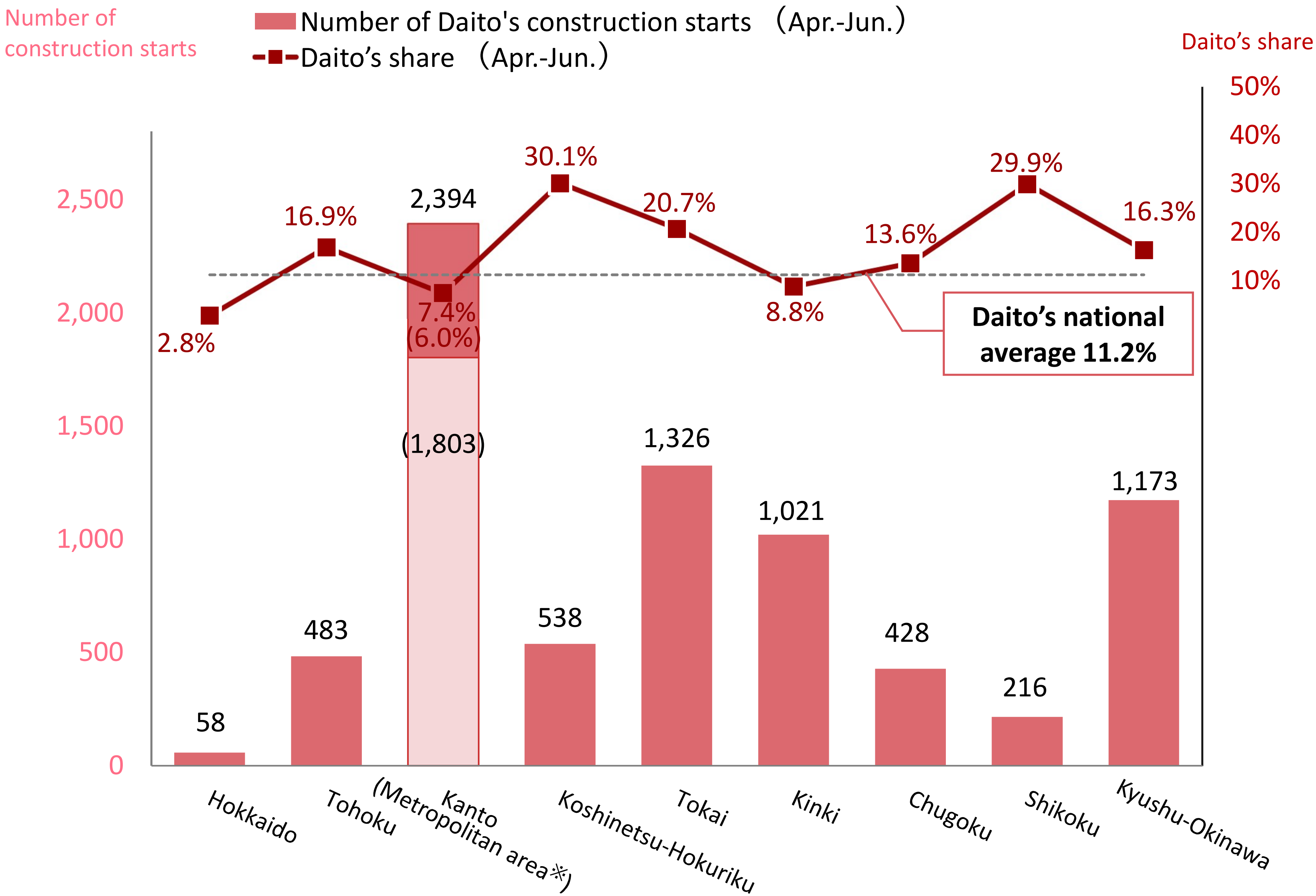
Number of construction starts & Daito's share <YoY>



※（　）Number of construction starts by Daito group

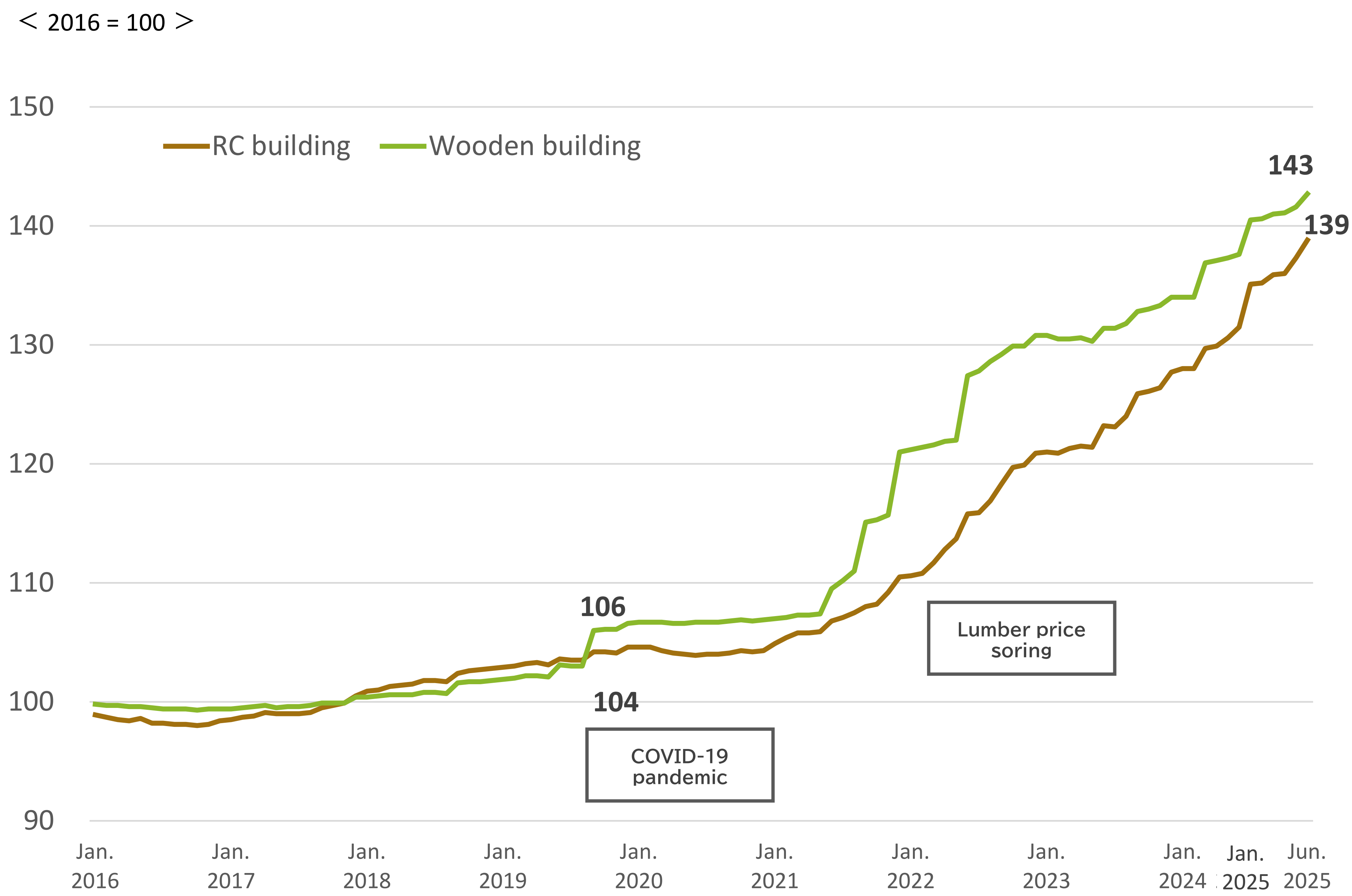
(Ministry of Land, Infrastructure, Transport and Tourism :"Housing Starts Statistics")

Number of Daito's construction starts in each region & Daito's share



※ Metropolitan area … Tokyo, Kanagawa, Chiba, Saitama Prefecture

Trends in Standard Construction Cost Index in Tokyo

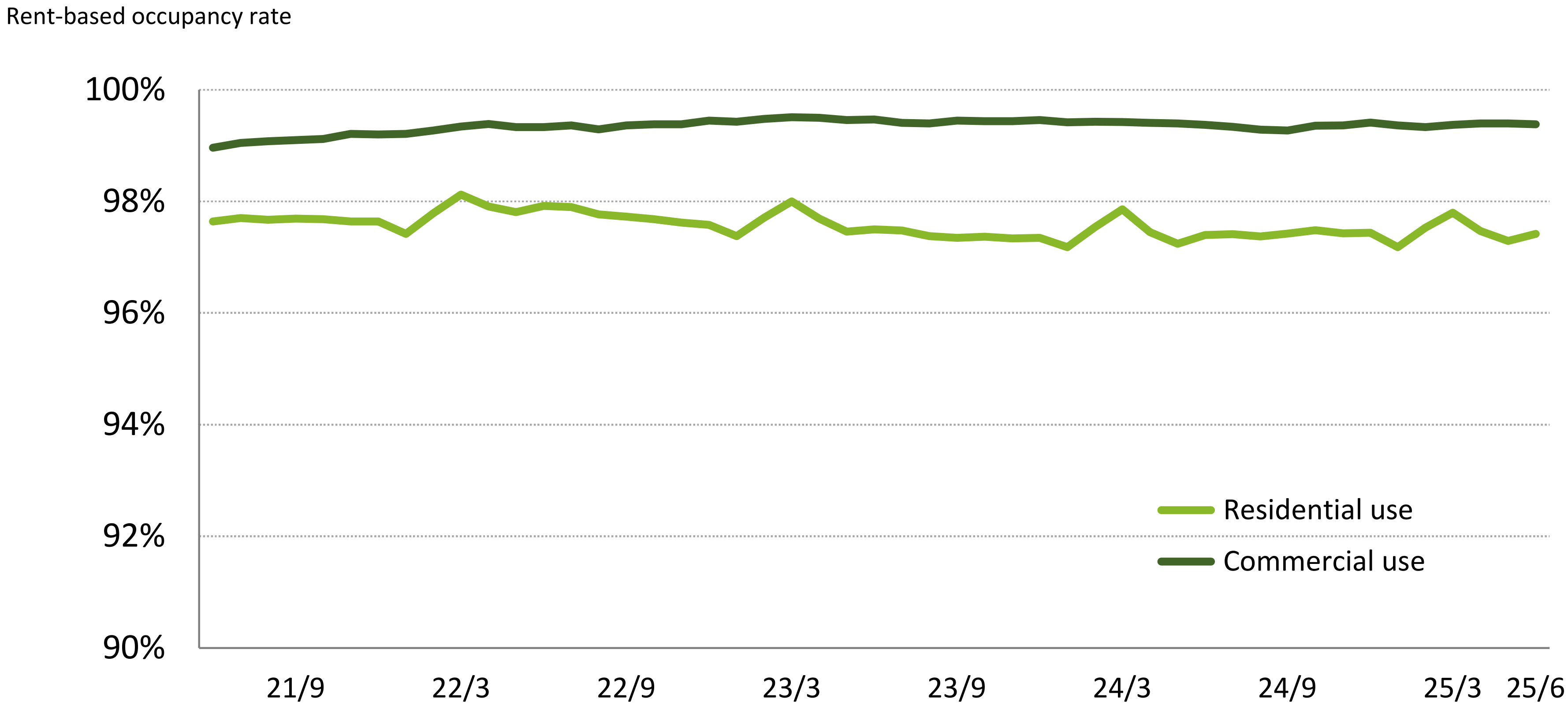


Reference: Public Interest Incorporated Foundation Construction Research Institute “Construction Price Index and Construction Cost Index”

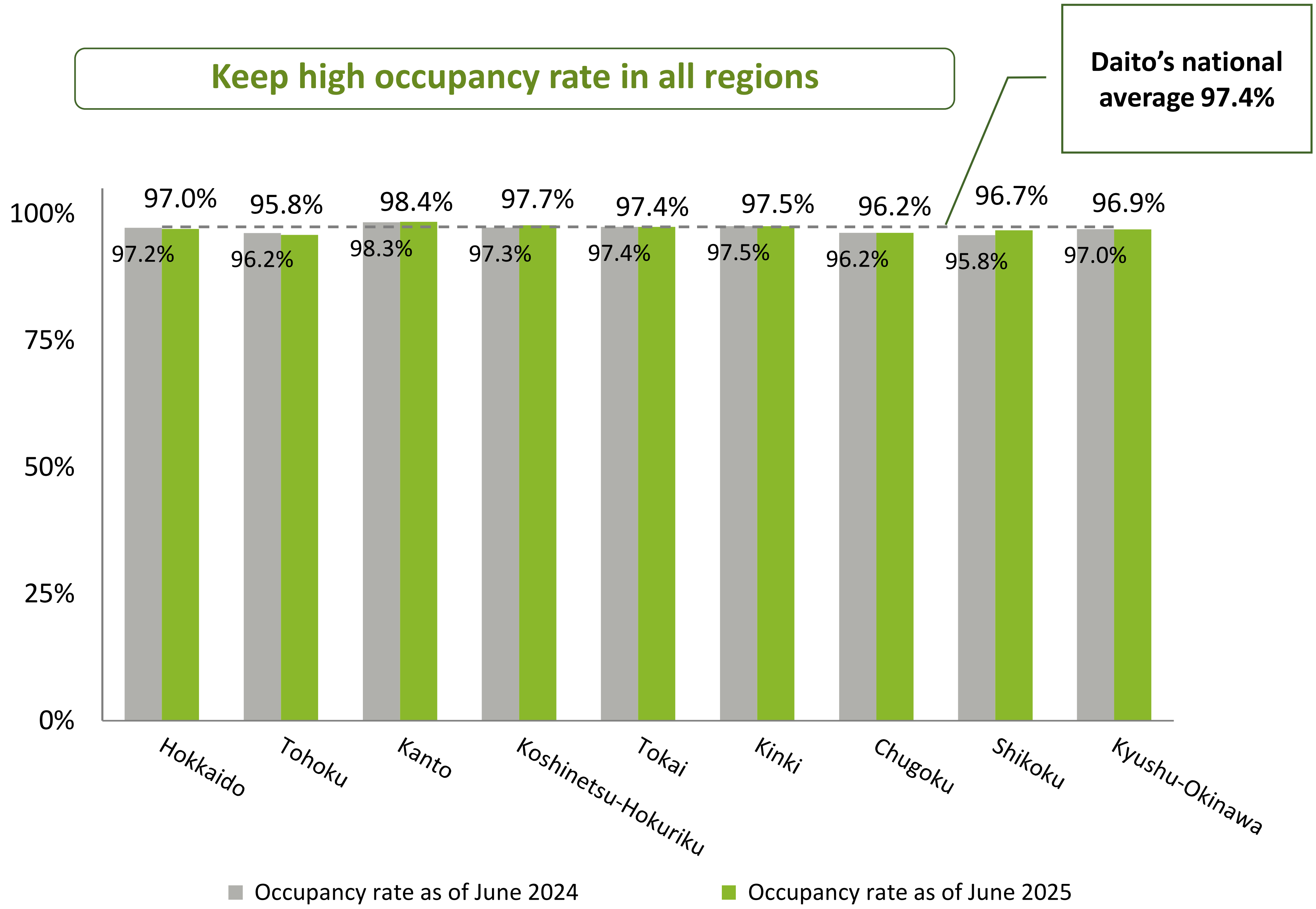
Transition of the number of tenant recruitment per sales representatives

Transition of rent-based occupancy rate

Rent-based occupancy rate	21/6	22/6	23/6	24/6	**25/6**	YoY
Residential use (%)	97.6%	97.9%	97.5%	97.4%	**97.4%**	±0.0p
Commercial use (%)	99.0%	99.3%	99.5%	99.4%	**99.4%**	±0.0p

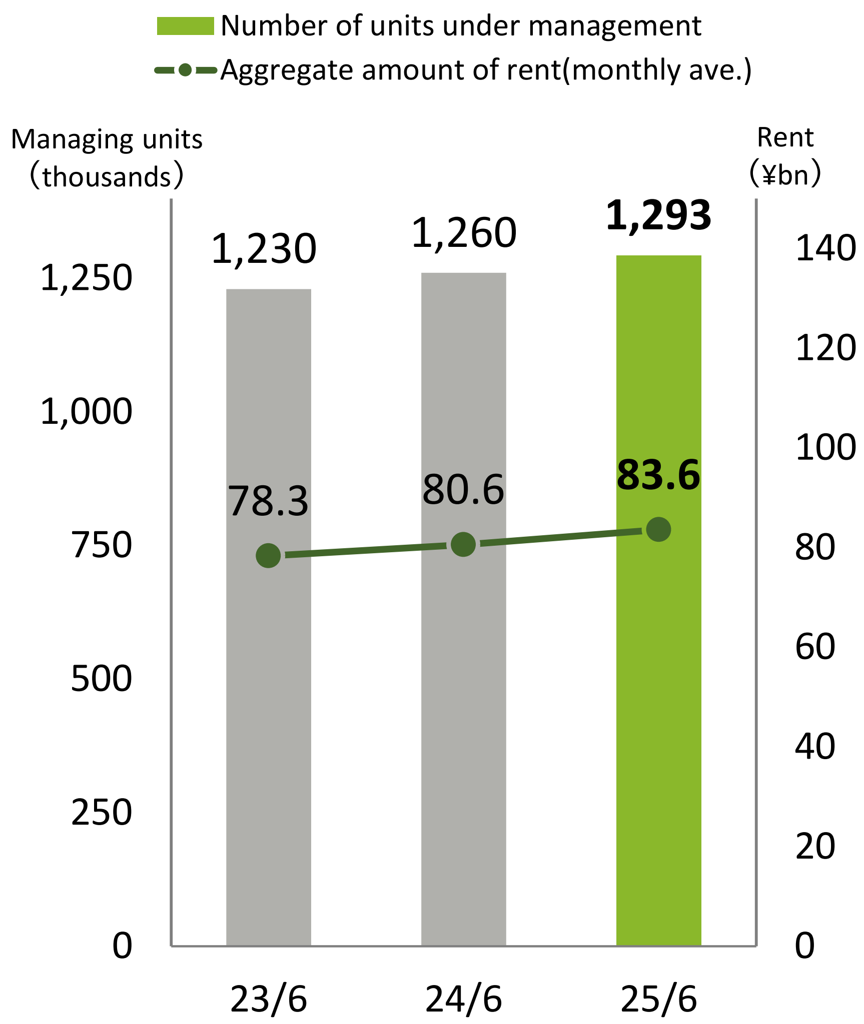


Rent-based occupancy rate in each region（as of June：Residential use）

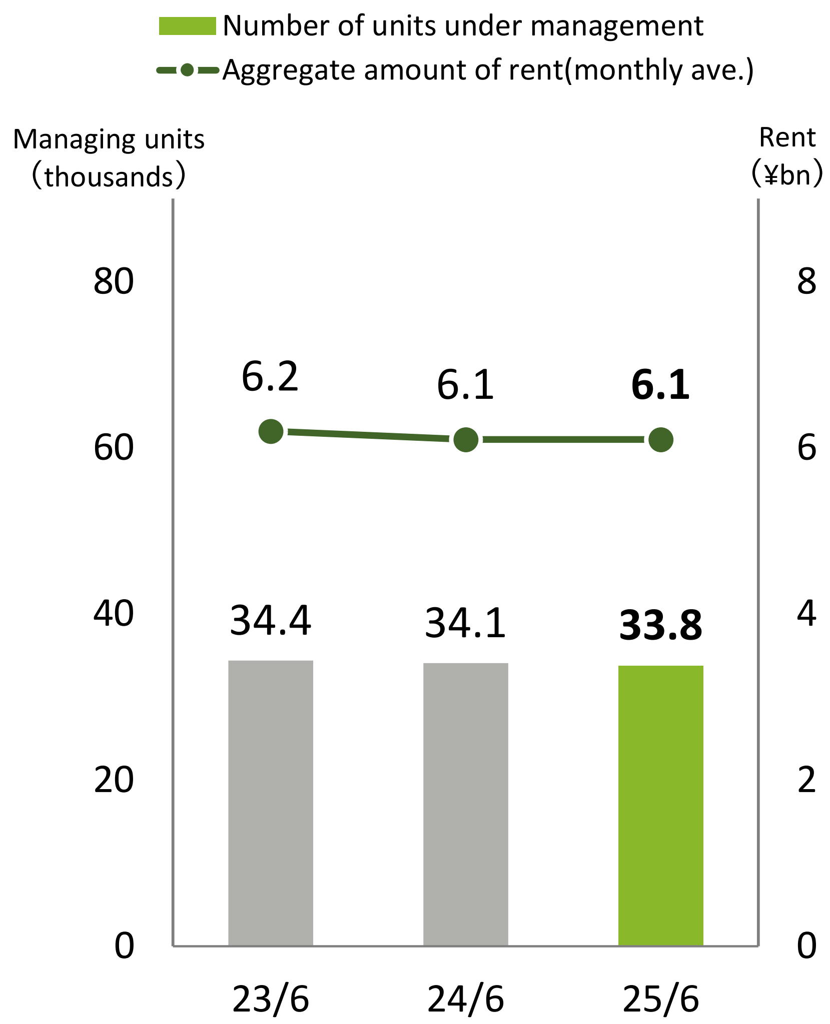


Number of units under management & aggregate amount of rent

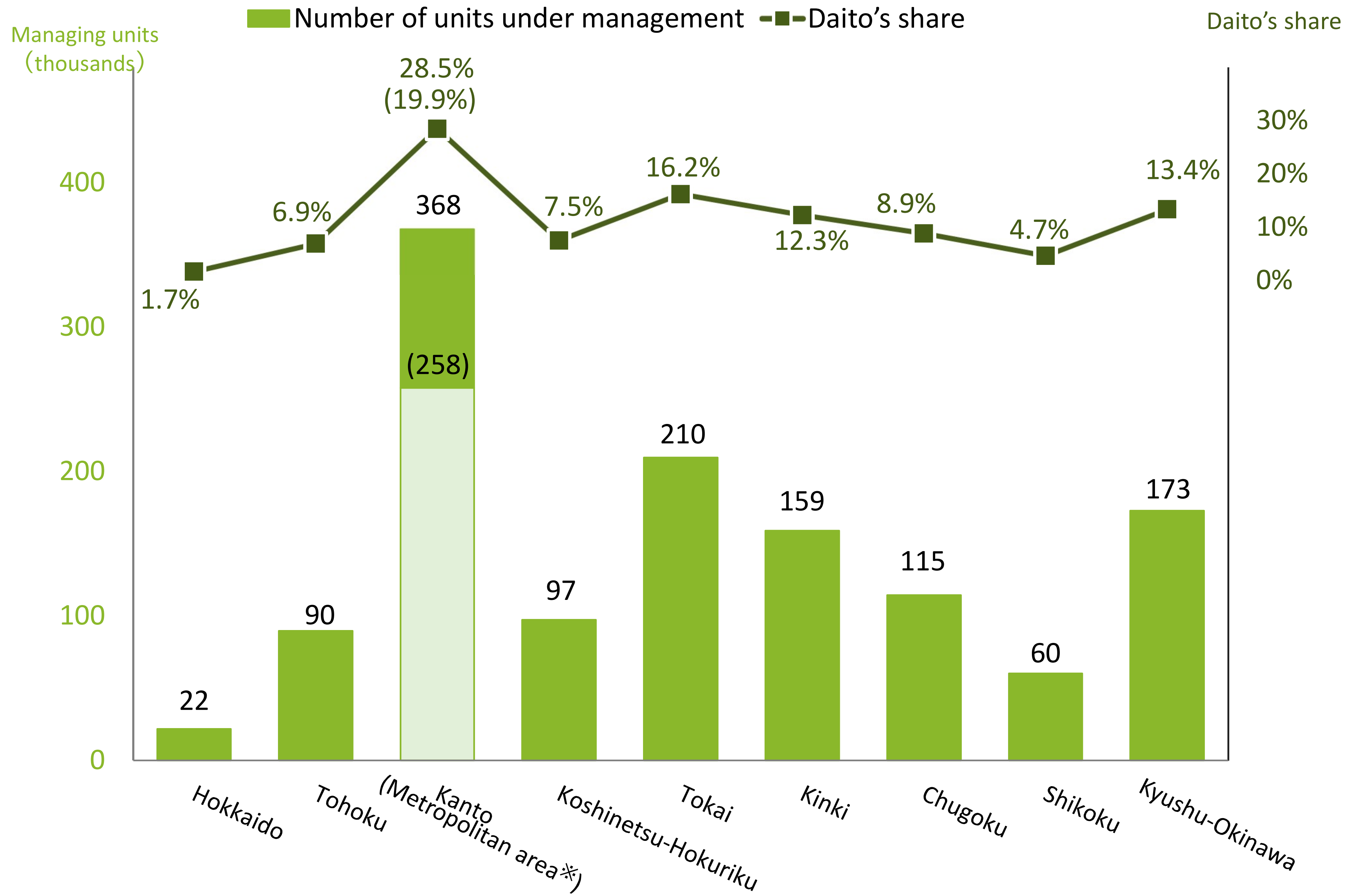
Residential use



Commercial use



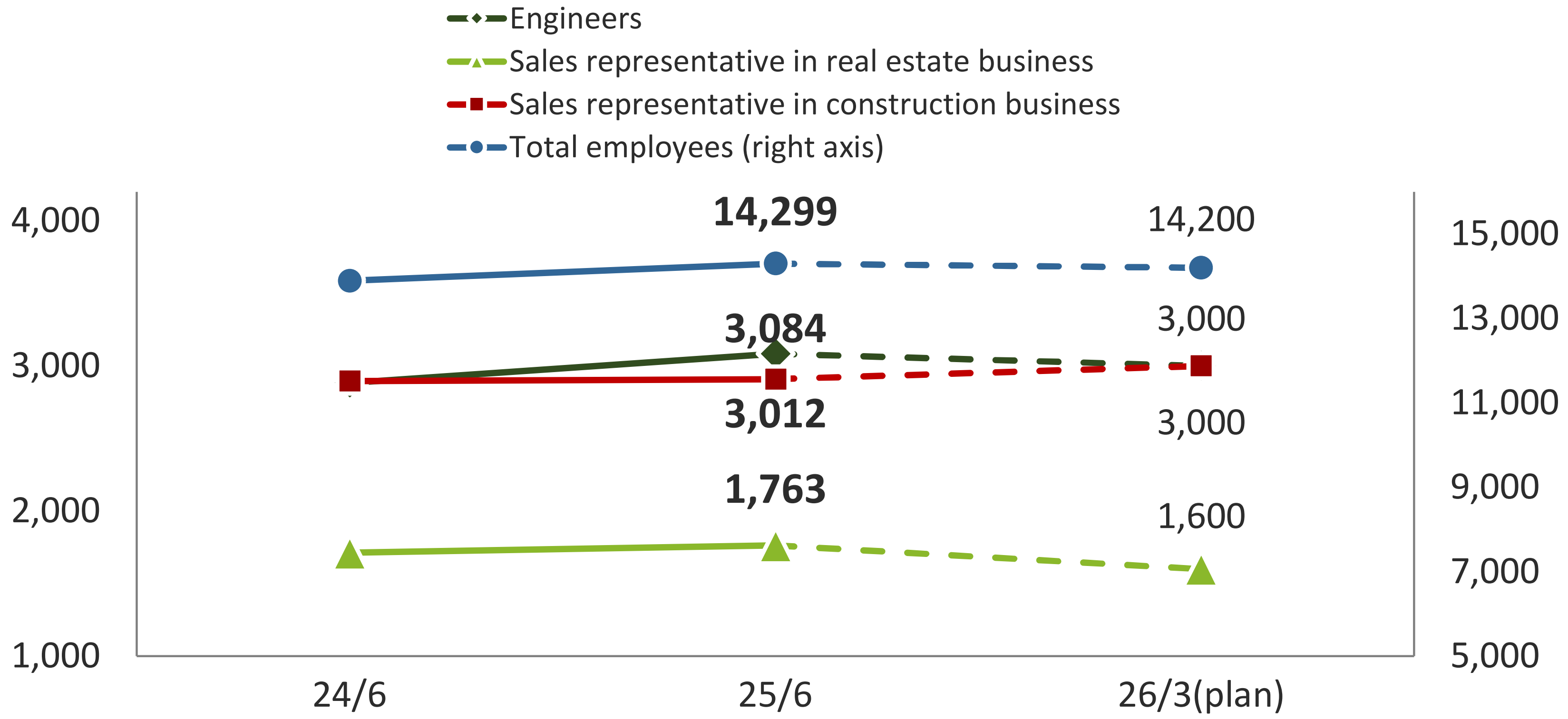
Number of units under management in each region



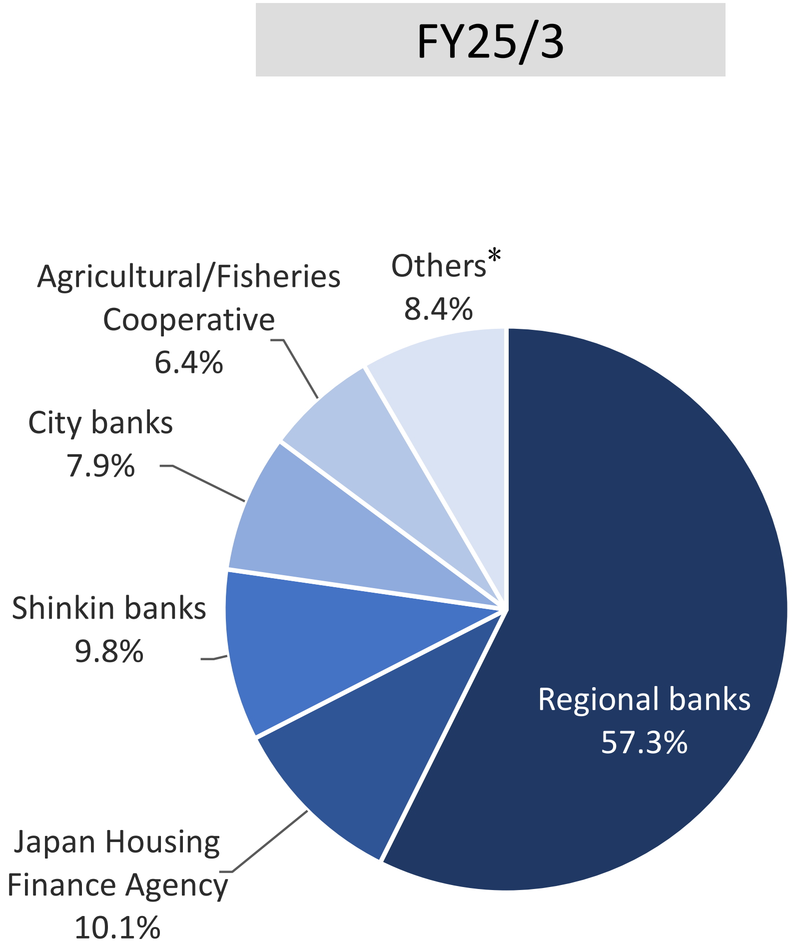
※ Metropolitan area … Tokyo, Kanagawa, Chiba, Saitama Prefecture

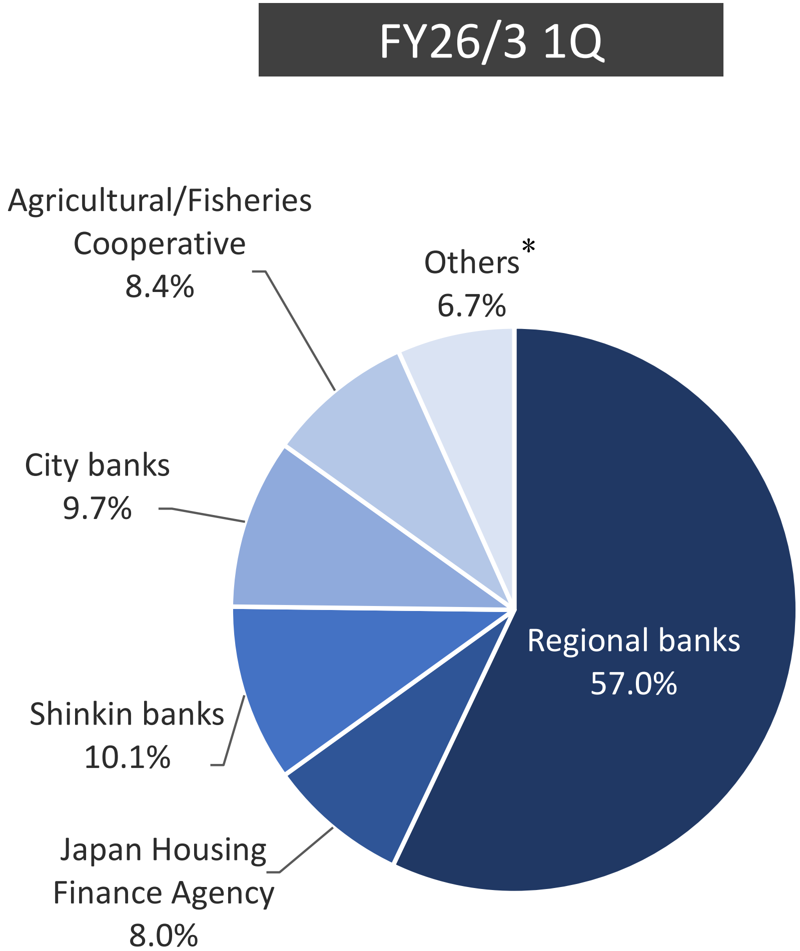
Transition of number of employees in each business section（Main 3 companies）

	24/6	**25/6**	YoY	26/3〈plan〉
Total employees	13,894	**14,299**	+405	14,200
Sales representative in construction business	2,896	**2,909**	+13	3,000
Engineers	2,884	**3,084**	+200	3,000
Sales representative In real estate business	1,713	**1,763**	+50	1,600



Customer's funds route





*Others: new types of banks (online banks, etc.), life insurance companies, etc.

"Link the Trust to Make a Better Future."

DAITO TRUST CONSTRUCTION CO., LTD.